

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

April 29, 2025

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

Permit No: PRCOM20251497  
Project Title: TM AVIATION HANGAR AT LXT  
Project Address: 400 NE LEINWEBER RD, LEES 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/ R 1446.72' 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 47 MIN 56 SEC E 665.29' TO POB)  
Type of Work: NEW COMMERCIAL  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: TM AVIATION HANGAR AT LXT - NEW AIRPLANE HANGER WITH RELATED OFFICE SPACE. OFFICE AREA UNDER SEPARATE CONTRACT

***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 the name, email address & phone number for the on-site contact.

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.

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**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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.

2. This plan review is for the entire structure. Per request we will create a separate permit for the construction of the offices.

Action required: Comment is informational.

3. A one-time impact fee in the form of an excise 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: The fee will be \$2,266.00

4. 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."

5. FAA approval required.

Action required: Provide verification of FAA 7460 approval.

6. A code analysis shall be provided which includes but is 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.

Action required: Amend Code Information on G-005 to show correct maximum area which is 70,000

7. 2018 IBC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section. Item 2. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and the area served are accessory to one or the other, are not a Group H occupancy and provide a discernible path of egress travel to an exit.

Exception: Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy where the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group. (See code section for additional items and exceptions)

Actions required:

- 2nd floor offices not allowed to exit through Hangar. (B to S1) Modify designs to comply.
- Remove exit signs that direct egress out of offices thru hangar.

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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 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.

Exceptions:

1. Unit heaters and vented infrared radiant heating equipment suspended not less than 10 feet (3048 mm) above the upper surface of wings or engine enclosures of the highest aircraft that are permitted to be housed in the hangar need not be located in a separate room provided that they are mounted not less than 8 feet (2438 mm) above the floor in shops, offices and other sections of the hangar communicating with storage or service areas.
2. Entrance to the separated room shall be permitted by a single interior door provided that the sources of ignition in the appliances are not less than 18 inches (457 mm) above the floor.

Actions required:

- Specify 2 hour walls and floor assembly surrounding Mech. 202. Single interior entry allowed as shown. (Source of ignition minimum 18" above floor looks compliant in MEP design - to be field verified)
- Specify 2 hour walls and ceiling assembly surrounding Maintenance 105.
- Relocate door out of Maintenance 105 to the exterior or provide vestibule.
- Specify 2 hour walls and ceiling assembly surrounding Mech. 103
- Provide vestibule at door into Mech. 103.
- Provide verification that all sources of ignition in Mech. 103 are minimum 18" above the floor.
- Heating for hangar bay must be redesigned to comply. H/V unit does not qualify for an exception.
- Amend detail 3/E-400 to comply.

9. Inadequate information to complete review.

Provide the following:

- Complete UL detail of fire rated walls (1hr at separation and 2hr at mech. room) that include nail/screw patterns.
- Specify ratings of windows in 1hr barrier.
- Specify rating of door into Mech. 202.
- Specify rating of door into Maintenance 105.
- Specify rating of doors into Mech. 103.

10. PEMB deferred per request.

Action required: Comment is informational.

11. 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)

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Action required: Specify compliant finish materials at toilets, urinals, and shower.

12. 2018 IBC 603.1 Allowable Materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3: (see code for specific examples and exceptions)

Action required: Amend details on sheets A-501 and A-502 to show that all wood blocking is fire retardant treated.

13. 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 a cleanout near where each sanitary line leaves the building.

14. 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
  2. Interior and exterior exit stairways and ramps.
  3. Exit passageways.
  4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.
  5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.
- 1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency lighting at exterior landings.

15. 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.

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**Fire Plan Review**

**Reviewed By: Craig Hill**

**Rejected**

1. 2018 IFC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

Actions required: 2nd floor offices not allowed to exit through Hangar. Remove exit signs that direct egress out of offices thru hangar.

2. 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

Action Required: Provide exterior illumination at all emergency exits leaving the structure.

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