

April 30, 2025

Grant White Project Manager Lee's Summit, MO Development Services 220 SE Green Street Lee's Summit, MO 64063 816.969.1200 (Work) 816.969.1201 (Fax)

Application Number:	PRCOM20251497	
Application Type:	Building Permit - Commercial	
Application Name:	TM Aviation Hanger at LXT	
Application Status:	In Plan Review	
Location:	400 NE Leinweber Rd, Lees Summit, MO 64064	
Type of Work:	New Commercial	
Regarding:	Building Permit Review Comments	

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

COMMENTS

Planning Review	Reviewed by: Hector Soto Jr.	No Comments
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- 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."
 - a. Special inspection letter added.
- 5. FAA approval required. Action required: Provide verification of FAA 7460 approval.
 - a. FAA 7460 final determination uploaded.
- 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.
 - a. Code analysis updated.

- 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.
 - a. Per correspondence dated 04.28.2025 and reading in part (Email attached):

The offices on the 2nd floor are intended solely to support the hangar. The classification for the offices is B, and the hangar is classified as S-1. The 1-hour fire resistance rating shown on the drawings applies to the NFPA 409, but not required per the IBC.

According to section 508.2.4, no separation is required between accessory occupancies. Additionally, Table 508.4 indicates that B and S-1 are in the same hazard class, which does not necessitate separation. Section 1016 states that the office area is considered accessory to the hangar, which is permissible under section 1016.2.2.

Since both the B and S-1 classifications belong to the same hazard class and the offices are accessory to the hangar, exiting through the hangar is allowed.

- 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.
 - a. No heating sources are within the AHU equipment in Mech 202. The AHUs are water to air heat exchangers fed from boilers in room 103. Walls, floor and ceiling around Mech 103 have been revised to be 2-hour rated. Doors have been revised to be 90 minute rated. Unit



heater has been removed from Maintenance 105 no heat equipment is located in this room. Detail 3/E-400 has been removed and is no longer needed.

- 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 barzerier. - Specify rating of door into Mech. 202. - Specify rating of door into Maintenance 105. - Specify rating of doors into Mech. 103.
 - a. We have added complete UL listing for 1 hour & 2 hour walls and 2 hour ceiling on sheet G-007. Windows to be 45 minute fire rated glazing as called out in the note on FRAME TYPES ON A-701.
- 10. PEMB deferred per request. Action required: Comment is informational
 - a. Noted
- 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) Action required: Specify compliant finish materials at toilets, urinals, and shower.
 - a. Interior finishes are not part of this project. Non-rated walls will be studs only under this contract. The tenant's interior contractor, under separate permit, will supply the non-rated gypsum board systems, paint, flooring, ceilings, lighting not shown, doors and hardware shown as dashed. Casework and all plumbing fixtures including shower surround.
- 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.
 - a. Note added to detail 8/A-501. Specification section 06 10 00 ROUGH CARPENTRY, 2.3 FIRE-RETARDENT-TREATED LUMBER, E Application: qualifies location of fire treated wood blocking for all rough carpentry unless otherwise noted. Blocking in interior stud only walls will be by tenant's interior contractor under separate permit.
- 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.



- a. Plans updated to reflect a cleanout on sheet P-100.
- 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: 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.
 - a. All interior lighting, as part of this project, is on back-up generator and battery backup electrical fixtures are show in the hangar space on Sheet E-100. Exterior lighting has been updated to show lighting on generator. Plans updated to reflect emergency lighting in spaces for lighting from tenant's interior contractor.
- 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.
 - a. Grounding electrodes are shown on the one-line diagram and sizing called out in the grounding electrode conductor schedule on sheet E-300

Fire Plan ReviewReviewed by: Craig HillCorrections

- 1. The 10 inch public water main extension shall be submitted as a standalone plan. Submit a standalone plan for the public 10 inch water main extension.
 - a. The 10 inch public water main extension has been submitted as a standalone plan.

Alarm Review

Reviewed by: Grant White

Corrections

- IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Provide turning movements for a 44 foot aerial using the proposed entrance. The entrance to the public lot may need to be enlarged.
 - All access roads meet the width and vertical clearance requirements. Turning movements for a 44ft aerial have been provided. The current entrance does not need to be enlarged. The work for the drive entrance has been removed from this project and moved to a



different project. When updates to that project are complete, they will be sent in as changes to approved plans.

ATTACHED DOCUMENTS

FAA form 7460 final determination

1. ADD final determination to project.

FIRETRUCK EXHIBIT

1. ADD FIRETRUCK ENTRANCE AND EXIT TO TMA HANGAR PARKING LOT sheet

G-000 – COVER

- 1. **REVISE** sheet index.
- 2. ADD the legal description to the sheet

G-005 - CODE PLAN

1. **REVISE** the allowable area note.

G-006 - WALL TYPES

1. REVISE wall type notes.

G-007-WALL TYPES

1. ADD sheet for UL wall types.

G-008 – GENERAL ACCESSIBILITY

1. **REVISE** sheet number from G-007 to G-008.

G-009 – INTERIOR ACCESSIBILITY

1. **REVISE** sheet number from G-008 to G-009.

S-101 - FOUNDATION PLAN

- 1. **ADD** floor opening
- 2. **REVISE** note for 1 ¹/₂" metal deck and 1hr rated floor assembly.

AS-100 - ARCHITECTURAL SITE PLAN

- 1. **REVISE** the location of the FDC to the northeast corner of the building and move the AOA fence south.
- 2. **REVISE** the parking lot to remove the entrance from the scope of the project.
- 3. **REVISE** the notes for Owner vs Contractor seeding and sodding scope of work.
- 4. **REVISE** notes for locations of fence types.
- 5. ADD note for location of irrigation backflow preventor vault.

A-100 – FLOOR PLAN

1. 1st FLOOR:

a. REVISE the wall types around the MECH rm 103

2. MEZZANINE FLOOR PLAN:

- a. ADD wall type tag.
- **b. ADD** floor opening.

A-102 – ENLARGED PLAN

- **1. ENLARGED FLOOR PLAN 1ST FLOOR:**
 - a. REVISE & ADD the wall types around the MECH rm 103 and MENS RESTROOM 107.
- 2. MEZZANINE FLOOR PLAN:
 - a. ADD wall type tag.

A-103 – OVERALL REFLECTED CEILING PLAN

1. 1ST FLOOR REFLECTED CEILING PLAN:

- **a. REVISE** ceilings in MECH rm 103.
- b. ADD access panel in ceiling of MAINTENANCE rm 105

A-301 – BUILDING SECTIONS

1. EAST WEST SECTION 01:

a. ADD rated floor/ceiling in MECH rm 103.

A-501 – DETAILS

- 1. DETAIL 8 STOREFRONT SILL 2ND FLOOR:
 - **a. ADD** note to callout treated wood blocking

A-701 – DOOR SCHEDULE & LEGEND

- 1. DOOR SCHEDULE:
 - **a. REVISE** fire ratings at doors.
- 2. DETAIL 16 HM WINDOW HEAD AT GYP BD:
 - a. REVISE detail to show glazing and stop

P-100 – PLUMBING PLAN

1. ADD cleanout.

FP-100 – FIRE PROTECTION PLAN

1. REVISE location of FDC.

M-100 – MECHANICAL PLANS

- 1. SCHEMATIC 1ST FLOOR MECANCIAL FLOOR PLAN:
 - a. **REVISE** the layout of the ductwork.
 - **b. DELETE** the unit heater from Maintenance rm 105z
- 2. SCHEMATIC 2ND^T FLOOR MECANCIAL FLOOR PLAN:
 - **a. REVISE** the layout of the ductwork.



- **b. ADD** return air grill.
- 3. SCHEMATIC 1ST FLOOR MECANCIAL FLOOR PLAN:
 - **a. REVISE** the layout of the ductwork.
 - **b. ADD** return air grill.
- 4. FIRE DAMPER DETAIL
 - a. Add detail.

M-110 - RADIANT FLOOR MECHANICAL PLANS

- 5. ADD radiant loop to room 105.
- 6. REVISE Radiant Floor Heating Zone Manifold Schedule
- 7. ADD keynote 7

M-200 - MECHANICAL PIPING PLANS

- 1. SCHEMATIC 2ND^T FLOOR MECANCIAL FLOOR PLAN:
 - a. REVISE the layout of the equipment.
- 2. HYDRNIC PIPING SECTION #1:
 - a. **REVISE** the layout of the equipment.

M-500 – MECHANICAL SCHEDULES

1. AIR HANDING UNIT SCHEDULE

a. REVISE AHU-4

E-400 – ELECTRICAL DETAILS

2. DELETE detail 3-UNIT HEATER MOUNTING.

E-500 – ELECTRICAL SCHEDULES

1. **DELETE** the unit heater schedule.

Thank you

Jason Barker AIA LEED[®]AP BD+C

