



### **PLAN REVIEW CONDITIONS**

August 13, 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**

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)

4. 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.

(Verified At Inspection)

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Pending**

1. 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)

7/7/20 - Raised ignition source only applies to location of doors.

2. 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.

7/7/20 - Comment also applies to walls around mop sink.

3. 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.

4. 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.***