

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

May 11, 2017

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

Permit No: PRCOM20171418
Project Title: SAINT LUKES OBSTETRICS AND GYNECOLOGY
Project Address: 2737 NE MCBAINE DR, LEES SUMMIT, MO 64064
Parcel Number: 52200012900000000
Location: I-470 BUSINESS & TECHNOLOGY CENTER 2ND PLAT LOTS 5A & 6A---LOT 5A
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: BUSINESS
Description: INTERIOR ALTERATIONS TO EXISTING MEDICAL OFFICE

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. 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 names of licensed 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 is for informational purposes.

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2. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Modify finish material schedule on sheet A2 to reflect compliant materials at toilet rooms and janitor's closet.

3. 2012 IBC 1003.3.3 - Horizontal projections. Structural elements, fixtures or furnishings shall not project horizontally from either side more than 4 inches over any walking surface between the heights of 27 inches and 80 inches above the walking surface.

Action required: Barn doors and hardware to comply with horizontal projections requirements. To be field verified.

4. 2012 IBC 1109.4 – Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible.

Action required: Provide compliant countertops at lounge. (max. 34" high)

5. 2012 IPC 802.1 Where required. Food-handling equipment and clear-water waste shall discharge through 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: Provide indirect drain at ice machine.

6. Inadequate information to complete review.

Provide the following:

- Provide wire and wire insulation spec.
- Rooftop condensing unit screening (existing?)
- Convenience power to serve rooftop equipment.

7. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations 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 portable lighting equipment are to be used.

(refer to code for exceptions)

Action required: Modify drawings to show that all receptacles within 6' of a sink will be GFCI protected.

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8. 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.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. Egress illumination

ACTION REQUIRED:

Provide information if lighting in stair 115 has emergency lighting capability. If not provide emergency lighting in stair 115.

[B] 1006.1 Illumination required.

The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

[B] 1006.3 Emergency power for illumination.

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.

2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.

3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

4. Interior exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or more exits.

5. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 604.

[B] 1006.3.1 Illumination level under emergency power.

Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 footcandle (11

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lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

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.

ACTION REQUIRED:(information purposes)

Have the fire alarm system contractor provide shop drawings of any modification to be done to the fire alarm system.

3. 2012 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

ACTION REQUIRED: (information purposes)

Acceptance testing of fire alarm system modifications will be required prior to the final occupancy inspection. To schedule testing contact the fire department at 816-969-1300.

4. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

ACTION REQUIRED: (information purposes)

If not already existing provide two fire extinguishers for each floor level. Fire extinguishers to be mounted, one fire extinguisher by each stairway entrance.

5. Door hardware

ACTION REQUIRED:No keyed locks on the egress side of an exit

[B] 1008.1.9 Door operations.

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

7. Panic hardware

ACTION REQUIRED:

[B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.9.3, Item 2.

Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide that contain overcurrent devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

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