

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

March 16, 2023

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

Permit No: PRCOM20230899  
Project Title: PARAGON STAR - SOCCER FIELDS - SOUTH RESTROOM BUILDING  
Project Address: 1401 NW RIVER RD, LEES SUMMIT, MO 64081  
Parcel Number: 251203  
Location / Legal: PARAGON STAR FIRST PLAT --- LOT 3  
Description:  
Type of Work: NEW OTHER (COMMERCIAL)  
Occupancy Group: UTILITY, MISCELLANEOUS  
Description: RESTROOM BUILDING SERVING SOCCER FIELDS

***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 upload the revised documents and /or additional information to the application through the online portal. 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**

**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.

**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: Comment is informational. Plans are reviewed and inspected for compliance with 2017 NEC. (2015 shown in Building Summary)

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2. 2018 IPC 403.2 Separate Facilities. (As amended by Lee's Summit Code of Ordinances Section 7-405) Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.

Action required: Provide separated lavatories per gender or apply for Code Modification Request (CMR) to appeal for use of 2021 code cycle.

3. Sec. 7-803. - Non-residential occupancies.

The minimum required R-value for each element of the building thermal envelope shall be in accordance with the following:

Exception: The Building Official may approve a decreased R-Value for building exterior walls provided the space is normally not occupied by employees and is associated with storage/warehouse or manufacturing.

A. Wall assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 11. This requirement does not apply to doors, windows or other openings or approved penetrations nor does it apply to unfinished basement concrete walls.

B. Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19.

Exception: Concrete floors in contact with the earth need not be insulated.

C. Roof assemblies forming portions of a building envelope shall meet or exceed an R factor 19.

Action required: Provide minimum R11 at walls.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved with Conditions**

1. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required- Provide a 2A:10B:C fire extinguisher. Verified at inspection.

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