

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

June 12, 2017

MID-WEST INTERIORS INC
711 NE PILGRIM WAY
LEES SUMMIT, MO 64086

Permit No: PRCOM20171833
Project Title: SUMMIT DENTAL
Project Address: 622 SW 3RD ST, Unit:M, LEES SUMMIT, MO 64063
Parcel Number: 61330168900000000
Location: RNG-31 TWP-47 SEC-06 PT SW 1/4 DAF: BEG AT A PT 1150' W OF SE COR SD SW 1/4 TH N 28' M/L TO N ROW LI OF 3RD ST & TRU POB TH CONT N 220' TH E 130' TO SW COR LOT 58 ROBIN HILLS TH N 125' TO S ROW LI OF
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: EXPAND EXISTING DENTIST 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

Approved

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.

2. 2012 IBC 1103.1 (Accessibility) Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Hardware at pocket door must be accessible when in the closed position.

3. 2012 IBC 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 illuminate all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that required 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.

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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 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 2702.

Action required: Provide emergency lighting at exterior side of exit doors.

4. 2012 IMC 504.6.4.2 – Manufacturer's instructions. The maximum length of the exhaust duct shall be determined by the dryer manufacturer's installation instructions. The code official shall be provided with a copy of the installation instructions for the make and model of the dryer. Where the exhaust duct is to be concealed, the installation instructions shall be provided to the code official prior to the concealment inspection. In the absence of fitting equivalent length calculations from the clothes dryer manufacturer, Table 504.6.1 shall be used.

Action required: Specify material, routing, and termination of dryer duct.

5. 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.

6. 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

Approved with Conditions

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1. 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).

ACTION REQUIRED:(verified at inspection)

Post the suite designation on the exterior of all doors leading into the space. Address shall be readable from the roadway.

2. 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: (verified at inspection)

Provide two 2A-10BC fire extinguishers. One to be mounted toward the rear of the space and one mounted toward the front of the space.

3. Exit/emergency lighting

ACTION REQUIRED: Do away with the exit/emergency light fixture located in the storage/workroom.

4. Door operations

ACTION REQUIRED:No keyed locks on the egress side of an exit. (verified at inspection)

[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.

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