

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

June 04, 2024

Sarah Dominguez  
601 E 63rd St, Ste 230  
Kansas City, MO 64151

Permit No: PRCOM20242620  
Project Title: FOUNDATIONAL CONCEPTS  
Project Address: 400 SW LONGVIEW BLVD, Unit:210, LEES SUMMIT, MO 64081  
Parcel Number: 62420150101000000  
Location / Legal: TOWER PARK COMMERCIAL-PHASE 2---PT LOT 3 DAF: BEG NW COR SD LOT TH N 47 DEG 47  
Description: MIN 39 SEC 21.38' TH E 63.64' TH S 31 DEG 13 MIN 27 SEC E 185.25' TH S 58 DEG 46 MIN 33  
SEC W 157' MOL TH N 63 DEG 48 MIN  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: FOUNDATIONAL CONCEPTS - CHANGE OF TENANT FOR PHYSICAL THERAPY - NO  
CONSTRUCTION

***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 upload the revised documents and /or additional information to the application through the online portal. 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, Section7-130.10 - 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: We must sell permit to an entity with a Lee's Summit business license. In this case we can issue the permit to Foundational Concepts, but they must first complete the business license process.

2. Lee's Summit Code of Ordinance, Section7-130.4 - 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**

**DEVELOPMENT SERVICES**

1. At least one restroom is required. Is that the room next to front door?

2. 2017 NEC Article 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: Modify drawings to show that all circuits in patient care areas will have redundant ground system. (are offices patient care areas?)

3. The project cost, which is used to establish the permit fee, has not been provided. We need this cost valuation to determine permit fee. FYI - Minimum fee of \$50.00 will apply as long as your valuation does not exceed \$12,500.00.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved with Conditions**

4. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a minimum 2A,10B,C fire extinguisher. Verified at inspection.

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