



DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: ARISTOCRAT PRE-OWNED AUTOMOTIVE DEALERSHIP Work Desc: NEW COMMERCIAL	Permit No: PRCOM20192520 Date Issued: December 20, 2019
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Project Address: 704 SE OLDHAM CT, LEES SUMMIT, MO 64081 Legal Description: OLDHAM EAST BUSINESS PARK LOT 2 Parcel No: 61500043300000000 County: JACKSON	Permit Holder: CENTRIC CONSTRUCTION GROUP 520 W PENNWAY STE 100 KANSAS CITY, MO 64108
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Activities Included for this Project: zNew Commercial, License Tax, License Tax Credit, Above Ceiling Permit, Alarm Permit, Electrical Permit Commercial, Electrical Service Permit Commercial, Foundation Permit Commercial, Gas Permit Commercial, Gas Service Permit Commercial, In-Wall Inspection Permit, Mechanical Permit Commercial, Plumbing Permit Commercial,
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Construction Type: Type IIB (Unprotected)	Occupancy: BUSINESS Valuation: \$3,000,000.00	Zoning District: CS
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Residential Area:	
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Commercial Area	7396 sq. ft.
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Issued By: _____ KB _____	Date: Dec 20, 2019
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THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS. NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.

CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.

Fire Plan Review

2 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers

shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).
(Verified At Inspection)

4 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.
(Verified At Inspection)

6 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.
(Verified At Inspection)

7 2018 IFC 1010.1.9 Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.
(Verified At Inspection)

Building Plan Review

2 A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.
10/10/19 - Acknowledged in letter

5 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.
2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements

Action required: Provide cleanouts near where sewer piping leaves foundation.
10/10/19 - Civil drawing referenced in letter not found in submittal. To be field verified.

Licensed Contractors

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.
10/10/19 - Acknowledged in letter

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Signature of
Applicant:

Date: __DECEMBER 20, 2019_____

Print name:

Company Name: CENTRIC_____