

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

November 08, 2017

ROY BROWN ARCHITECT  
24 OAK HILL CLUSTER  
INDEPENDENCE, MO 64057

Permit No: PRCOM20173638  
Project Title: ENCOMPASS MEDICAL CENTER  
Project Address: 615 SW 3RD ST, LEES SUMMIT, MO 64063  
Parcel Number: 61420020600000000  
Location: SEC 7 TWP 47 RNG 31 PT OF NW 1/4 DAF: BEG NW COR LOT 1 ZIEGLER ADD TH W ALG S LI  
3RD ST 212.26' TH S 240' TH E 212.26' TH N TO POB  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group:  
Description: INTERIOR ALTERATIONS TO ADD EXAM AND RESTROOMS

***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.***

Development Services Department (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. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

3. 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 design to provide minimum 18" at latch side of door #7 out of northern restroom as well as door out of "optional" reception area restroom.

4. All plans submitted for review on or after January 1, 2014 shall be designed to the requirements of the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2011 National Electric Code and the ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Revise sheets TF-1, A-2, and A-4 to depict correct accessibility code which is 2009 ICC/ANSI A117.1.

5. 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: Specify compliant restroom finish materials. (if paint is used it must be epoxy based)

6. 2012 IBC 1008.1.1 – Size of doors. The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32 inches. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Where this section requires a minimum clear width of 32 inches and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32 inches. The maximum width of a swinging door leaf shall be 48 inches nominal. Means of egress doors in a Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 41.5 inches. The height of door openings shall not be less than 80 inches. See Code for possible exceptions.

Action required: Modify floor plan and door schedule to apply. (ref: door #5)

7. 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.

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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. 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)

numeric address of 615 shall be readable from the roadway (3rd street)

2. 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.

ACTION REQUIRED:(verified at inspection)

Fire extinguishers shall be mounted according to the above conditions. Close to an exit on normal paths of travel.

3. Exit Door swing

ACTION REQUIRED:

Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

4. Emergency lighting

ACTION REQUIRED:

Add emergency lighting to the interior stairway leading to basement.

Add emergency lighting to the west stairway/ramp leading to the basement.

[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.

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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.

5. applicable codes:

ACTION REQUIRED:

Applicable codes should include the 2012 IFC.

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