

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

February 20, 2014

FMS  
5721 THEDEN ST  
SHAWNEE, KS 66218

Permit No: PRCOM20132712  
Project Title: ETC PHYSICAL THERAPY  
Project Address: 208 NW OLDHAM PKWY, LEES SUMMIT, MO 64081  
Parcel Number: 62140031600000000  
Location: SUMMIT SHOPPING CENTER LOT 1  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: TENANT FINISH FOR MEDICAL OFFICE. SPACE WAS PREVIOUSLY PART OF UNIFORM SOURCE

***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**                      **Approved with Conditions**

2. 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 - This comment applies to electrical in the treatment rooms. Add additional information on the plans.

Mike Weisenborn 01/14/2014 11:07 AM - Notes have been added to the plans.

**Licensed Contractors**                      **Reviewed By: Michael Weisenborn**                      **Approved**

**Fire Plan Review**                      **Reviewed By: Jim Eden**                      **Approved with Conditions**

1. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a minimum of two 2A:10B:C fire extinguishers at a conspicuous location in a normal pathway, with not more than a 75 foot travel distance. Verified at inspection.

2. 1014.2 Egress through intervening spaces.  
Egress through intervening spaces shall comply with this section.

1. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served, are not a high-hazard 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 when the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

2. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Exceptions:

1. Means of egress are not prohibited through a kitchen area serving adjoining rooms constituting part of the same dwelling unit or sleeping unit.

2. Means of egress are not prohibited through stockrooms in Group M occupancies when all of the following are met:

2.1. The stock is of the same hazard classification as that found in the main retail area;

2.2. Not more than 50 percent of the exit access is through the stockroom;

2.3. The stockroom is not subject to locking from the egress side; and

2.4. There is a demarcated, minimum 44-inch-wide (1118 mm) aisle defined by full or partial height fixed walls or similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions.

3. An exit access shall not pass through a room that can be locked to prevent egress.

4. Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

Verified at inspection.

3. 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).

The front and rear doors shall be posted with the correct address. Verified at inspection.

4. All exit and emergency lighting shall be maintained.

Verified at inspection.

5. 1008.1.2 Door swing.

Egress doors shall be side-hinged swinging.

Exceptions:

1. Private garages, office areas, factory and storage areas with an occupant load of 10 or less.

2. Group I-3 occupancies used as a place of detention.

3. Critical or intensive care patient rooms within suites of health care facilities.

4. Doors within or serving a single dwelling unit in Groups R-2 and R-3.

5. In other than Group H occupancies, revolving doors complying with Section 1008.1.3.1.

6. In other than Group H occupancies, horizontal sliding doors complying with Section 1008.1.3.3 are permitted in a means of egress.

7. Power-operated doors in accordance with Section 1008.1.3.2.

8. Doors serving a bathroom within an individual sleeping unit in Group R-1.

Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons or a Group H occupancy.

The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a 15-pound (67 N) force. The door shall be set in motion when subjected to a 30-pound (133 N) force. The door shall swing to a full-open position when subjected to a 15-pound (67 N) force. Forces shall be applied to the latch side.

The rear door shall swing outward with the proper door hardware. Verified at inspection.

- \_\_\_\_\_ Approved to issue per the listed conditions.
- \_\_\_\_\_ Do not issue per the listed conditions.
- \_\_\_\_\_ Approved to construct foundation only per the listed conditions.
- \_\_\_\_\_ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

_____	_____
Signature of Applicant	Date

_____	_____
Print Applicant Name	CompanyName

***The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.***

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