

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

October 23, 2023

Wellner Architects, Inc.  
1627 Main St, #100  
Kansas City, MO 64108

Permit No: PRCOM20235113  
Project Title: LEE'S SUMMIT AIRPORT EASTSIDE DEVELOPMENT AND HANGAR 2  
Project Address: 2740 NE HAGAN RD, LEES SUMMIT, MO 64064  
Parcel Number: 217214  
Location / Legal: LEES SUMMIT AIRPORT LOTS 1-4 --- LOT 1  
Description:  
Type of Work: NEW COMMERCIAL  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: NEW HANGAR WITH OFFICES AND EDUCATIONAL SPACES - INCLUDES ASSOCIATED SITE DEVELOPMENT

***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 upload the revised documents and /or additional information to the application through the online portal. 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 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

2. 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 MEP contractors.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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1. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is for informational purposes. After credit for previous ??? occupant the fee will be \$xxxx.xx

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 informational.

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.

4. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is informational.

5. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Action required: Comment is informational.

6. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is informational.

7. 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. re: walls, doors, ceiling/floors of Mech/Elec rooms 118 & 222.

8. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions)

Actions required:  
- Label restrooms per gender

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- Provide shower for both genders

\*\*If current design meets 2024 IBC standards you can file for a Code Modification Request (CMR) to use the new code.

9. 2018 IBC 423.4 Group E occupancies (as amended). In areas where the shelter design wind speed for tornadoes is 250 mph in accordance with Figure 304.2(1) of ICC 500, all Group E occupancies with an occupant load of 50 or more shall have a storm shelter constructed in accordance with ICC 500.

Exceptions:

1. Group E day care facilities.
2. Group E occupancies accessory to places of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500.
4. Group E occupancies that undergo alterations or additions where the cost of compliance with ICC 500 Section 702 is greater than 20% of the total project cost may omit the requirements of ICC 500 Section 702 only.

ICC/NSSA 500 Standard for the Design and Construction of Storm Shelters - 106.1.1 Peer review. A peer review by an independent registered design professional for compliance with the requirements of Chapters 3, 5, 6, and 7 shall be conducted for the following shelter types.

1. Community shelters with occupant load greater than 50.
2. Storm shelters in elementary schools, secondary schools, and day care facilities with an occupant load greater than 16.
3. Storm shelters in Risk Category IV (essential facilities) as defined in Table 1604.5 in the International Building code.

Actions required: Modify designs to demonstrate compliance. Include 3rd party study.

11. 2018 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. (4,000 shown on sheet S000)

12. 2018 IBC Exit Signs 1013.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Provide exit signage that leads upper level occupants to Stair 1.

13. 2017 NEC Article 230.2 Number of Services. A building or other structure served shall be supplied by only one service unless permitted in 230.2(A) through (D). For the purpose of 230.40, exception No. 2 only, underground sets of conductors, 1/0 AWG and larger, running to the same location and connected together at their supply end but not connected together at their load end shall be considered to be one service. (see code for specific conditions)

Action required: Only 1 service to this building is allowed. Modify designs.

14. 2017 NEC Article 250.50 Grounding Electrode System. All Grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrodes system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4)

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through (A)(8) shall be installed and used. (see code section for exception)

Action required: Modify designs to show that all available locations. Include all wire sizes.

15. 2018 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. (see code for exception) Action required: Revise drawings to show outside air calculations as well as method of delivery.

Action required: Provide outdoor air calculations and methods of delivery.

16. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide cleanouts near where sanitary exits foundation.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

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.

Provide alarm system plans as a deferred submittal.

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.

Provide a Knox Box 6' AFF over the FDC and Knox key switches on both gates to the flight line.

4. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or

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modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Provide deferred shop drawings for the sprinkler system. Reference Poole report for a wet fire protection system.

5. For Information Only- The 2021 Life Safety Code is not an adopted code for the City of Lee's Summit.

6. The FDC shall be marked with a FDC sign (higher than the dumpster) due to view being obstructed by dumpster.

7. The high volume fans shall be connected to the building fire alarm system, and shut down on alarm activation.

To be confirmed on alarm plans.

8. Remove the exit sign from the southwest corner of the GSE, there isn't a door there.

9. Will there be any charging of battery operated vehicles or power units in the GSE? Powered industrial trucks and equipment shall be used, stored, fueled or charged in accordance with IFC Section 309. Provide ventilation and larger fire extinguisher if indicated.

10. Provide a clearly defined aircraft hangar classification. The size of the hangar door is not listed in the Door Schedule and the fire area separation does not meet IBC 707.3.10 Fire Areas, for a Group II or Group III hangar.

11. The fire lanes on the north and south side shall be posted No Parking Fire Lane.

12. Correct items called out in the Final Development Plan.

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