

DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: SPIRITUS TENANT FINISH Work Desc: NEW TENANT FINISH	Permit No: PRCOM20240499 Date Issued: March 21, 2024
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Project Address: 2237 NE Town Centre Blvd 2237 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064 Legal Description: Parcel No: 292122 County: JACKSON	Permit Holder: North Oak Safety Storage LLC 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, Alarm Permit, Sprinkler Permit, Fire Rated Assemblies Permit,
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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 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.

Provide alarm shop drawings for review and approval.

Acknowledged

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.

Provide sprinkler shop drawings for review and approval.

Acknowledged

4 What materials will be stored in the warehouse and how?

How will the finished product be stored i.e. rack, pile?

7 2018 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

NFPA 704 Placards shall be placed on all exterior man doors. Verified at inspection.

8 General note- The tenant and design professional should become familiar with the fire and building code when it comes to any expansion of chemical storage or processes within the space. Maximum Allowable Quantities and safeguards for specific chemical classifications and hazards must be met to keep the correct Occupancy Group Classification for the space.

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. The fee will be \$25,971.00
3/5/24 - acknowledged in letter.

5 Unified Development Ordinance Article 8, Section 8.180.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 from all 4 sides per referenced UDO section. (see Cond. Units on sheets M-2 & M-3)
3/5/24 - acknowledged in letter. To be verified at final inspection.

7 2018 IMC 307.2.3 Auxiliary and secondary drain systems. In addition to the requirements of Section 307.2.1, where damage to any building components could occur as a result of overflow from the equipment primary condensate removal system, one of the following auxiliary protection methods shall be provided for each cooling coil or fuel-fired appliance that produces condensate. (see code for 4 options)

Action required: Specify compliant condensate disposal at furnaces.
3/5/24 - Not compliant as shown. Choose one of the 4 options listed and modify design to comply.

Licensed Contractors

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