



**LEE'S SUMMIT**  
MISSOURI



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## FIRE DEPARTMENT

**Prevention Division  
(816)969-1300**

### **PLAN REVIEW CONDITIONS**

September 01, 2022

LAND3 STUDIO, LLC  
317 SE MAIN ST, Unit A  
LEES SUMMIT, MO 64063

Permit No: PRCOM20223476  
Project Title: PARAGON STAR - BLEACHERS AND PRESS BOX  
Project Address: 1401 NW RIVER RD, LEES SUMMIT, MO 64081  
Parcel Number: 251203  
Location:  
Type of Work: NEW OTHER (COMMERCIAL)  
Occupancy Group: ASSEMBLY FOR OUTDOOR ACTIVITIES INCL. STADIUMS, GRANDSTAND, AMUSEMENT PARKS  
Description: BLEACHERS AND PRESS BOX FOR SOCCER FIELD

***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 contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

#### **Fire Plan Review**

**Reviewed By: Ben Hicks**

**Rejected**

1. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Update code year adoption date references.

2. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Provide complete code analysis that addresses exemption used to justify press box and roof top viewing not being on accessible route.

3. Unable to locate method of access to rooftop viewing platform.

Action required: Clarify. Also address exiting scenario. Is an exception being used? I can't find one.

4. 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.

5. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is informational.

***The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.***

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