

PLAN REVIEW CONDITIONS

October 15, 2013

ACI BOLAND - KANSAS CITY
1421 E 104TH STREET
KANSAS CITY MO, MO 64131

Permit No: PRCOM20132180
Project Title: SAINT LUKE'S EAST - 5TH FLOOR NORTH INFILL
Project Address: 100 NE SAINT LUKES BLVD, LEES SUMMIT, MO 64086
Parcel Number: 52440044000000000
Location: SAINT LUKES HOSPITAL OF LEES SUMMIT LOTS 1 & 2---LOT 1
Type of Work: NEW TENANT FINISH
Occupancy Group: INSTITUTIONAL, INCAPACITATED
Description: 5TH FLOOR NORTH INFILL

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. Hatching is shown in the walls between the patient rooms and between the patient rooms and the corridor. The hatching stops in the corridor walls at patient rooms 5A039 and 5A054.

Action required - I am having trouble locating information on what the hatching means and I am not sure why it stops at these points.

2. 2006 IBC - 1020.1.7 - Smokeproof enclosure. In buildings required to comply with Section 403 or 405, each of the exits of a building that serves stories where the floor surface is located more than 75 feet above the lowest level of fire department vehicle access or more than 30 feet below the level of exit discharge serving such floor levels shall be a smokeproof enclosure or pressurized stairway in accordance with Section 909.20.

Action required - As discussed early, compliance with this requirement shall be met on the shell building prior to receiving any type of occupancy on this work covered by this permit.

3. 2006 IPC 403.2 - Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (See code for possible exceptions.)

Action required - Toilets 5A061A and 5A063 shall be separate facilities as they are in the public space. Please indicate which will be men's and women's.

Licensed Contractors

Reviewed By: Michael Weisenborn

Approved

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 3006.2 Interior supply location.

Medical gases shall be stored in areas dedicated to the storage of such gases without other storage or uses. Where containers of medical gases in quantities greater than the permit amount are located inside buildings, they shall be in a 1-hour exterior room, a 1-hour interior room or a gas cabinet in accordance with Section 3006.2.1, 3006.2.2 or 3006.2.3.

For information only, verified at inspection

2. 3006.4 Medical gas systems.

Medical gas systems including, but not limited to, distribution piping, supply manifolds, connections, pressure regulators and relief devices and valves, shall comply with NFPA 99 and the general provisions of this chapter.

Provide Med gas certifications

3. 2006 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.

Provide sprinkler plans for approval

4. 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.

Provide alarm plans for approval

5. 509.1 Features.

Where required by other sections of this code and in all buildings classified as high-rise buildings by the International Building Code, a fire command center for fire department operations shall be provided. The location and accessibility of the fire command center shall be approved by the fire department. The fire command center shall be separated from the remainder of the building by not less than a 1-hour fire barrier constructed in accordance with Section 706 of the International Building Code or horizontal assembly constructed in accordance with Section 711 of the International Building Code, or both. The room shall be a minimum of 96 square feet (9 m²) with a minimum dimension of 8 feet (2438 mm). A layout of the fire command center and all features required by this section to be contained therein shall be submitted for approval prior to installation. The fire command center shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication system unit.
2. The fire department communications system.
3. Fire-detection and alarm system annunciator system.
4. Annunciator visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air-handling systems.
6. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
7. Controls for unlocking stairway doors simultaneously.
8. Sprinkler valve and water-flow detector display panels.
9. Emergency and standby power status indicators.
10. A telephone for fire department use with controlled access to the public telephone system.
11. Fire pump status indicators.
12. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access.
13. Work table.
14. Generator supervision devices, manual start and transfer features.

15. Public address system, where specifically required by other sections of this code.

This is a requirement that has already been identified; plans have been received and approved. No occupancy of the 5th floor space will be granted until completion of the fire command center and other high-rise requirements

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