

December 30th, 2024

Joe Frogge, Plans Examiner
220 SE Green Street
Lee's Summit, MO 64063

Re: PRCOM20246244 – Paragon Star Container Concession for Sports Complex

Dear Mr. Frogge,

Please see the following responses to the plan review comments, dated December 13th 2024, for the above referenced project:

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: Acknowledged; Contractor and license info will be emailed.

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.

RESPONSE: Acknowledged; MEP Contractor information will be emailed.

Building Plan Review

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.

RESPONSE: Acknowledged; Final Development Plan has been approved via email from Dan Fernandez on December 13, 2024. Reference PL2024294.

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.

RESPONSE: Acknowledged; Jackson County Health Department has approved the plans, see attached Plan Review Letter, Dated December 13, 2024.

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.

RESPONSE: An ADA compliant ramp has been added to the east exit.

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.

RESPONSE: Only (1) means of egress is required based on occupancy. An ADA compliant ramp has been added to the east exit.

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.

RESPONSE: This has been revised on the plumbing plans. Reuploaded with this submittal.

Sincerely,

Ellen Foster, AIA

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Finkle + Williams Architecture