

DEVELOPMENT SERVICES

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 / Legal Description:
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

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

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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.

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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.

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.

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