

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

May 08, 2018

A3G  
15 SOUTH MAIN ST  
LIBERTY, MO 64068

Permit No: PRCOM20181345  
Project Title: MEDIQUICK AESTHETICS  
Project Address: 100 SW 3RD ST, Unit:A, LEES SUMMIT, MO 64063  
Parcel Number: 61340231300000000  
Location / Legal: LEES SUMMIT TOWN OF ALL OF THE E 90' OF LOTS 1 & 2 BLK 11  
Description:  
Type of Work: CHANGE OF TENANT  
Occupancy Group:  
Description: EXPANSION OF EXISTING BUSINESS, MEDIQUICK AESTHETICS SPA, TO PROVIDE CLIENT CONSULTATION

***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 7-130.4 - 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. (each new office requires supply and return air - seems unlikely that existing system will work without modifications)

**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 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification

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shall be determined in accordance with the International Building Code.

Action required: Modify design to provide mop sink which is required due to floor material.

3. Insufficient information to complete review.

Provide the following:

- Electrical specifications
- Pipe material schedule
- HVAC design
- Clarify use of drain pumps. (gravity drains must be used if available - even if you must cut into concrete)

4. 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: Comment is for informational purposes. Consultation rooms appear configured for possible patient care which would not be allowed without compliance to this electrical code section.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

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:**

All doors shall be addressed and be readable from the roadway

2. Door operations

**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.

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