

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

December 13, 2024

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

Permit No: PRCOM20246244  
Project Title: PARAGON STAR - CONTAINER CONCESSION FOR SPORTS COMPLEX  
Project Address: 1401 NW RIVER RD, LEES SUMMIT, MO 64081  
Parcel Number: 51900021100000000  
Location / Legal Description: PARAGON STAR 1ST PLAT LOTS 1-4 & TRACT A-G---LOT 3  
Type of Work: NEW COMMERCIAL  
Occupancy Group: UNCLASSIFIED  
Description: PARAGON STAR - CONTAINER CONCESSION FOR SPORTS COMPLEX

***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**

**DEVELOPMENT SERVICES**

1. 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.

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

3. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: 6" rise needs to have a compliant ramp for accessibility.

4. 2018 IBC 1009.1 Accessible means of egress required. Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by Section 1006.2 or 1006.3 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

Action required: 6" rise needs to have a compliant ramp for accessible egress.

5. 2018 IPC 802.1 Where required. Food-handling equipment, in other than dwelling units, clear-water waste, humidifiers, dish-washing machines and utensils, pots, pans and dishwashing sinks shall discharge through an indirect waste pipe as specified in Sections 802.1.1 through 802.1.8. Fixtures not required to be indirectly connected by this section and the exception to Section 301.6 shall be directly connected to the plumbing system in accordance with Chapter 7.

Action required: 3 compartment sink and ice machine not allowed to be direct connected. Provide air gaps.

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Approved**

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