

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

November 03, 2016

COBALT CONSTRUCTION COMPANY LLC
2713 CHERRY
KANSAS CITY, MO 64108

Permit No: PRCOM20162806
Project Title: MEDIQUICK AESTHETICS
Project Address: 100 SW 3RD ST, Unit:B, LEES SUMMIT, MO 64063
Parcel Number: 61340231300000000
Location: LEES SUMMIT TOWN OF ALL OF THE E 90' OF LOTS 1 & 2 BLK 11
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR SKIN CARE CLINIC

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 7-130.4 - Business License. (excerpt)

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.

Action required: MEP subcontractors are required to be listed on permit. Provide company name of licensed Mechanical contractor as there is mechanical work shown on design submitted.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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 drawings to provide minimum 18" clearance at latch side of door 101.

2. ICC A117.1-2009 604.3.1 – Clearance width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Modify drawings to show minimum water closet clearance width.

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3. 2012 IBC 1210.2.1 – Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

Action required: Base in restroom to be minimum 4". (drawings give option of 3" wood)

4. 2012 IMC 602.1 General. Supply, return, exhaust, relief and ventilation air plenums shall be limited to uninhabited crawl spaces, areas above a ceiling or below the floor, attic spaces, and mechanical equipment rooms. Plenums shall be limited to one fire area. Fuel-fired appliances shall not be installed within a plenum.

Action required: Provide ducted return to furnace. Utility room is not allowed to act as a plenum if there is a gas fired appliance present.

5. 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: Modify drawings to show that all circuits in patient care areas will have redundant ground system.

6. 2011 NEC 334.12 Uses Not Permitted.

(A) Types NM, NMC, and NMS. Types NM, NMC, and NMS cables shall not be permitted as follows:

(1) In any dwelling or structure not specifically permitted in 334.10(1), (2), and (3)

(2) Exposed in dropped or suspended ceilings in other than one-and two-family dwellings

(see code for additional prohibited uses)

Action required: Modify drawings to demonstrate compliance. Drawing currently specifies NM (romex) everywhere.

Fire Plan Review**Reviewed By: Joe Dir****Approved with Conditions**

5. PLANS ARE SHOWING SMOKE DETECTION TO BE INSTALLED. SMOKE DETECTION IS NOT REQUIRED. (INFORMATION PURPOSES)

4. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

MOUNT THE FIRE EXTINGUISHER ON A NORMAL PATH OF TRAVEL CLOSE TO AN EXIT

(VERIFIED AT INSPECTION)

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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 ONE 2A-10BC FIRE EXTINGUISHER
(VERIFIED AT INSPECTION)

2. 2012 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).

POST THE SUITE ADDRESS ON THE EXTERIOR OF THE FRONT AND REAR DOORS IN A CONTRASTING COLOR TO THE BACKGROUND. THE FRONT ADDRESS SHALL BE READABLE FROM THE ROADWAY (3RD STREET) (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.