

PLAN REVIEW CONDITION RESPONSE LETTER

June 18, 2020

Permit No. PROCOM202001014

Project Title: Lees Summit Airport- Hanger V

Project address 2751 NE Douglas St. Unit: V, Lees Summit, MO 64064

Item

#1- Comment for informational purpose

#2- Comment for informational purpose

#3- Special Inspections:

Response: Providing statement of special inspections on cover sheet & including letter of responsibility from company contracted to perform special inspections.

#4 A code analysis shall be provided which includes, but 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.

Response: information included on cover sheet.

#5 Unified Development Ordinance article 8, Section 8.180.F

Ground mounted equipment- Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened

Response- No screening in response to FAA

#6 2018 IPC 403.1 Minimum number of fixtures- Plumbing fixtures shall be provided in the minimum number shown in Table 403.1 based on the actual use of the building or space. Uses not shown on Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building code.

Action required: provide drinking fountain or approved alternate.

Response: per Lees Summit Building Code Chapter 7 Section 7-405 IPC amended Section 410.1

Breakroom sinks with a kitchen sink shall be permitted to be substituted for the required drinking fountain.

#7 2018 IBC 412.3.1 Exterior walls. Exterior walls located less than 30 feet from lot lines or public way shall have a fire-resistance rating not less than 2 hours.

Action required: Modify designs to comply

Response: Owner discussion with the AHJ in relation to the property and it's site.

#8 2018 IBC 412.3.4 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 in accordance with Section 711, or both.

Entrance shall be from the outside or by means of vestibule providing a two-doorway separation. (see code for exceptions)

Action required: Modify design to comply.

Response: per IBC 412.3.4. Exception #1, design meets code. By the installation of the heaters up in the ceiling.

#9. All plans submitted for review on or after April 2, 2019 shall be designed to the requirements of the 2018 International Building code, 2018 International Mechanical code, 2018 International Plumbing code, 2018 International Fuel Gas code, 2018 International Fire Code, 2017 National Electric code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lees Summit.

Response: Update code referenced on cover sheet.

#10. Inadequate information to complete review Provide the following, - Foundation plans, wall construction information- floor construction information, door & window schedules.

Response- Information provided on Structural and Architectural plans.

#11. Lees Summit Code of Ordinances 7-137. – Submittal Documents. Construction documents, special inspection and structural observation programs and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the state of Missouri.

Response: Architectural drawings signed & sealed submitted.

#12 2018 IBC 1006.2.1 Egress base on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or space shall be determined in accordance with Section 1004.2 (see code for special requirements for foyers, lobbies, vestibules, and care suites in I-2 occupancies)

Action required: Modify design. Maximum common path of travel exceeds form office #3&4

Response: added egress exit doors in hallways.

#13 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilets and bathrooms shall comply with Section 1209.2.1 thru 1209.4

Response- materials specified on plans detail #2 sheet A105

#14 2018 IBC 1109.11 Seating at tables, counters and work surfaces. Where seating or standing at fixed or built in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible.

Response- countertop shall have a min 36" clear space at a height of 34" above ground.

#15 All wiring shall be in accordance with 2017 NEC Article 513 aircraft Hangers.

Action required: Comment is for informational purposes. To be field verify

#16. Dead End Corridor 2018 IBC 1020.4 Dead Ends.

Response: Plans modified by adding exit doorway in hallways.

FIRE PLAN REVIEW

#1 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarms shall be submitted for review and approved prior to system installation.

Response: Fire Alarm electronic shop drawings for the fire alarm system will be sent to mike.weissenbach@cityofls.net

#2 2018 IFC 506.1 Address Numbers

Response: Address numbers will be placed on the building where required and to be verified at inspection.

#3 2018 IFC 506.1 Knoxbox required.

Response. Knoxbox will be provided and installed with coordination placement with FDC and be by the outside horn/ strobe. Knoxbox called out on the South building elevation.

#4 2018 IFC 901.2- Construction documents- for all fire protection system.

Response: No sprinkler system to be installed.

#5 2018 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.

Response- four (4) 2A10BC fire extinguishers to be installed and coordinated location with FDC

#6 Provide a code analysis and PE stamped plans for the project.

Response: Code analysis on cover sheet and PR stamped plans provided.

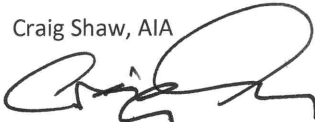
#7 IFC 2018 1024.4 Dead Ends. Corridors are more than 50 in length. (Upper & Lower floors)

Response: Additional exits have been provided.

#8 2018 IFC 1010.1.9 Door Operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side with out the use of a key or specially knowledge or effort.

Response: door lock provided to meet requirement. To be verified at inspection.

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End of Comment