

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

December 11, 2014

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

Permit No: PRCOM20143335
Project Title: MIDWEST PAIN MANAGEMENT CENTER
Project Address: 200 NE MISSOURI RD, Unit:100, 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 BUILD-OUT FOR AN AMBULATORY SURGERY CENTER SPECIALIZING IN OUT PATIENT SURGERY CASES - INCLUDES NEW ENTRY CANOPY AND EXTERIOR EQUIPMENT ENCLOSURE FOR NEW MECHANICAL EQUIPMENT AND GENERATOR

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. 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 for informational purposes.

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2. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment for informational purposes.

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 door ratings where required in fire/smoke barriers.

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: Specify installation of vertical grab bars at accessible toilets.

5. 2012 IFGC 503.6.4 Gas Vent Terminations. A gas vent shall terminate in accordance with one of the following:
1. Gas vents that are 12 inches or less in size and located not less than 8 feet from a vertical wall or similar obstruction shall terminate above the roof in accordance with Figure 503.6.4.
 2. Gas vents that are over 12 inches in size or are located less than 8 feet from a vertical wall or similar obstruction shall terminate not less than 2 feet above the highest point where they pass through the roof and not less than 2 feet above any portion of a building within 10 feet horizontally.
 3. As provided for industrial appliances in Section 503.2.2.2.
 4. As provided for direct-vent systems in Section 503.2.3.
 5. As provided for appliances with integral vents in Section 503.2.4.
 6. As provided for mechanical draft systems in Section 503.3.3.
 7. As provided for ventilating hoods and exhaust systems in Section 503.3.4.

Action required: Modify design to depict how NG vents will be terminated in compliance with IFGC.

6. 2012 IBC 1109.4 – Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible.

Action required: Refrigerator specified (with freezer above) is not accessible.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. Provide Medical Gas Certifications prior to final

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

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and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Alarm contractor shall provide plans for work to be performed

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.

Sprinkler contractor shall provide plans for sprinkler work to be performed

4. Duct detection is required for units over 2,000 cfm. Activation shall shut down the unit and transmit a supervisory signal to the panel. For information only

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