

DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: ABBEY JEWELL DDS ORTHODONTICS Work Desc: NEW TENANT FINISH	Permit No: PRCOM20234540 Date Issued: November 13, 2023
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Project Address: 2070 NW LOWENSTEIN DR, Unit:C, LEES SUMMIT, MO 64081 Legal Description: STREETS OF WEST PRYOR LOTS 1-14 & TRACTS A-D---LOT 5 Parcel No: 51800042400000000 County: JACKSON	Permit Holder: VALENCIA CONST LLC 4729 SW GULL POINT DR LEES SUMMIT, MO 64082
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Activities Included for this Project: zNew Tenant Finish, License Tax, License Tax Credit,
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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 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- Provide suite letter on front and rear door. Verified at inspection.

2 Although allowed by IFC Table 1006.2.1 The common path of travel exceeds 75'. There is a second path and exit through the galley (break room) that reduces that distance. Provide signage above the door to the galley and exit discharge emergency lighting on the rear door. Verified at inspection.

Building Plan Review

1 A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will

be provided during that stage of your approval process.

Action required: Comment is for informational purposes. Fee will be \$6,410.25

9/28/23 - acknowledged in letter

Licensed Contractors

1 Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

9/28/23 - acknowledged in letter

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.

9/28/23 - acknowledged in letter

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