
DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: THE VILLAGE AT DISCOVERY PARK LOT #7 Work Desc: NEW COMMERCIAL	Permit No: PRCOM20245940 Date Issued: June 26, 2025
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Project Address: 1920 NE DISCOVERY AVE, LEES SUMMIT, MO 64064 Legal Description: VILLAGE AT DISCOVERY PARK---LOT 7 Parcel No: 52400110100000000 County: JACKSON	Permit Holder: Intrinsic Development, L.L.C. 3622 Endeavor Ave., Ste. 101 Columbia, MO 65201
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Activities Included for this Project: zNew Commercial, Excise Tax, Excise Tax Credit, Alarm Permit, Sprinkler Permit, Fire Rated Assemblies Permit, Park Impact Fee Residential, Park Impact Fee Non - Residential,

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 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 deferred submittal for fire alarm system.

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 deferred submittal for protection system.

3. 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

4. 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

Building Plan Review	Reviewed By: Joe Frogge	Approved with Conditions
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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 \$25,524.48
12/11/2024 - Acknowledged in letter.

3. 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.
12/11/2024 - Acknowledged in letter.

4. 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.
12/11/2024 - Acknowledged in letter.

5. 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.
12/11/2024 - Acknowledged in letter.

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

Action required: Provide truss package or request deferral.
12/11/2024 - Deferred per request.

Licensed Contractors	Reviewed By: Joe Frogge	Rejected
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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.

