

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

January 21, 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

**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.

1/20/16 - acknowledged in letter

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.

1/20/16 - letter received but lacks reference to being responsible for:

- testing of concrete
- bolts installed in concrete
- high strength bolting

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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.

1/20/16 - updated drawings reference UL V473. Provide complete construction details including nail/screw patterns as our inspectors do not have UL information available in the field. Also, given that this assembly requires gyp on each side, provide details as to how this will be accomplished and inspected.

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?)

1/20/16 - updated drawings have omitted furnace in lieu of water heater.

- Information is still inadequate for approval. Provide complete design. (information provided was for the heating equipment only)
- If this heater is to be used for domestic water provide details as to how the domestic water system will be protected.
- It is unclear how the exemptions listed on drawings apply to this situation.
- If nonpotable water is utilized it must be identified per IPC 608.8
- Given the lack of a complete design, this review is cursory and incomplete. i.e. more review comments are possible upon submission.

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.

1/20/16 - Specify oil separator size and provide installation details.

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.

1/20/16 - reference comment #5 for heating equipment.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

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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.

(ADDRESSED IN LETTER AND PLANS)

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.

(ADDRESSED IN LATTER AND PLANS)

**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.***