

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

October 12, 2016

ACI BOLAND  
1421 EAST 104TH ST; SUITE 100  
KANSAS CITY, MO 64131

Permit No: PRCOM20162583  
Project Title: SAINT LUKES HOSPITAL - CATH LAB EXPANSION  
Project Address: 20 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: ALTERATION COMMERCIAL  
Occupancy Group: INSTITUTIONAL, INCAPACITATED  
Description: CATH LAB EXPANSION

***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 provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

2. Electrical design for cath equipment not submitted.

Action required: Comment is for informational purposes. Electrical design will be deferred to construction per request.

3. 2012 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

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Action required: Counter top at Break Room 1C121 must be accessible and conform with 2009 ICC/ANSI 606.3

4. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: Provide UL details complete with screw patterns. Also provide penetration details at rated walls.

**Fire Plan Review****Reviewed By: Joe Dir****Approved with Conditions**

1. ALL ELECTRONICALLY CONTROLLED CORRIDOR AND EGRESS DOORS WILL FOLLOW THE FOLLOWING SECTIONS IN IFC 2012:

1008.1.9.6, 1008.1.9.7, 1008.1.9.8, 1008.1.9.9

2. 2012 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. HAVE CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY ALTERATIONS TO BE DONE TO THE FIRE ALARM SYSTEM.

3. 2012 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).

ALL ROOMS SHALL BE IDENTIFIED OFF THE CORRIDORS. (VERIFIED AT INSPECTION)

4. 2012 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.

HAVE CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY ALTERATIONS TO BE DONE TO THE FIRE SPRINKLER SYSTEM.

5. 2012 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.

ACCEPTANCE VISUAL / AUDIBLE TESTING OF THE FIRE ALARM SYSTEM DEVICES WILL BE REQUIRED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300.

6. 2012 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

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THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE CURRENT WITH THE REQUIRED ANNUAL MAINTENANCE & SERVICE.  
CURRENT TAGS SHALL BE POSTED ON THE SYSTEMS RISERS.

(VERIFIED AT INSPECTION)

7. CONTRACTOR SHALL PROVIDE MED GAS LINE TEST REPORTS PRIOR TO THE FINAL OCCUPANCY INSPECTION.  
(INFORMATION PURPOSES)

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