
DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: THE REUNION AT BLACKWELL CLUBHOUSE Work Desc: NEW COMMERCIAL	Permit No: PRCOM20250089 Date Issued: June 17, 2025
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Project Address: 652 SE BRADFREE ST, LEES SUMMIT, MO 64063 Legal Description: Reunion at Blackwell Lots 1 Thru 3 and Tracts A and B --- LOT 1 Parcel No: 60520010101000000 County: JACKSON	Permit Holder: Avital Homes, LLC 7500 W 151st Street, #23100 Overland Park, KS 66283
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Activities Included for this Project: zNew Commercial, Excise Tax, Excise Tax Credit, Sidewalk 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	Reviewed By: Craig Hill	Approved with Conditions
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1. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Information Only

Building Plan Review	Reviewed By: Joe Frogge	Approved with Conditions
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1. 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 ½ 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.
2/4/2025 - Acknowledged in letter.

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

Action required: Comment is informational. Deferred per request.
2/4/2025 - Acknowledged in letter.

5. 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.

Action required: Provide pressure reducing valve at water entry. (Our Water Department requires PRV installation in all locations regardless of pressure)
To be field verified

6. Informational notes for townhome review. Items not found in plans that will be verified during inspections.

- Doors between garages and living units must be 20 minute fire rated and be self closing.
- Wall insulation to be minimum R-13.
- Ceiling insulation to be minimum R-30. (or R-19 if part of roof assembly)

Licensed Contractors	Reviewed By: Joe Frogge	Approved
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