

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

April 21, 2015

CASTROP DESIGN GROUP  
4318 WEST 54TH ST  
ROELAND PARK, KS 66205

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

***Revisions Required***

***One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Planning and 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.

4/21/15 - provide side wall vertical grab bar.

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.

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**CODES ADMINISTRATION**

4/21/15 - screening materials must be per ordinance.

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.

4/21/15 - provide footing or grade beam beneath load bearing walls or provide letter from structural engineer stating that slab as specified is designed for this load.

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.

4/21/15 - neither provided

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.

4/21/15:

- update electrical riser diagram to show all sources of ground including building steel and water piping (unless service is also pex as indicated for interior piping)
- specify wiring to unit heaters (fan motor is not propane powered)

**Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved with Conditions**

1. No further FD comments

2. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

The complex is addressed of the main airport address, however hangar identification will be required. Verified at inspection

3. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Verified at inspection

**CODES ADMINISTRATION**

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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