
DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: RESIDENCES AT BLACKWELL - CLUBHOUSE Work Desc: NEW COMMERCIAL	Permit No: PRCOM20231204 Date Issued: October 16, 2023
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Project Address: 2951 SE SHENANDOAH PKWY, LEES SUMMIT, MO 64063 Legal Description: SEC-11 TWP-47 RNG-31---E 1/2 OF NW 1/4 LYG NLY & NELY OF OUT ER BELT RD Parcel No: 60520010101000000 County: JACKSON	Permit Holder: Streamline General Contractors 5 4TH ST SW LEES SUMMIT, MO 64063
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Activities Included for this Project: Full site development, Foundation and underslab only. No vertical work

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 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- Provide alarm shop drawings as a deferred submittal to the City portal at devservices.cityofls.net.

2 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- Provide sprinkler system shop drawings as a deferred submittal to the City portal at devservices.cityofls.net. Order at Knoxbox.com.

Building Plan Review

1 This review covers all new structures on site.

Action required: Comment is informational.

5/10/23 - acknowledged in letter

4 Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is informational.

5/10/23 - acknowledged in letter

5 Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Action required: Comment is informational.

5/10/23 - acknowledged in letter

6 Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is informational.

5/10/23 - acknowledged in letter

7 For the Health Department review of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Services Division, at (816) 223-9769. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational.

5/10/23 - deferred per request

8 For the Health Department inspection of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Health Division at (816) 223-9769. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

5/10/23 - acknowledged in letter

9 2018 IBC 502.1 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 a minimum of 4 inches high with a minimum stroke width of 1/8 inch. 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 address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: Comment is informational. Address scenario has yet to be decided. We will inform your team after we make these decisions.

5/10/23 - acknowledged in letter

10 Provide complete foundation/pier designs for amenities including, but not limited to, Trelisses, Monument Signs, Cabanas, etc.

5/10/23 - deferred per request. relevant inspections cannot be performed prior to approval.

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

Action required: Deferred per request. Inspections not allowed until truss packages have been submitted and approved.

5/10/23 - acknowledged in letter

Licensed Contractors
