



Lee's Summit Missouri Fire Department

Office of the Fire Marshal



Occupancy Inspection Result

Inspected by
Zac Nelson

Completed at
01/08/2026 15:06:08

Business Name

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Address	Suite	City	State	Zip
2931 SE SHENANDOAH PKWY	--	LEE'S SUMMIT	MO	64063

Inspection Number

LSFD-INS-2026-0000011

This Inspection Covers:

ITEM: Location/Segment

RESULT: Entire structure.

Exterior:

✓ Pass

ITEM: Address (minimum 4" in height on contrasting background)

CODE: IFC - 505.1 - Address identification. - New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

✘ Fail

ITEM: Exterior emergency lighting

REMARK:

Not tested.

CODE: IFC - 1008.2.3 - Exit discharge. - Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way. Exception: Illumination shall not be required where the path of the exit discharge meets both of the following requirements: 1. The path of exit discharge is illuminated from the exit to a safe dispersal area complying with Section 1028.5. 2. A dispersal area shall be illuminated to a level not less than 1 footcandle (11 lux) at the walking surface.

N/A

ITEM: Fire lane marked & signs

CODE: IFC - 503.3 - Marking. - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

✔ Pass

ITEM: Fire Department Connection - Clearance from obstructions

CODE: IFC - 912.4 - Access. - Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official. Exception: Fences, where provided with an access gate equipped with a sign complying with the legend requirements of Section 912.5 and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire code official and maintained operational at all times.

IFC - 912.4.2 - Clear space around connections. - A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official.

✘ Fail

ITEM: Private Fire Hydrant, Yellow with Silver Top

Interior :

✘ Fail

ITEM: Emergency lighting

REMARK:

All first floor.

Area of Refuge.

CODE: IFC - 1008.2.3 - Exit discharge. - Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way. Exception: Illumination shall not be required where the path of the exit discharge meets both of the following requirements: 1. The path of exit discharge is illuminated from the exit to a safe dispersal area complying with Section 1028.5. 2. A dispersal area shall be illuminated to a level not less than 1 footcandle (11 lux) at the walking surface.

✘ Fail

ITEM: Exit signs

REMARK:

Back-up power not tested.

CODE: IFC - 1013.1 - Where required. - Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet (30 480 mm) or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign. Exceptions: 1. Exit signs are not required in rooms or areas that require only one exit or exit access. 2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the fire code official. 3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3. 4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3. 5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

N/A

ITEM: Occupant load sign

CODE: IFC - 1004.9 - Posting of occupant load. - Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space, for the intended configurations. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.

✓ Pass

ITEM: Fire extinguisher (Minimum 2A10BC)

CODE: IFC - 906.2 - General requirements. - Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. Exceptions: 1. The distance of travel to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies. 2. Thirty-day inspections shall not be required and maintenance shall be allowed to be once every 3 years for dry-chemical or halogenated agent portable fire extinguishers that are supervised by a listed and approved electronic monitoring device, provided that all of the following conditions are met: 2.1. Electronic monitoring shall confirm that extinguishers are properly positioned, properly charged and unobstructed. 2.2. Loss of power or circuit continuity to the electronic monitoring device shall initiate a trouble signal. 2.3. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment. 2.4. Electronic monitoring devices and supervisory circuits shall be tested every 3 years when extinguisher maintenance is performed. 2.5. A written log of required hydrostatic test dates for extinguishers shall be maintained by the owner to verify that hydrostatic tests are conducted at the frequency required by NFPA 10. 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations.

N/A

ITEM: Hazardous Materials (NFPA 704 placard)

CODE: IFC - 5003.5 - Hazard identification signs. - Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and above-ground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.

Misc.:

ITEM: Inspection Results

RESULT: Fail

Ad-hoc violations:

✘ Fail

ITEM: Sprinkler Heads

REMARK:

3405 R Bed,

3407 Bath,

3409 L Closet,

3408 Mech,

3304 Laundry,

Hall outside 3306,

3305 Mech,

3308 Mech,

Hall Closet south end,

3307 Mech,

3310 Mech,

3309 Mech,

Hall outside 3312,

3312 Mech,

3312 M Closet,

3312 Living,

33 14 M Closet (bent),

3316 Kitchen 1,

3316 Bed,

3315 Mech,

3002 Mech,

3004 Mech,

3109 Laundry,

3108 Mech,

3103 Mech,

3202 Mech,

3210 Mech,

3209 Mech,

3212 Mech,

3211 Mech,

3214 Mech,

3213 Mech,

3215 Mech and Deck,

Hall Closet South 2nd floor

CODE: NFPA 13 - 6.2.6.2.2 - Where sprinklers have had paint applied by other than the sprinkler manufacturer, they shall be replaced with new listed sprinklers of the same characteristics, including K-factor, thermal response, and water distribution.

✘ Fail

ITEM: Smoke Detector Covered - 3rd floor closet by elevator.

REMARK:

Several in basement as well. Remove all covers.

✘ Fail

ITEM: Caps on all standpipes missing

✘ Fail

ITEM: Smoke battery in 3110

✘ Fail

ITEM: Smoke tabs need to be removed.

REMARK:

3108

✘ Fail

ITEM: Locked doors - unable to inspect

REMARK:

Storage 14 and 2 doors on the north.

Inspection Signatures

Occupancy Contact Signature

**Unable to sign:
Completed in office.**

Jason
Jasont@streamline.build

Inspector Signature



Zac Nelson
Captain
Captain - Prevention
816-969-1316
Zac.Nelson@cityofls.net