

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1200

Fax (816) 969-1201

PLAN REVIEW CONDITIONS

July 25, 2011

HOLLIS & MILLER GROUP, INC
220 NW EXECUTIVE WAY
LEE'S SUMMIT, MO 64063

Permit No: PRCOM20113727
Project Title: EMERGENT CARE PLUS - PRIMARY CARE SUITE
Project Address: 2741 NE MCBAINE DR, LEES SUMMIT, MO 64064
Parcel Number: 52200011300000000
Location: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 5
Type of Work: Addition Commercial
Occupancy Group: BUSINESS
Description: BUILDING ADDITION

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.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. Detailed plans for the retaining wall have not been provided.

Action required - Provide two (2) copies of the construction plans for the retaining wall which have been signed and sealed by an engineer licensed in the State of Missouri. This information is not required for permit issuance but shall be provided prior to construction of the wall.

2. 2006 IBC 1210.1 - Floors. In other than dwelling units, toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 6 inches.

Action required - The finish schedule shows 4 inch base in the restrooms. Make needed corrections.

3. ICC/ANSI A117.1 2003 606.2 - Clear floor space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearance. (See code for possible exceptions.)

Action required - Detail on Sheet L12 does not meet this requirement. Make needed corrections.

4. ICC/ANSI A117.1 2003 404.2.3 - Maneuvering Clearance at Doors. Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway.

Action required - The required clear space is not provided on the pull side of the exam room doors.

5. 2006 IBC 1007.2 - Continuity and components. Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components: 1. Accessible routes complying with Section 1104. 2. Stairways within vertical exit enclosures complying with Sections 1007.3 and 1020. 3. Exterior exit stairways complying with Sections 1007.3 and 1023. 4. Elevators complying with Section 1007.4. 5. Platform lifts complying with Section 1007.5. 6. Horizontal exits complying with Section 1021. 7. Ramps complying with Section 1010. 8. Areas of refuge complying with Section 1007.6. See actual code for possible exceptions.

Action required - Provide details for the accessible means of egress from the second floor.

6. 2006 IBC 3002.3 - Emergency signs. An approved pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways, and not to use the elevator in case of fire. The sign shall read: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. The emergency sign shall not be required for elevators that are part of an accessible means of egress complying with Section 1007.4.

Action required - This will be verified on inspection.

7. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required - This comment is for information purposes.

8. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector. Contact the Lee's Summit Codes Administration Department prior to the state inspection so that a member of the staff can witness the inspection.

Action required - This comment is for information purposes.

9. 2006 IBC 1109.5.1 - Minimum number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

Action required - Make needed corrections.

10. ICC/ANSI A117.1 2003 804.6.6 - Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer, 54 inches maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the space dedicated to a refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches maximum from the centerline of the dedicated space.

Action required - This comment is for information purposes.

11. 2005 NEC 517.13 - Grounding of receptacles and fixed electric equipment in patient care areas. Wiring in patient care areas shall comply with 517.13(A) and 517.13(B).

Action required - Provide additional information.

Fire Plan Review

Reviewed By: Jim Eden

Rejected

1. 2006 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Action required: Provide shop drawings for alarm system modification.

2. 2006 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Action required: Call (816) 969-1300 to schedule alarm test. Testing shall be completed before or after regular business hours.

3. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required: Provide two minimum 2A:10B:C fire extinguishers on each floor. The second floor extinguishers shall be located near the doors to the stairs. Locate the first floor extinguishers near the exits.

4. 1006.3 Illumination emergency power.

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 the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than the level 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 1024.1, in buildings required to have two or more exits.
5. Exterior landings, as required by Section 1008.1.5, 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 2702 of the International Building Code.

Action required: Provide exterior emergency lighting over the front door.

5. The elevator shall be the requirements of the Missouri Safety Rules and Regulations.

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 Codes Administration Department shall not be construed as a structural review of the project.