

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

January 05, 2016

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

Permit No: PRCOM20152912
Project Title: HANGAR T - FOR DAN WAHL
Project Address: 2751 NE DOUGLAS ST, Unit:T, LEES SUMMIT, MO 64064
Parcel Number: 52300010700000000
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 AIRCRAFT HANGAR WITH PILOT LOUNGE AND RESTROOM

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

Licensed Contractors

Reviewed By: Joe Frogge

Approved

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Provide code analysis as noted.

3. 2012 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

CODES ADMINISTRATION

4. 412.4.1 Exterior walls. Exterior walls located less than 30 feet (9144 mm) from lot lines or a public way shall have a fire-resistance rating not less than 2 hours.

Action required: Provide UL listed 2 hour fire barrier at north exterior walls within 30 feet of property line.

5. 412.4.4 Heating equipment. Heating equipment shall be placed in another room separated by 2-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Entrance shall be from the outside or by means of a vestibule providing a two-doorway separation.

Exceptions:

1. Unit heaters and vented infrared radiant heating equipment suspended not less than 10 feet (3048 mm) above the upper surface of wings or engine enclosures of the highest aircraft that are permitted to be housed in the hangar need not be located in a separate room provided they are mounted not less than 8 feet (2438 mm) above the floor in shops, offices and other sections of the hangar communicating with storage or service areas.

2. Entrance to the separated room shall be permitted by a single interior door provided the sources of ignition in the appliances are not less than 18 inches (457 mm) above the floor.

Action required: Furnace to be in a room separated by 2 hour barrier. Provide construction details complete with UL. (It may be more economical to extend under floor heating?)

6. 412.4.3 Floor surface. Floors shall be graded and drained to prevent water or fuel from remaining on the floor. Floor drains shall discharge through an oil separator to the sewer or to an outside vented sump. (see code for exceptions)

Action required: Provide oil separator at DWV piping system that serves trench drain.

7. Copies of the pre-engineered metal building package were not provided at the time of permit application.

Action required: Provide steel building package or request to defer to construction.

8. Interior walls not specified.

Action required: Provide construction details for interior walls.

9. ICC A117.1-2009 604.3.1 – Clearance width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Modify restroom design to demonstrate compliance.

10. ICC A117.1-2009 604.6 – Flush controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309. Flush controls shall be located on the open side of the water closet.

Action required: Modify restroom design to demonstrate compliance.

11. ICC A117.1-2009 Section 603.2.2 Door Swing. Doors shall not swing into the clear floor space or clearance for any fixture. (see code for exceptions)

Action required: Modify restroom design to demonstrate compliance.

12. 2012 IBC 1007.2 – Continuity and components. Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components: 1. Accessible routes complying with Section 1104. 2.

CODES ADMINISTRATION

Interior exit stairways complying with Sections 1007.3 and 1022. 3. Interior exit access stairways complying with Sections 1007.3 and 1009.3. 4. Exterior exit stairways complying with Sections 1007.3 and 1026 and serving levels other than the level of exit discharge. 5. Elevators complying with Section 1007.4. 6. Platform lifts complying with Section 1007.5. 7. Horizontal exits complying with Section 1025. 8. Ramps complying with Section 1010. 9. Areas of refuge complying with Section 1007.6. 10. Exterior area for assisted rescue complying with Section 1007.7.

Action required: Specify method and location of accessible entry.

13. Mechanical design incomplete.

Action required: Provide specifications for under floor heating system. Provide complete HVAC design at office area complete with, but not limited to, duct sizes, furnace specifications, furnace support, etc. Specify restroom exhaust fan complete with duct and termination information.

14. 2011 NEC 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide exterior convenience receptacle within 25' of condensing unit.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 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).

POST THE NUMERIC OF ALPHBETIC BUILDING ADDRESS ON THE BUILDING READABLE FROM THE ROADWAY. VERIFIED AT INSPECTION.

2. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

PROVIDE A MINIMUM OF TWO 2A-10BC (5 POUND)

FIRE EXTINGUISHERS. VERIFIED AT INSPECTION.

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