



Facility : Lee's Summit Medical Center
Project: ED Expansion
Permit # PRCOM20251638
DGL Project No: 6406.24.0003
Reviewer: (Building: Joe Frogge / Fire: Craig Hill)
Date: 06/05/2025

CITY - 2ND REVIEW COMMENTS

#	Sheet #	Comment #	Code Section	Reviewer Comment	Design Team Response	Reviewing Discipline
FIRE PLAN REVIEW						
1		1		2018 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 deferred submittal for fire alarm system.	Fire alarm systems is listed as a deferred submittal on sheet GI101. It is understood that the deferred drawings are required to be submitted to the city of Lee's Summit for review and approval prior to commencement of work.	Arch
2		2		2. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation. Action Required: Provide deferred submittal for fire protection system.	Fire protection systems are listed as a deferred submittal on sheet GI101. It is understood that the deferred drawings are required to be submitted to the city of Lee's Summit for review and approval prior to commencement of work.	Arch
BUILDING PLAN REVIEW						
3		1		A one-time impact fee in the form of an excise tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process. Action required: Comment is informational. The fee will be \$6,913.50 (Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process). 7/13/2025 - Not addressed.	Understood.	Arch
4		2		2018 IBC 1704.2 Special Inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions) Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections. Note: Receipt of final, approved inspection report must be received prior to occupancy. 7/13/2025 - Not addressed.	Understood. Special inspector has not been selected yet. Architect will provide the "Letter of Responsibility" to the City once selected.	Arch/Contractor
5		3		Incorrect structural calculations uploaded into portal. (Denver, CO) Action required: Upload correct report. (Note: We are currently enforcing 2018 IBC.) 7/13/2025 - Not addressed.	The incorrect structural calculations were submitted. Per discussions with the Building Department, a full calculation package is not required. However, the design criteria is. The design criteria may be found in the Structural Notes section B on sheet S0.11.	Structural

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6		5		Inadequate information to complete review. Actions required: - Provide complete details for fire rated walls that include UL#, type, rating, and nail/screw patterns 7/13/2025 - Not addressed.	Listed UL details have been added to sheets AC531 - AC540.	Arch
LICENSED CONTRACTOR REVIEW						
7		1		Lee's Summit Code of Ordinance, Section 7-130.10 - 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: Provide the name, email address & phone number for the on-site contact. 7/13/2025 - Not addressed.	JE DUNN - On Site Contact: Brady Myers, JE DUNN Project Executive (816) 292-8619 brady.myers@jedunn.com	Arch
8		2		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 names of licensed MEP contractors. 7/13/2025 - Not addressed.	GENERAL CONTRACTOR: JE DUNN - On Site Contact: Brady Myers, JE DUNN Project Executive (816) 292-8619 brady.myers@jedunn.com MEP subcontractors: Fire Protection - Jayhawk Fire Sprinkler Plumbing - Rand Construction Company HVAC - Rand Construction Company Electrical - Staco Electric Low Volt - Electrical Corporation of America	Arch