



PLAN REVIEW CONDITIONS

April 17, 2015

CITY OF LEES SUMMIT
PO BOX 1600
LEES SUMMIT, MO 64063--7600

Permit No: PRCOM20150658
Project Title: HANGAR R
Project Address: 2751 NE DOUGLAS ST, Unit:R, LEES SUMMIT, MO 64064
Parcel Number: 5230001070000000052300010400000000
Location: SEC 19 TWP 48 RNG 31 N 1600' OF W 360' OF E 1320' OF NE 1/4
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW HANGAR WITH OFFICES

The following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please contact the appropriate department regarding clarification of comments.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Building Plan Review

Reviewed By: Joe Frogge

Pending

1. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment is for informational purposes.

2. ICC A117.1-2009 604.5.1 – Fixed side wall grab bars. Fixed side-wall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

Action required: Provide details that describe how all accessible portions of restroom will be located and mounted including, but not limited to, grab bars, mirror, dispensers, fixtures, etc.

3. 2012 IBC 1109.4 – Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible.

Action required: Provide details that show that kitchenette counter will be accessible including, but not limited to, counter height, turning space, etc.

4. Planning and Development - 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: Screen ground mounted mechanical equipment to the satisfaction of our Planning Department.

5. 2012 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Provide information as to how water service entry piping will be protected from freezing. If located in hangar area, is it the intent that entire hangar is heated continually through winter?

6. Wall construction information.

Action required: Provide section detail through office area. How are walls constructed? Which are load bearing? Locate and specify grade beam or equivalent at load bearing wall(s). For the purpose of this comment, the upper platform and subsequent joists must bear on load bearing walls or equivalent. Also detail how floor joists attach to exterior wall.

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

Action required: Provide I-joist package or request deferral in writing.

8. 2012 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. Types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required: Provide mop/utility sink.

9. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms
 - (2) Kitchens
 - (3) Rooftops
 - (4) Outdoors
 - (5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.
 - (6) Indoor wet locations
 - (7) Locker rooms with associated showering facilities
 - (8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used.
- (refer to code for exceptions)

Action required: Modify drawings to show that all receptacles in hangar (garage/service bay) will be GFCI protected. (or clarify - it is not clear that the 4-plexes will be protected)

10. Additional information required to complete review.

Provide the following:

- Electrical scope of work that include wire insulation type, sizing, conduit type and sizing, etc.

- Electrical service wiring diagram. (power and grounding)
- Completion of electrical design. (power to hangar heaters, furnace, etc.)
- Plumbing scope of work that includes methods and materials.
- Propane system design that includes piping and venting.

Fire Plan Review

Reviewed By: Brian Austerman

Approved

1. No further FD comments

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.