



January 10, 2025

Joe Frogge  
Commercial Plans Examiner  
Lee's Summit, MO l Development Services  
220 SE Green Street  
Lee's Summit, MO 64063  
816.969.1200 (Work)  
816.969.1201 (Fax)

Permit Number:	PRCOM20245900
Project Name:	Lee's Summit Municipal Airport - General Aviation Terminal
Project Address:	2720 Ne Hagan Rd, Lee's Summit, MO 64064
Parcel Number:	52300011400000000
	Location / Legal Description: LEES SUMMIT AIRPORT LOTS 1-4---
	LOT 1 (EX PT DAF: BEG NW COR LOT 1 TH CURVE RT W/ R1446.72' L 312.8
	LF W/ R 1549.94' L 754.94' TH N 74 DEG 54 MIN 54 SEC E 100' TH CURVE TO
	RT R 1449.33' L 902.80' TH S 97.13' TH N 87 DEG 40 MIN 10 SEC W 2383.37'
	TH N 01 DEG 47MIN 56 SEC E 665.29' TO POB)
Type of Work:	New Commercial
Regarding:	Plan Review Conditions

Mr. Frogge  
Please find below, attached or under separate cover answers to the code comments.

## COMMENTS

### ***Licensed Contractors      Reviewed By: Joe Frogge***

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 the name, email address & phone number for the on-site contact.*
  - a. [Pending Outcome of Bid Process. Anticipated April 2025.](#)
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.*
  - a. [Pending Outcome of Bid Process. Anticipated April 2025.](#)

**Building Plan Review      Reviewed by: Joe Frogge**

1. *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.*
  - a. *Resubmitted, Pending Approval.*
2. *FAA approval required. Action required: Provide verification of FAA 7460 approval.*
  - a. *Submitted. Waiting Approval via FAA.*
3. *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.*
  - a. *Noted*
4. *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.*
  - a. *Noted*
5. *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.*
  - a. *Noted*
6. *Inadequate information to complete review. Provide the following: Complete light pole base detail. (detail on ME003 is incomplete)*
  - a. *Refer to added sheet **ME004**, Site Electrical Details: ADD – Pole foundation details for parking lot lighting and bollards were added to this new sheet.*
7. *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 wall finish materials at mop sink and at Line Restroom 111. If paint is used it must be epoxy based.*
  - a. *Note added to Page **A-704** Finish Schedules - for Epoxy Based Paint to be used in Wet Areas*
8. *2017 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there*



shall be one entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space. A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met.

(a) *Unobstructed Egress.* Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted.

(b) *Extra Working Space.* Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition.

110.26 (C)(3) *Personnel Doors.* Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware. Action required: Provide panic device at door 105.1 out of room MEP 105.

- a. Our service size is 1000 amps. Refer to architectural sheet **A-700** for door schedule. Revise  
- Panic hardware is added to door 105.1.

9. 2017 NEC Article 250.66 *Size of Alternating-Current Grounding Electrode Conductor.* The size of the grounding electrode conductor at the service, at each building or structure where supplied by a feeder(s) or branch circuit(s), or at a separately derived system of a grounded or ungrounded ac system shall not be less than given in Table 250.66, except as permitted in 250.66(A) through (C). Action required: Provide sizes for all grounding electrode conductors.

- a. See attached updated plan **E-300**, Electrical One-Line Diagram. Conductor type G1 for grounding electrode size and changes to service entrance main overcurrent protection. Manual transfer switch is service entrance rated with utility breaker so indoor MDP is main lug only. Added service entrance manual transfer switch schedule.

#### **Fire Plan Review Reviewed By: Craig Hill**

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 deferred submittal for alarm system.
  - a. Fire alarm shop drawings will be submitted via deferred submittal during procurement / shop drawing phase after award.
2. 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: Provide a Knox Box above FDC
  - a. Refer to revised sheet **G-007**. Knox box will be located above FDC per code.



3. *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 modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation. Action Required: Provide deferred submittal for protection system.*
  - a. Fire sprinkler shop drawings will be submitted via deferred submittal during procurement / shop drawing phase after award.
4. *2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official. Action Required: Provide elevator Knox Box near the elevator.*
  - a. Refer to revised sheet **G-007**. Knox box will be located near first floor elevator door.
5. *Provide emergency lighting in rooms 131, 132, and 133.*
  - a. Refer to revised sheet **E-100**, First Level Lighting Plan: Rooms 131 and 132 currently had emergency lighting, no changes required. See attached updated sheet **E-100** for changing one fixture type in room 133 to “BE”.

## DRAWINGS

### ALL SHEETS

1. **REVISE** Project Name to “Kansas City – Lee’s Summit Regional”

### COVER SHEET

1. **REVISED** for project name change

### G005 - CAP NOTES

1. **ADD** note of site location relative to the 100 – year floodplain.
2. **ADD** note to plans locating the presence of any active, inactive, or capped oil or gas wells on the subject property.

### G-007 CODE INFORMATION AND PLANS

1. **ADD** Knox Box Location for one above FDC and one near Elevator.

### G-011 - MECHANICAL EQUIPMENT SCREENING DIAGRAM

1. **NEW** Sheet
2. **ADD** Equipment screen diagrams to show all equipment is behind mechanical screen wall.

### C110 - GRADING PLAN DETAILS

1. **ADD** grading exhibit to confirm ADA accessibility standards for the parking lot in the area surrounding the handicap spots.



### **C118 - SANITARY SEWER DETAILS**

1. **ADD** frame and lid detail for all storm lids using new standard detail STM-6.

### **C119 - UTILITY PLAN**

1. **ADD** cut – in tee for connection of private sanitary sewer laterals into public manholes.
2. **REVISE** fire line types to reflect a minimum of a four-inch fire line instead of a two inch and reduce the six inch fire line.
3. **REVISE** existing line types for more contrast with the proposed.
4. **ADD** the location of the FDC on the building.
5. **ADD** a four inch Storz type fitting connection within 100 feet of a fire hydrant.
6. **ADD** note and location of the monument sign.

### **C121 - UTILITY PROFILE 1 OF 3**

1. **REVISE** pipe sizes to conform with utility modifications.

### **C131 - MARKING AND SIGNAGE**

1. **REVISE** parking spots to comply with city minimum stall depth of 19 feet except for those spots which are adjacent to a minimum of six foot sidewalk or open area, which can be reduced by two feet for a stall depth of 17 feet.
2. **REVISE** the ADA sign bollard location to increase the size of the stall to increase the stall depth to comply with city standards.
3. **DELETE** wheel stops.
4. **REVISE** to include the accessible route from ADA parking spots to terminal entrance.

### **L100 - LANDSCAPE PLAN**

1. **REVISE** Trees have been moved from sub 10' parking lot landscape islands to larger islands.
2. **DELETE** Two trees have been removed

### **A-100 - SITE PLAN**

1. **ADD** on 1-SITE PLAN note for the monument sign.
2. **ADD** on 1-SITE PLAN note for the flagpole.
3. **ADD** on 1-SITE PLAN note for the transformer.

### **A-201 - EXTERIOR ELEVATIONS**

1. **REVISE** on elevation 3-WEST ELEVATION building name to “Kansas City – Lee’s Summit Regional”
2. **REVISE** on elevation 4-EAST ELEVATION building name to “Kansas City – Lee’s Summit Regional”

### **A-623 - EXTERIOR SIGNAGE**

1. **REVISE** on enlarged plan 1- ENLARGED PLAN - MONUMENT SIGN adjust the size and dimensions.
2. **REVISE** on detail 4-FRONT ELEVATION - MONUMENT SIGN the building name to “Kansas City – Lee’s Summit Regional”.
3. **REVISE** on detail 5-ENLARGED ELEVATION, AIRSIDE SIGNAGE the building name to “Kansas City – Lee’s Summit Regional”.



#### **A-700 - DOOR SCHEDULE & LEGEND**

1. **ADD** Hardware Set 15.
2. **REVISE** 105.1 to hardware set 15
3. **DELETE** from hardware set 05 door 105.1

#### **A-704 - FINISH SCHEDULES**

1. **ADDED** Note to Finish Schedule

#### **ME003 - SITE PHOTOMETRIC PLAN AND ELEVATIONS**

1. **ADD** Referenced on elevation detail of parking lot lighting to refer to sheet ME004 for all pole/bollard foundation details.

#### **ME004 -SITE ELECTRICAL DETAILS**

1. **NEW** Sheet
2. **ADD** Site Electrical Details
3. **ADD** Pole foundation details for parking lot lighting and bollards were added to this new sheet.  
Pole foundation details for parking lot lighting and bollards were added to this new sheet.

#### **FP100 - FIRE PROTECTION PLANS**

1. **ADD** Incorporated into fire protection service entrance detail showing 4" Storz type FDC location.
2. **REVISE** Revised Fire Protection Plan Level 1 service entrance layout/distribution to show location of 4" storz type FDC.

#### **E-100 - LIGHTING PLANS**

1. **REVISED** In restroom 133 revised one B fixture to BE type for emergency battery pack.

#### **E-300 - ELECTRICAL RISERS AND DIAGRAMS**

1. **ADD** Grounding Electrode Conductor size table for main service entrance.
2. **ADD** service entrance manual transfer switch schedule.

#### **E-510 ELECTRICAL SCHEDULES**

1. **REVISE** for main distribution panel schedule, revised mains to be 1000-amps, main lug only.

Thank you



Jason Barker AIA LEED®AP BD+C