

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

August 12, 2022

Finkle + Williams Architecture  
8787 Renner Blvd. Suite 100  
Lenexa, KS 66219

Permit No: PRCOM20220598  
Project Title: PARAGON STAR NORTH VILLAGE PARKING GARAGE --- LOT 2  
Project Address: 3260 NW PARAGON PKWY, LEES SUMMIT, MO 64081  
Parcel Number: 256403  
Location / Legal  
Description:  
Type of Work: NEW COMMERCIAL  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: NEW PARKING GARAGE AND SITE DEVELOPMENT  
\*\*\* - pending 3rd party review for professional analysis of egress

***Revisions Required***

***One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. A) 104.7.2 Technical assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to inspection by the fire code official, the fire code official is authorized to require the owner or owner's authorized agent to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The fire code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

Action required-Have a third-party code consultant evaluate the overall code compliance of the parking garage, apartments, and commercial portions of the project as it relates to egress. Contact our office for approval of evaluating group.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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

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Action required: Comment is for informational purposes.

6/15/22 - acknowledged in letter

2. 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.

6/15/22 - acknowledged in letter

4. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is informational.

5. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Action required: Comment is informational.

6. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is informational.

7. ASME A17.1-2017 2.2.4.2 There shall be installed in the pit of each elevator, where the pit extends more than 900 mm (35 in.) below the sill of the pit access door, a fixed vertical ladder of noncombustible material, located within reach of the access door. The ladder shall extend not less than 1 200 mm (48 in.) above the sill of the access door. The rungs, cleats, or steps shall be a minimum of 400 mm (16 in.) wide. When unavoidable obstructions are encountered, the width shall be permitted to be decreased to less than 400 mm (16 in.). The reduced width shall be as wide as the available space permits,

Action required: Comment is informational.

8. 2018 IBC 706.1 General. Fire walls shall be constructed in accordance with Sections 706.2 through 706.11. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

Clarifications needed:

- Door schedule notes that "R" indicates fire rating, but no rating shown for "30-R". Investigate and rectify other inconsistencies.
- Provide UL #'s for all rated assemblies.
- Provide complete construction details for all rated assemblies.

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9. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Comment is informational. Trusses deferred per noted request.

10. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Comment is informational. Addressing to follow Fire Department's direction. To be established at a later date.

11. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

1209.2.3 Showers. (see code for details)

1209.2.4 Waterproof joints. (see code for details)

Action required: Specify compliant wall finishes at clubhouse toilets. If paint is used it must be epoxy based. (see sheet A2.02)

12. ICC A117.1-2009 Section 1004.10 Laundry Equipment. Washing machines and clothes dryers shall comply with Sections 1004.10.

ICC A117.1-2009 Section 1004.10.1 Clear Floor Space. A clear floor space complying with Section 305.3, shall be provided. A parallel approach shall be provided for a top loading machine, A forward or parallel approach shall be provided for a front loading machine.

Action required: Modify unit design at PH-6 (on sheet A2.50) to comply.

13. 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 General Notes on P-series drawings to comply.

14. Utility service entries do not comply with building design.

Action required: Coordinate FDP with building plans.

15. 2018 706.6 Vertical continuity. Fire walls shall extend from the foundation to a termination point not less than 30 inches above both adjacent roofs.

Exceptions: (see code for complete list)

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4. In buildings of Types III, IV and V construction, walls shall be permitted to terminate at the underside of combustible roof sheathing or decks provide that all of the following are met: (see code for complete list)

4.1. Roof openings are not less than 4 feet from the fire wall.

Action required: Relocate plumbing vent penetrations, and any other penetrations, to comply. Not allowed within 4' of fire walls.

16. 2018 IPC 502.1 General. Water heaters shall be installed in accordance with the manufacturer's installation instructions. Oil-fired water heaters shall conform to the requirements of this code and the International Mechanical Code. Electric water heaters shall conform to the requirements of this code and provisions of NFPA 70. Gas-fired water heaters shall conform to the requirements of the International Fuel Gas Code.

Action required: Provide expansion tank at water heater or provide verification that water heater installed will not require expansion tank in the manufacturer's written instructions.

17. 2018 IPC 916.3 Vent installation below the fixture flood level rim. The vent located below the flood level rim of the fixture being vented shall be installed as required for drainage piping in accordance with Chapter 7, except for sizing. The vent shall be sized in accordance with Section 906.2. The lowest point of the island fixture vent shall connect full size to the drainage system. The connection shall be to a vertical drain pipe or to the top half of a horizontal drain pipe. Cleanouts shall be provided in the island fixture vent to permit rodding of all vent piping located below the flood level rim of the fixtures. Rodding in both directions shall be permitted through a cleanout.

Action required: Modify island fixture vent venting detail. Cleanout on vent side to either be above flood rim level or be bi-directional. (see M/12MP2.01)

18. 2017 NEC Article 230.2 (E) Identification. Where a building or structure is supplied by more than one service, or any combination of branch circuits, feeders, and services, a permanent plaque or directory shall be installed at each service disconnect location denoting all other services, feeders, and branch circuits supplying that building or structure and the area served by each. See 225.37.

Action required: Modify designs to show wording and location of plaques that identify building as having multiple services.

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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.

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***