Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of Commercial Building Permit

Permit Number CP-2023-006605

LOCATION OF WORK	PERMIT FEE	DATE ISSUED
3144 W PASSYUNK AVE T-A-534165, Philadelphia, PA 19145 Lot 15	$197,283.90	2/7/2024
	WORK AREA (SQ. FT.)	**ESTIMATED COST**
	325,659	$30,000,000.00
	DISTRICT	
	SOUTH	

PERMIT HOLDER

CONTRACTOR

Clayco, Inc. 2199 Innerbelt Business Center Drive Overland, MO 63114 US

TYPE OF WORK

New Construction (Shell Only)

OWNER CONTACT 1

Anne R. Garr 111 S. Wacker Drive, Suite 3000 Chicago, Illinois 60606

OWNER CONTACT 2

APPROVED SCOPE OF WORK

NEW CONSTRUCTION OF ONE (1) STORY DETACHED UNLIMITED AREA SHELL INDUSTRIAL BUILDING AS PER APPROVED PLANS. SEPARATE FIT-OUT PERMIT(S) REQUIRED PRIOR TO OCCUPANCY. BUILDING TO BE FULLY SPRINKLERED PER NFPA 13. *2018 IBC REVIEW*
SEPARATE PERMITS REQUIRED FOR MEP & FIRE SUPPRESSION WORK

POST A TRUE COPY OF THIS NOTICE IN A CONSPICUOUS LOCATION ON THE PREMISES
Permits must be posted for the entire time work approved herein is performed. Zoning Permits shall be posted along each street frontage of the site for not less than (30) calendar days after the date of issuance. Failure to comply will result in the issuance of a Violation.

TO ANONYMOUSLY REPORT UNSAFE CONDITIONS AT THIS WORK SITE, CALL 311 or 911.

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CONDITIONS AND LIMITATIONS:

• Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:

- **30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
- **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
- **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
- Any Permit issued for construction or demolition is valid for no more than **five (5) years.**

• All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.

• The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

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This permit requires the following inspections. Inspections may be requested by calling (215)255-4040.

Special Inspections are required for the work proposed for this Permit. Contractor shall notify all Special Inspection Agencies retained by the Permit Holder prior to commencement of any work requiring Special Inspections per the Special Inspections Duties and Responsibilities Agreement Form.

CODE	DESCRIPTION
909	Flood Plain Inspection

RIGHT OF ENTRY: SECTION A-401 AUTHORIZES THE DEPARTMENT TO INSPECT THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT. The Department may charge a Reinspection Fee if: (1) the work has not been performed in accordance with the Code; (2) the work is not ready for inspection; or (3) access to the work to be inspected is not provided.

This permit is subject to the following conditions.

CONDITIONS

This permit's responsible contractor must keep the permit updated on eCLIPSE with the name of each subcontractor that has performed any of the work described in the permit's approved scope of work. This is required within three business days of the start of any work. Failure to keep the permit updated in eCLIPSE may result in the Department issuing a license violation of 9-1004(8)(a)(.3) to the responsible contractor. That violation will result in a fine of $2,000. For instructions on associating a subcontractor with a permit and other eCLIPSE guidance, see our eCLIPSE help page: phila.gov/li/eclipse-help.

Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.