

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

December 02, 2014

HEREFORD DOOLEY ARCHITECTS  
1720 WEST END AVENUE, SUITE 130  
NASHVILLE, TN 37203

Permit No: PRCOM20143272  
Project Title: KC PAIN  
Project Address: 200 NE MISSOURI RD, LEES SUMMIT, MO 64086  
Parcel Number: 52400043300000000  
Location: ROLLINS MEADOWS LOTS 1A & 2A LOT 2A  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: TENANT FINISH FOR PAIN CLINIC ON FIRST FLOOR & OFFICES ON SECOND

***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. 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: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

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

Action required: MEP subcontractors are required to be listed on permit. Provide company names of MEP contractors.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. 2012 IBC 1005.7 Encroachment. Encroachments into the required means of egress width shall be in accordance with the provisions of this section.

1005.7.1 Doors. Doors, when fully opened, shall not reduce the required width by more than 7 inches. Doors in any position shall not reduce the required width by more than one-half.

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Action required: Modify design at door into Jan B124. Currently the door when in the fully open position is will not be within the 7" guideline.

2. ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Modify design at doors 307a and 307b to show compliance. Currently the proposed furniture is within the minimum maneuvering clearances.

3. 2012 IBC 716.5 Fire door and shutter assemblies. Approved fire door and fire shutter assemblies shall be constructed of any material or assembly of component materials that conforms to the test requirements of Section 716.5.1, 716.5.2 or 716.5.3 and the fire protection rating indicated in Table 716.5. Fire door frames with transom lights, sidelights or both shall be permitted in accordance with Section 716.5.6. Fire door assemblies and shutters shall be installed in accordance with the provisions of this section and the NFPA 80.

Action required: Specify fire ratings at doors in fire rated assemblies.

4. ICC A117.1-2009 604.5.1 – Fixed side wall grab bars. Fixed side-wall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

Action required: Provide vertical grab bar at toilet. Reference detail 2/A401.

5. 2012 IBC 1109.12.3 – Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: Modify design of desk at Reception 300 to show compliance.

6. 2012 IPC 608.2 Plumbing fixtures. The supply lines and fittings for plumbing fixtures shall be installed so as to prevent backflow. Plumbing fixtures shall provide backflow protection in accordance with ASME A112.18.1/CSA B125.1.

Action required: Specify backflow prevention at coffee maker and ice maker.

7. 2012 IPC 802.1 Where required. Food-handling equipment and clear-water waste shall discharge though an indirect waste pipe as specified in Sections 802.1.1 through 802.1.8. All health-care related fixtures, devices and equipment shall discharge to the drainage system through an indirect waste pipe by means of an air gap in accordance with this chapter and section 713.3. Fixtures not required by this section to be indirectly connected shall be directly connected to the plumbing system in accordance with Chapter 7.

Action required: Specify method for indirect drain at ice maker.

8. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

**Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved with Conditions**

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1. 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 showing changes to the system

2. 2012 IFC 703.1- Maintenance. The required fire-resistance rating of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

For information only

3. 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 showing changes to the system

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