

DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: RESIDENCES AT ECHELON - CLUBHOUSE Work Desc: NEW COMMERCIAL	Permit No: PRCOM20170394 Date Issued: August 03, 2020
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Project Address: 3500 SW HOLLYWOOD DR, LEES SUMMIT, MO 64082 Legal Description: Parcel No: 213953 County: JACKSON	Permit Holder: GRIFFIN RILEY PROPERTY GROUP 21 SE 29TH TER LEES SUMMIT, MO 64082
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Activities Included for this Project: zNew Commercial, Right of Way, Above Ceiling Permit, Electrical Permit Commercial, Electrical Service Permit Commercial, Foundation Permit Commercial, In-Wall Inspection Permit, Mechanical Permit Commercial, Plumbing Permit Commercial, Sewer Service Permit Commercial, Water Service Permit Commercial, Suspended Slab Permit,
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Construction Type: Type VB (Unprotected)	Occupancy: Valuation: \$275,769.00	Zoning District: PMIX
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Residential Area:	
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Commercial Area	6305 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 2012 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.

ACTION REQUIRED: (verified at inspection)

POST THE OCCUPANT LOAD ON ALL LEVELS OF THE CLUBHOUSE.

2 2012 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).

ACTION REQUIRED: (verified at inspection)

POST THE NUMERIC ADDRESS ON THE EXTERIOR OF THE BUILDING IN A CONTRASTING COLOR TO THE BACKGROUND.

ADDRESS SHALL BE READABLE FROM THE ROADWAY.

3 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

ACTION REQUIRED: (verified at inspection)

PROVIDE A MINIMUM OF ONE 2A-10BC FIRE EXTINGUISHER FOR EVERY 3,000 SQ FT. ON EACH LEVEL OF THE CLUBHOUSE.

4 2012 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.

ACTION REQUIRED: (verified at inspection)

MOUNT THE FIRE EXTINGUISHERS ACCORDING TO
SHEETS A7.01 AND A7.02

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[B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

ACTION REQUIRED: (verified at inspection)

NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT.

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.

4/25/17 - acknowledged in letter

4 Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide truss packages or request deferral.

4/25/17 - deferred per request

6 Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

4/25/17 - clarified in letter - to be field verified

8 2012 IBC 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.

Action required:

4/25/17 - acknowledged in letter - to be field verified

Licensed Contractors

Signature of Applicant: _____	Date: _____
Print name: _____	Company Name: _____