



# Lee's Summit Missouri Fire Department

Office of the Fire Marshal



## Occupancy Inspection Result

**Inspected by**  
Tyler J. Comfort

**Completed at**  
04/29/2025 11:32:52

### Business Name

The Trilogy

Address	Suite	City	State	Zip
810 NW WARD RD	--	LEE'S SUMMIT	MO	64086

### Inspection Number

LSFD-INS-2025-0000654

### This Inspection Covers:

**ITEM:** Location/Segment

**RESULT:** Building 2 Segment F

### Exterior:

✓ Pass

**ITEM:** Address (minimum 4" in height on contrasting background)

**CODE:** IFC - 505.1 - 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 not less than 4 inches (102 mm) high with a minimum stroke width of ½ inch (12.7 mm). 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 cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

✓ Pass

**ITEM:** Exterior emergency lighting

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**CODE:** IFC - 1008.2.3 - Exit discharge. - Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way. Exception: Illumination shall not be required where the path of the exit discharge meets both of the following requirements: 1. The path of exit discharge is illuminated from the exit to a safe dispersal area complying with Section 1028.5. 2. A dispersal area shall be illuminated to a level not less than 1 footcandle (11 lux) at the walking surface.

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✓ Pass

**ITEM:** Fire lane marked & signs

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**CODE:** IFC - 503.3 - Marking. - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

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✓ Pass

**ITEM:** Fire Department Connection - Clearance from obstructions

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**CODE:** IFC - 912.4.2 - Clear space around connections. - A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official.

IFC - 912.4 - Access. - Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official. Exception: Fences, where provided with an access gate equipped with a sign complying with the legend requirements of Section 912.5 and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire code official and maintained operational at all times.

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✓ Pass

**ITEM:** Private Fire Hydrant, Yellow with Silver Top

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**Interior :**

✓ Pass

**ITEM:** Emergency lighting

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**CODE:** IFC - 1008.2.3 - Exit discharge. - Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way. Exception: Illumination shall not be required where the path of the exit discharge meets both of the following requirements: 1. The path of exit discharge is

illuminated from the exit to a safe dispersal area complying with Section 1028.5. 2. A dispersal area shall be illuminated to a level not less than 1 footcandle (11 lux) at the walking surface.

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✓ Pass

**ITEM:** Exit signs

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**CODE:** IFC - 1013.1 - Where required. - Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet (30 480 mm) or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign. Exceptions: 1. Exit signs are not required in rooms or areas that require only one exit or exit access. 2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the fire code official. 3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3. 4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3. 5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

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✓ Pass

**ITEM:** Occupant load sign

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**CODE:** IFC - 1004.9 - 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, for the intended configurations. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.

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✓ Pass

**ITEM:** Fire extinguisher (Minimum 2A10BC)

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**CODE:** IFC - 906.2 - General requirements. - Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. Exceptions: 1. The distance of travel to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies. 2. Thirty-day inspections shall not be required and maintenance shall be allowed to be once every 3 years for dry-chemical or halogenated agent portable fire extinguishers that are supervised by a listed and approved electronic monitoring device, provided that all of the following conditions are met: 2.1. Electronic monitoring shall confirm that extinguishers are properly positioned, properly charged and unobstructed. 2.2. Loss of power or circuit continuity to the electronic monitoring device shall initiate a trouble signal. 2.3. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment. 2.4. Electronic monitoring devices and supervisory circuits shall be tested every 3 years when

extinguisher maintenance is performed. 2.5. A written log of required hydrostatic test dates for extinguishers shall be maintained by the owner to verify that hydrostatic tests are conducted at the frequency required by NFPA 10. 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations.

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✓ Pass

**ITEM:** Hazardous Materials (NFPA 704 placard)

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**CODE:** IFC - 5003.5 - Hazard identification signs. - Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and above-ground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.

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**Misc.:**

**ITEM:** Inspection Results

**RESULT:** Fail

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**Ad-hoc violations:**

✗ Fail

**ITEM:** Escutcheon ring missing Unit 2438

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✓ Corrected

**ITEM:** 3rd floor smoke elevator door magnet did not kick.

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✗ Fail

**ITEM:** Gap around sprinkler head in unit 2340

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✗ Fail

**ITEM:** Smoke detector malfunction in unit 2246

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# Inspection Signatures

## Occupancy Contact Signature



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Mark  
Markr@neighborsconstruction.com

## Inspector Signature



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Tyler J. Comfort  
Engineer  
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816-334-8773  
Tyler.Comfort@cityofls.net