

03/10/2026

Joe Frogge  
Commercial Plans Examiner  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

**Re: Costco Warehouse - Lee's Summit, MO  
10 SE Oldham Pkwy  
Lee's Summit, MO 64081**

**Project Number:** 25-5563-01  
**Permit Number:** PRCOM20255581

**Subject: Plan Review Response**

We are writing in response to the review comments dated January 15, 2026 for the proposed Costco Wholesale Warehouse as listed above. We have addressed your comments as listed below. Plan review corrections are clouded in the included drawings.

Licensed Contractor Comments:

1). Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and the name, email address & phone number for the on-site contact.

**RESPONSE:** General Contractor: Jackson Dean is in process of acquiring Lee's Summit business License. We will inform you as soon as they get their business license.

2) Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section. Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

**RESPONSE:** General Contractor: Jackson Dean has not selected their sub for MEP as we are finalizing contracts. We will inform you as soon as they sign contracts.

Building Plan review:



1) The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.

**RESPONSE:** FDP was approved as of 3.9.26

2) A one-time impact fee in the form of an excise tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is informational. The fee will be \$361,102.50

**RESPONSE:** Check will be issued from owner for excise tax and building fee upon receiving final total.

3) For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit. Action required: Comment is informational.

**RESPONSE:** Health department permit has been approved as of 13/10/26.

4) For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit. Action required: Comment is informational.

**RESPONSE:** Health department permit has been approved as of 03/10/26.

5) 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

**RESPONSE:** Geotech consultant Terracon to conduct special inspections

**REFERENCE:** See letter of intent from Terracon

6) 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30" (see code section for additional construction requirements) Action required: Amend 10/A202 to show 30" side railing extender.

**RESPONSE:** Roof hatch detail on sheet A202 has been revised to show included safety apparatus. Specification for product detail outlining safety post and railing on the inside of roof hatch lid has been included.

**REFERENCE:** See Roof hatch specifications and Sheet A202 of revised Arch drawings.

7) 2017 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be one entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space. A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met. (a) Unobstructed Egress. Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted. (b) Extra Working Space. Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition. 110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Actions required:- Provide 2 exits out of MSB Room 192. Doors are required to swing outward and be equipped with panic hardware.

**RESPONSE:** MSB room layout revised to show two doors. MSB equipment moved outside to create clearance for ingress and egress doors. Door hardware specification included to show panic hardware.

**REFERENCE:** See Sheet A512 and A512.1 of Arch drawings and door hardware specifications.

8) 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: This building has been assigned the address of 10 SE Oldham Pkwy. Please update your records and inform your client. The gas pump station permit has not yet been created but will be 20 SE Oldham Pkwy.

**RESPONSE:** Address location being coordinated with fire reviewer

9) 2018 IPC 604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's

instructions. Water-hammer arrestors shall conform to ASSE 1010. Action required: Air chambers not allowed. Modify detail 009/P-0.1 to comply.

**RESPONSE:** Revised detail 009 on sheet P-0.1. Removed reference to air chambers. Specified water hammer arrestors comply with ASSE 1010 per detail 009.

**REFERENCE:** See sheet P-0.1 of revised plumbing drawings.

10) 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11. 2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide cleanouts near where sanitary exits foundation.

**RESPONSE:** Added detail 114 to sheet P-0.1 for building cleanouts. These are all specified on sheet P-1.1 and are within 5 feet of the building which meets the requirements of being at the junction between building drain and building sewer according to the definition of both terms in IPC 2018.

**REFERENCE:** See sheets P-0.1 and P-1.1 of revised plumbing drawings.

11) 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static. Action required: Provide PRV at water entry. (regardless of pressure per our Water Dept)

**RESPONSE:** Revised detail 30 on sheet P-4.2 to show PRV for domestic water entry.

**REFERENCE:** See sheet P-4.2 of revised plumbing drawings.

12) 2018 IBC Exit Signs 1013.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions) Action required: Provide exit signs at doors 62 & 62A at Hallway 185.

**RESPONSE:** Exit sign has been added above door 62 on sheet G101 and coordinated with electrical sheet E-3

**REFERENCE:** See Arch sheet G101 and Electrical sheet E-3

13) 2017 NEC Article 250.24 Grounding Service-Supplied Alternating-Current Systems.

(A) System Grounding Connections. A premises wiring system supplied by a grounded ac service shall have a grounding electrode conductor connected to the grounded service conductor, at each service, in accordance with 250.24(A)(1) through (A)(5). (1) General. The grounding electrode conductor connection shall be made at any accessible point from the load end of the overhead service conductors, service drop, underground service conductors, or service lateral to, and including the terminal or bus to which the grounded service conductor is connected at the service disconnecting means.

---

Action required: Provide service grounding to building steel.

**RESPONSE:** Revised service grounding to building steel for clarification.

**REFERENCE:** See sheet E-1 of revised Electrical drawings

14) The project cost, which is used to establish the permit fee, has not been provided. Action required:  
Provide cost estimate for fuel facility. (permit to be created at a later date)

**RESPONSE:** Construction estimate for Warehouse: \$21,448,000

Construction Estimate for Fuel Facility: \$3,820,000

Sincerely,

Willie Mak

Senior Project Manager