

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

March 01, 2018

CMT CRAWFORD, MILLY & TILLY
211 NW EXECUTIVE WAY STE H
LEE'S SUMMIT, MO 64063

Permit No: PRCOM20180430
Project Title: LEES SUMMIT 2018 T-HANGAR PROJECT - HANGAR W
Project Address: 2751 NE DOUGLAS ST, Unit:W, LEES SUMMIT, MO 64064
Parcel Number:
Location / Legal: SEC 19 TWP 48 RNG 31 BEG NE COR OF SEC TH W 960' TH S 1600' TH W 360' TH S 1043' TH E
Description: 1320' TH N 2640' TO POB & N 1/2 VAC LEINWEBER RD LY S & ADJ
Type of Work: NEW COMMERCIAL
Occupancy Group:
Description: NEW 14 BAY AIRPLANE HANGAR

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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed Plumbing Contractor.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. **This report represents both new buildings, hangars W & X. All comments apply to both buildings.**

Action required: Comment is for informational purposes.

2. 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.

CODES ADMINISTRATION

3. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

4. 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.

5. All plans submitted for review on or after January 1, 2014 shall be designed to the requirements of the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2011 National Electric Code and the ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Update all code references to those currently adopted. (2009 IBC is referenced in multiple locations)

6. 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 complete code analysis as noted.

7. 2012 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

8. 2012 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Action required: Provide UL# and complete details for construction of fire rated assembly.

9. 2012 IBC 1609.1 Applications. Buildings, structures and parts thereof shall be designed to withstand the minimum wind loads pre-scribed herein. Decreases in wind loads shall not be made for the effect of shielding by other structures.

Action required: Update referenced wind loads to 115mph per IBC Figure 1609A.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

CODES ADMINISTRATION

1. Emergency lighting

ACTION REQUIRED:

Provide emergency lighting for all hangers and storage spaces.

[B] 1006.1 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Exceptions:

1. Occupancies in Group U.
 2. Aisle accessways in Group A.
 3. Dwelling units and sleeping units in Groups R-1, R-2 and R-3.
 4. Sleeping units of Group I occupancies.
- [B] 1006.2 Illumination level. The means of egress illumination level shall not be less than 1 footcandle (11 lux) at the walking surface.

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).

ACTION REQUIRED:(verified at inspection)

Provide addressing for each hagar building, hangar space and storage space. Address shall be readable from the roadway.

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

ACTION REQUIRED:(verified at inspection)

Provide one 2A-10BC fire extinguisher for each hangar and storage space. Extinguishers to be mounted on a wall close to an exit.

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