

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

March 28, 2018

B DEAN CONSTRUCTION LLC  
1024 NE JIB CT, Unit C  
LEES SUMMIT, MO 64064

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: 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:  
Description: NEW 14 BAY AIRPLANE HANGAR

***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.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

**1. Emergency lighting**

**ACTION REQUIRED:**(acknowledged in letter)

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.

4. Diesel fuel station (north end of taxiway)

ACTION REQUIRED:Make the diesel fueling station code compliant. Relocate the emergency shut off and fire extinguisher to be no close then 20 feet no farther than 100 feet from the fueling pump.

2303.2 Emergency disconnect switches. An approved, clearly identified and readily accessible emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. An emergency disconnect switch for exterior fuel dispensers shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be installed at an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations

#### Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

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

Action required: Comment is for informational purposes.

3/15/18 - acknowledged in letter

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.

3/15/18 - acknowledged in letter

6. 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.

**3/28/18 - deferred to construction**

☒ Approved to issue per the listed conditions.

☐ Do not issue per the listed conditions.

☐ Approved to construct foundation only per the listed conditions.

\_\_\_\_\_ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

_____ Signature of Applicant	_____ Date
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_____ Print Applicant Name	_____ CompanyName
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***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 Development Services Department shall not be construed as a structural review of the project.***