

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

January 07, 2016

KNAPP PHYSICAL THERAPY
806 SW BLUE PKWY
LEES SUMMIT, MO 64063

Permit No: PRCOM20152951
Project Title: KNAPP PHYSICAL THERAPY
Project Address: 806 SW BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 61420023800000000
Location: SEC 7 TWP 47 RNG 31 PT OF N 1/2 NW 1/4 DAF: BEG ON W LI NICHOLS ST AT A PT 250' S OF S
LI 3RD ST TH S 289.2' TH W 226.2' TH S 175' TO NLY LI HWY 50 TH NWLY ALG SD LI 459.6' TH N
215' MOL TH E 1212.26'
Type of Work: CHANGE OF TENANT
Occupancy Group: MIXED OCCUPANCY
Description: CHANGE OF TENANT TO NEW PHYSICAL THERAPY BUSINESS

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. 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 licensed Electrical Contractor.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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

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volts.(refer code for exceptions)(2) Sizing. Equipment grounding conductors and equipment bonding jumpers shall be sized in accordance with 250.122.Action required: Modify drawings to show that all circuits in exam rooms will have redundant ground system.

Action required: The rooms designated at Physical Therapy Treatment rooms qualify as patient care rooms therefore the electrical systems must comply with stated code section. This work can be attached to this permit or a separate permit can be issued to your licensed electrical contractor.

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

1. Existing exit and emergency lighting was not shown on the drawings. All existing fixtures shall be operational and additional fixtures may be required as determined at inspection.

2. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

A minimum of two, 2A:10B:C fire extinguishers shall be provided at conspicuous locations (near exits). Verified at inspection.

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