

## **PLAN REVIEW CONDITIONS**

March 28, 2014

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

Permit No: PRCOM20140442  
Project Title: SAINT LUKES MULTISPECIALTY CLINIC TENANT FINISH  
Project Address: 20 NE SAINT LUKES BLVD, Unit:300, LEES SUMMIT, MO 64086  
Parcel Number: 52440044000000000  
Location: SAINT LUKES HOSPITAL OF LEES SUMMIT LOTS 1 & 2---LOT 1  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: SAINT LUKES MULTISPECIALTY CLINIC TENANT FINISH

### ***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 provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

#### **Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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: Licensed sub-contractors are are required to be listed on permit. Provide names of MEP sub contractors.

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. Type of construction for this building is IA, not IIB as shown on cover sheet.

Action Required: This is for informational purposes.

2. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locates specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Kitchens

(3) Rooftops

(4) Outdoors

(5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.

(6) Indoor wet locations

(7) Locker rooms with associated showering facilities

(8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or protable lighting equipment are to be used.

(refer to code for exceptions)

Required Action: All receptacles within 6' of sinks to be GFCI protected.

3. 2011 NEC 517.13 Grounding of Receptacles and Fixed Electrical Equipment in Patient Care Areas. Wiring in patient care areas shall comply with 517.13(A) and (B).

(A) Wiring methods. All branch circuits serving patient care areas shall be provided with an effective ground-fault current path by installation in a metal raceway system, or a cable having a metallic armor or sheath assembly. The metal raceway system, or metallic cable armor, or sheath assembly shall itself qualify as an equipment grounding conductor in accordance with 250.118.

(B) Insulated Equipment Grounding Conductor.

(1) General. The following shall be directly connected to an insulated copper equipment grounding conductor that is installed with the branch circuit conductors in the wiring methods as provided in 517.13(A).

1. The grounding terminals of all receptacles.

2. Metal Boxes and enclosures containing receptacles.

3. All non-current-carrying conductive surfaces of fixed electrical equipment likely to become energized that are subject to personal contact, operating at over 100 volts.

(refer code for exceptions)

(2) Sizing. Equipment grounding conductors and equipment bonding jumpers shall be sized in accordance with 250.122.

Action Required. Provide redundantly grounded systems in all exam rooms.

#### **Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved**

1. 2012 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 sprinkler plans for approval

2. 2012 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 alarm plans for approval is modifications are made to the system

3. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide fire extinguishers if not existing

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