

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

November 12, 2024

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

Permit No: PRCOM20245687  
Project Title: Paragon Star Village - Multi-family - PARKING GARAGE  
Project Address: 3260 NW PARAGON PKWY, LEES SUMMIT, MO 640813200 NW PARAGON PKWY, LEES SUMMIT, MO 64081  
Parcel Number: 5190002360000000051900023700000000  
Location / Legal: PARGON STAR 4TH PLAT --- LOT 7B  
Description:  
Type of Work: NEW OTHER (COMMERCIAL)  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: Paragon Star Village - Multi-family - NEW PARKING GARAGE SERVING APARTMENTS

***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 7-130.10 - 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.

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.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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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.

3. 2017 NEC Article 250.66 Size of Alternating-Current Grounding Electrode Conductor. The size of the grounding electrode conductor at the service, at each building or structure where supplied by a feeder(s) or branch circuit(s), or at a separately derived system of a grounded or ungrounded ac system shall not be less than given in Table 250.66, except as permitted in 250.66(A) through (C).

Action required: Revise detail 3/E3.01G to show all electrode sizes.

4. 2018 IMC 404.1 Enclosed parking garages. Mechanical ventilation systems for enclosed parking garages shall operate continuously or shall be automatically operated by means of carbon monoxide detectors applied in conjunction with nitrogen dioxide detectors. Such detectors shall be listed in accordance with UL 2075 and installed in accordance with their listing and the manufacturers' instructions. Automatic operation shall cycle the ventilation system between the following two modes of operation:

1. Full-on at an airflow rate of not less than 0.75 cfm per square foot of the floor area served.
2. Standby at an airflow rate of not less than 0.05 cfm per square foot of the floor area served.

Action required: Amend/add to designs to demonstrate compliance.

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Rejected**

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

2. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

3. All exits from the parking garage are to remain unlocked and be equipped with panic hardware. Electronic locking devices that require a card, fob, or any other device to unlock doors that are marked an exit are not authorized to be used and cannot be utilized in the garage area. Please provide documentation on door hardware as well as a letter from the owner acknowledging locking devices will not be installed or utilized.

4. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Action Required: Provide deferred submittal for fire alarm system.

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5. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Action Required: Provide deferred submittal for protection system.

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