



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

February 18, 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

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

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. 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.

2/17/16 - Note has been added referring to an attached drawing that we do not have.

4. 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.

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- It is unclear how the exemptions listed on drawings apply to this situation.
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2/17/16 - Entry door to boiler room moved to exterior, but the separating structure (wall & ceiling) is still not designated as 2 hour barrier.

Fire Plan Review

Reviewed By: Joe Dir

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.

(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 THIRD 2A-10BC (5 POUND)

FIRE EXTINGUISHER. (VERIFIED AT INSPECTION.)

MOUNT THE THIRD FIRE EXTINGUISHER ON THE SOUTH WALL BETWEEN THE TWO MAN DOORS

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.