

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

May 23, 2017

JE DUNN CONSTRUCTION CO  
1001 LOCUST  
KANSAS CITY, MO 64106

Permit No: PRCOM20170916  
Project Title: Lee's Summit Medical Center Tower Expansion  
Project Address: 2100 SE BLUE PKWY, LEES SUMMIT, MO 64063  
Parcel Number: 60420990900000000  
Location: HCA MIDWEST, LOTS 1A & 1B---LOT 1A  
Type of Work: ADDITION COMMERCIAL  
Occupancy Group: INSTITUTIONAL, INCAPACITATED  
Description: ADDITION OF 3RD FLOOR TO EXISTING HOSPITAL - INCLUDES NEW GRADE LEVEL CHILLER ROOM AND ALTERATIONS ON 2ND FLOOR

***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

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

1. Fire Sprinkler system coverage:

**ACTION REQUIRED:**

Fire sprinkler coverage shall remain active during all phases of the project in all areas of renovation.  
(information purposes)

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.

**ACTION REQUIRED:**

Have the fire alarm system contractor provide shop drawings of the modifications to be done to the fire alarm system.  
(information purposes)

3. 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.

**ACTION REQUIRED:**

Have the fire sprinkler system contractor provide shop drawings of the modifications to be done to the fire sprinkler system.  
(information purposes)

4. 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.

**ACTION REQUIRED:**

Field tests and acceptance testing of the fire sprinkler and fire alarm systems will be required prior to the final occupancy inspection. To schedule a test contact the fire department at 816-969-1300.  
(information purposes)

5. 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.

**ACTION REQUIRED:**

The existing fire sprinkler and fire alarm systems shall be current with all required tests, service and maintenance. A current service tag shall be posted on the fire sprinkler system riser. (verified at inspection)

6. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

**ACTION REQUIRED:**

Add 2A-10BC fire extinguishers to the 3rd floor as needed. One extinguisher for every 3,000 square feet of additional useable space.

11. Emergency responder radio coverage. The Fire Department is switching to a 800 MZ radio system.

Contact the Fire Department for the compatibility requirements. 816-969-1300

**ACTION REQUIRED:**

1103.2 Emergency responder radio coverage in existing buildings.

Existing buildings that do not have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building, shall be equipped with such coverage according to one of the following:

1. Whenever an existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with Section 510.1, Exception 1.
2. Within a time frame established by the adopting authority.

Exception: Where it is determined by the fire code official that the radio coverage system is not needed.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Approved with Conditions**

2. 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: Comment is for informational purposes.  
contracted to perform special inspections.  
5/17/17 - acknowledged

3. 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.

Action required: Comment is for informational purposes.

contracted to perform special inspections.  
5/17/17 - acknowledged

4. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is for informational purposes.  
contracted to perform special inspections.  
5/17/17 - acknowledged

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

- \_\_\_\_\_ Approved to issue per the listed conditions.
- \_\_\_\_\_ Do not issue per the listed conditions.
- \_\_\_\_\_ Approved to construct foundation only per the listed conditions.
- \_\_\_\_\_ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Applicant Name

\_\_\_\_\_  
CompanyName

***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.***