

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 01, 2025

Insight Design Architects
112 South Main St
Nixa, MO 65714

Permit No: PRCOM20251547
Project Title: MIDWEST AVIONICS HANGAR
Project Address: 2751 NE DOUGLAS ST, Unit:12, 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: MIDWEST AVIONICS HANGAR - NEW BUILDING FOR AIRPLANE STORAGE AND SERVICE

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 7-130.4 - 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. (All State Electric and Essary Plumbing must obtain Lee's Summit business licenses)

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.

DEVELOPMENT SERVICES

2. 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.

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: Comment is informational. The fee will be \$2,508.00

(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).

4. 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.)

Action required: Specify compliant wall finish materials at mop sink, urinal, and water closets.

5. Protection of Potable Water System

2018 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Provide protection from freezing at restrooms' water piping or verification that current design is sufficient. (fyi - any type heating equipment in rooms can trigger requirements for exterior doors and 2hr rating of walls - see IBC 412.3.4)

6. 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 leaves building.

DEVELOPMENT SERVICES

7. 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: Specify size of all grounding electrode conductors.

Fire Plan Review

Reviewed By: Craig Hill

Approved with Conditions

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.

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