

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
Fax (816) 969-1201

PLAN REVIEW CONDITIONS

July 16, 2012

GUY GRONBERG ARCHITECTS, PC
113 SE 3RD ST
LEES SUMMIT, MO 64063--2719

Permit No: PRCOM20121481
Project Title: SAINT LUKES SURGICAL SPECIALISTS
Project Address: 120 NE SAINT LUKES BLVD, LEES SUMMIT, MO 64086
Parcel Number: 52400043900000000
Location: SAINT LUKE'S HOSPITAL OF LEE'S SUMMIT LOT 1---LOT 1 (EX PT IN RD)
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: NEW TENANT FINISH FOR MEDICAL OFFICE

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 contact the appropriate department regarding clarification of comments.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

2. 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. Expert from Sec. 7-130, Lees Summit Code of Ordinances.

Action required - Provide the names for the licensed mechanical, electrical and plumbing sub-contractors.

3. ICC/ANSI A117.1 2003 804.6.6 - Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer, 54 inches maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the space dedicated to a refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches maximum from the centerline of the dedicated space.

Action required - This comment is for information purposes.

4. 2005 NEC 517.13 - Grounding of receptacles and fixed electric equipment in patient care areas. Wiring in patient care areas shall comply with 517.13(A) and 517.13(B).

Action required - Provide additional information on the plans.

5. 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 - Provide the name of the licensed general contractor.

Fire Plan Review

Reviewed By: Jim Eden

Pending

1. 2006 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.

Provide shop drawings for review and approval.

2. Provide an exit light in corridor 2E200 that directs to either stairwell.

3. 2006 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 shop drawings for review and approval. Provide pull stations at the entrances to the interior stairwell.

4. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Show locations of additional fire extinguishers. Maintain 75 foot travel distance.

5. Provide an exit light over the door to the center stairwell from corridor 2E204.

6. 2006 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).

Provide suite numbers on doors to public corridors.

7. 2006 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Call (816) 969-1300 to schedule testing.

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