
DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: PICKUP USA FITNESS Work Desc: NEW TENANT FINISH	Permit No: PRCOM20201168 Date Issued: June 09, 2020
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Project Address: 2724 NE MCBAINE DR, LEES SUMMIT, MO 64064 Legal Description: Parcel No: 203931 County: JACKSON	Permit Holder: WARD DEVELOPMENT & INVESTMENT CO 1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
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Activities Included for this Project: zNew Tenant Finish, License Tax, License Tax Credit, Above Ceiling Permit, Alarm Permit, Electrical Permit Commercial, Electrical Service Permit Commercial, Fire Rated Assemblies Permit, Gas Permit Commercial, Gas Service Permit Commercial, In-Wall Inspection Permit, Mechanical Permit Commercial, Plumbing Permit Commercial, Sprinkler Permit,

Construction Type: Type IIB (Unprotected)	Occupancy: FACTORY AND INDUSTRIAL, LOW HAZARD Valuation: \$275,000.00	Zoning District: PMIX
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Residential Area:	
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Commercial Area	15185 sq. ft.
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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

1 2018 IFC 1004.3- 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. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.
(Verified At Inspection)
Post occupant load sign at 304

2 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 indicates 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)

Any modifications to the fire alarm system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

3 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)

Address the three exit doors.

4 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

(Informational Purposes)

Knox Box is not required. The shell permit has one at the sprinkler room entrance to control the sprinklers for the entire building. If you want the FD to have access to your space a Knox Box can be obtained by ordering at knoxbox.com.

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)

Any modifications to the fire sprinkler system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

6 2018 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

(Informational Purposes)

Call (816)969-1300 to schedule testing.

Building Plan Review

1 This permit is tied to a shell permit currently under construction. Certificate of Occupancy will not be granted prior to completion of shell permit.

Action required: Comment is for informational purposes.

5/22 - acknowledged in letter.

Licensed Contractors

Signature of
Applicant:

Date: _____JUNE 9, 2020_____

Print name:

Company Name:WARD DEVELOPMENT &
INVESTMENT CO