



PLAN REVIEW CONDITIONS

July 07, 2020

RIGID GLOBAL BUILDINGS
9350 E COSTILLA AVE, UNIT 325
GREENWOOD VILLAGE, CO 80112

Permit No: PRCOM20201014
Project Title: LEE'S SUMMIT AIRPORT - HANGAR V
Project Address: 2751 NE DOUGLAS ST, Unit:V, LEES SUMMIT, MO 64064
Parcel Number: 217214
Location: LEES SUMMIT AIRPORT LOTS 1-4 --- LOT 1
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW 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

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

1. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

(Action Required)

Provide electronic shop drawings for the fire alarm system to mike.weissenbach@cityofls.net

6/22/20

Without the fire sprinkler system, and the fire area separation, a fire alarm system is not required.

2. 2018 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).

(Verified At Inspection)

3. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

(Action Required)

Order a Knox Box from knoxbox.com. Placement to be made by FDC and outside horn/strobe.

6/22/2020

Knox Box not required because the structure is not provided with a fire sprinkler system.

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 without the use of a key or special knowledge or effort.

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Building Plan Review

Reviewed By: Joe Frogge

Pending

1. 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.
6/19/20 - acknowledged in letter.

2. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is for informational purposes.
6/19/20 - acknowledged in letter.

3. 2018 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.
6/19/20 - acknowledged in letter. (letter from special inspections company not yet received)

4. 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 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. (see code for exceptions)

Action required: Modify designs to comply.
6/22/20 - This code section also applies to the furnaces in office area. If you want to use the separation wall for this it must be minimum 2 hour rated. (and extend to roof deck or rated horizontal assembly)

5. Inadequate information to complete review.

Provide the following:

- Foundation plans.

6/22/20 - Incorrect code reference on S100

- Wall construction information

6/22/20 - (1) Details required for all walls, not just fire rated partition. (2) Fire rated wall must extend to structure above or you'll have to rate the ceiling at office area. (3) Wall construction details conflict between Cover and A104 - 2x4 or 2x6?

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- Door and window schedules

6/22/20 - identify on plans which doors are to be rated

6. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor

finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

1209.2.3 Showers. (see code for details)

1209.2.4 Waterproof joints. (see code for details)

Action required: Specify compliant materials at restrooms and mop/service/janitor sinks.

6/22/20 - if paint is used it must be epoxy based.

7. 2018 IBC 1109.11 Seating at tables, counters and work surfaces. Where seating or standing space 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. (see code for exception)

Action required: Provide verification that "Bar" counters will be no taller than 34"

6/22/20 - 36" length counter at max. 34" high as noted in letter to include sink. Field verify.

8. All wiring shall be in accordance with 2017 NEC Article 513 Aircraft Hangars.

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

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.