

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 19, 2019

ASHLAR HOMES LLC
2800 NW HUNTER DR
BLUE SPRINGS, MO 64015

Permit No: PRCOM20191446
Project Title: KEMPER COMMUNICATION
Project Address: 410 SE 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61230310300000000
Location: MOEHLE ACRES---LOT 3
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR SPEECH THERAPY OFFICE

*drawing is in plan review file

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 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

Approved

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

1. 2017 NEC 517.13 Grounding of Receptacles and Fixed Electrical Equipment in Patient Care Spaces. Wiring in patient care spaces shall comply with 517.13(A) and (B).

(A) Wiring methods. All branch circuits serving patient care spaces 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, metallic cable armor, or sheath assembly shall itself qualify as an equipment grounding conductor in accordance with 250.118.

(B) Insulated Equipment Grounding Conductors and Insulated Equipment Bonding Jumpers.

(1) General. The following shall be directly connected to an insulated copper equipment grounding conductor that is clearly identified along its entire length by green insulation and installed with the branch circuit conductors in the wiring methods as provided in 517.13(A).

1. The grounding terminals of all receptacles other than isolated ground receptacles.

2. Metal outlet boxes, metal device boxes, or metal enclosures.

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. (see 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. Per letter provided by tenant, there will never be plugged-in

devices used in patient areas. If this ever changes, all electrical in those spaces will have to be upgraded with redundant grounds.

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved

1. 2018 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).

(Verified At Inspection)

2. 2018 IFC 1010.1.9 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.

(Verified At Inspection)

____ Approved to issue per the listed conditions.

Do not issue per the listed conditions.

_____ Approved to construct foundation only per the listed conditions.

_____ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date _____

Print Applicant Name

CompanyName

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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