

November 14th, 2024

Development Services Department
Lee's Summit
220 SE Green St.
Lee's Summit, MO 64063

Re: PRCOM20245687 Paragon Star Village-Multi-family- Parking Garage – Plan Review

Dear Mr. Frogge,

Please see the following responses to the plan review comments, dated November 12, 2024, for the above referenced project:

Planning Dept Comments:

Licensed Contractors:

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.

RESPONSE: Epic Concrete Construction

Kevin O'Brien- Project Manager

Email: Kevin@epiccc.com

Cell: (816)898-3808

2. Lee's Summit Code of Ordinance, Section 7-130.4- Business License. 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.

RESPONSE: Mechanical/Plumbing contractor will be Saladino Mechanical. Electrical is TBD

Building Plan Review:

1. 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 on 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.

Action required: Provide a statement of special inspections/ letter of responsibility from company contracted to perform special inspections.

RESPONSE: Reference the statement of special inspection on S0.01, section 14. Letter of intent attached.

2. 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 250.55(A) through (C).

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

RESPONSE: Grounding sizes updated.

3. 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 two modes of operations: 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 0.05cfm per square foot of the floor area served.

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

RESPONSE: The space recognized as ventilated garage is the 2nd, 3rd, and 4th floors. This totals to 99,099SF. The specified exhaust fans exhaust 75,000 CFM of air. $99,099SF \times .75CFM/SF = 74,324.25 CFM$ required. 75,000 Provided.

Fire Plan Review

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

RESPONSE: Acknowledged, fire extinguisher type is called out on A0.01G

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 indicated the need for placement away from normal paths of travel.

RESPONSE: Acknowledged, fire extinguishers are shown located on each end of the middle wall and in the center based on travel distances.

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 devised will not be installed or utilized.

RESPONSE: Lockset EL.3 has been removed and revised to EL.1 at doors 105.A, 201.B, 202.B. Letter from owner attached.

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 indicated 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

RESPONSE: Acknowledged

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.

RESPONSE: Acknowledged

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Williams". The signature is fluid and cursive, with the first name "David" being more prominent.

913.498.1550

Finkle + Williams Architecture



November 14, 2024

City of Lee's Summit, Missouri
Codes Administration
P.O. Box 1600
Lee's Summit, Missouri

RE: Notice of Intent to Provide Special Inspections
Paragon Star Parking Garage (the "Project")
3200 Northwest Paragon Parkway
Lee's Summit, Missouri
Olsson Project Number A24-03702

To whom it may concern:

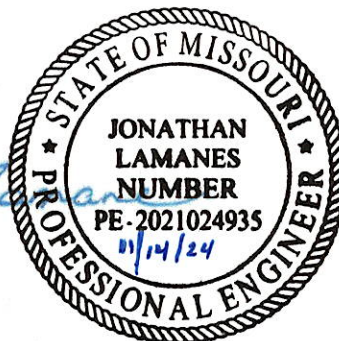
Olsson, Inc. has been retained by the owner to provide special inspections as specified in the 2018 International Building Code (IBC) for the following items associated with the referenced project:

- | | |
|------------------------------------|--------------------------|
| ○ Fill Placement | ○ Testing of Concrete |
| ○ Verification of Soils | ○ Structural Steel Frame |
| ○ Auger Cast Piles | ○ Welded Connections |
| ○ Placement of Reinforcing Steel | ○ Bolted Connections |
| ○ Placement of Reinforced Concrete | |

I am also requesting that I be identified as the special inspector of record. If you have any questions, please contact me at 913.829.0078.

Sincerely,
Olsson, Inc.

Jonathan Z...



Jonathan Lamanes, P.E.
Special Inspector of Record

cc: William H. Brown – Paragon Star, LLC



November 14, 2024

Fire Marshal
City of Lee's Summit
City Hall
220 SE Green Street
Lee's Summit, Missouri 64063

RE: Paragon Star Parking Garage

To whom it may concern:

Please accept this letter in response to recent conversations between Finkle Williams, the architectural and design firm for the Paragon Star commercial development, and the Fire Marshal for the City of Lee's Summit, Missouri regarding design and construction of a new parking garage facility in our commercial district. It is an acknowledgement on the part of the development entity, Paragon Star LLC, as it relates to health and safety provisions for the design and construction of the parking garage.

We understand and acknowledge that the exit doors necessary for garage building egress are not allowed to be locked by any means including electronic delayed egress as long as the local Authority Having Jurisdiction requires this condition to remain in effect.

Respectfully,

William H. Brown

Chief Operating Officer

Paragon Star LLC