

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

November 22, 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

Fire Plan Review

Reviewed By: Joe Dir

Rejected

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: Revised plan sheet A-5 shows glass store fronts and doors to be replaced with the doors swinging in the wrong direction.

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:(verified at inspection)

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.

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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.

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.

11/20/17 - acknowledged in letter

2. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

11/20/17 - acknowledged in letter

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.

11/20/17 - Door #7 modified, but optional restroom door is still non-compliant

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.

11/20/17 - Sheet TF-1 updated, but A-2 and A-4 still reference 2003 code.

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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)

11/20/17 - finish schedule updated to reference finishes at sinks. In this case it is the walls surrounding the water closets that need resolved.

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.

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

11/20/17 - acknowledged in letter but sheet ME-1 was not included in the resubmittal package.

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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