

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

July 05, 2018

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

Permit No: PRCOM20182022  
Project Title: SAINT LUKES EAST - HEALTH INFORMATION MANAGEMENT OFFICE RELOCATION AND  
ENLARGE STAFF LOUNGE  
Project Address: 100 NE SAINT LUKES BLVD, LEES SUMMIT, MO 64086  
Parcel Number: 52440044000000000  
Location / Legal: SAINT LUKES HOSPITAL OF LEES SUMMIT LOTS 1 & 2---LOT 1  
Description:  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group:  
Description: ALTERATIONS TO ACCOMMODATE RELOCATING MEDICAL OFFICES FROM 1ST TO 3RD FLOOR  
AS WELL AS INCREASE SIZE OF MEDICAL STAFF LOUNGE ON 1ST FLOOR

***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.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

**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. 2012 IBC 1015.1 – Exits or exit access doorways from spaces. Two exits or exit access doorways from any space shall be provided where one of the following conditions exists: 1. The occupant load of the space exceeds one of the values in Table 1015.1. 2. The common path of egress travel exceeds one of the limitations of Section 1014.3. 3. Where required by Section 1015.3, 1015.4, 1015.5 or 1015.6. Where a building contains mixed occupancies, each individual occupancy shall comply with the applicable requirements for that occupancy. Where applicable, cumulative occupant loads from adjacent occupancies shall be considered in accordance with the provisions of Section 1004.1.

Action required: Given that occupant load in room 1A098 exceeds 50, (1 occ per 15sf - loose tables & chairs) 2 exits will be required with appropriate spacing, exit/emergency lighting, outswinging doors, etc.

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**CODES ADMINISTRATION**

3. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes and applies to kitchen type facilities in lounge.

4. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes and applies to kitchen type facilities in lounge.

5. 2012 IMC 501.3 Exhaust discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space. (see code for exceptions)

Action required: Restroom exhaust appears to connect to a return air duct. Modify or clarify.

**Fire Plan Review****Reviewed By: Joe Dir****Approved with Conditions****1. Door operation****ACTION REQUIRED:(verified at inspection)**

All electronically lock and access controlled doors shall unlock in the event of a power loss and or an activation of the fire alarm system.

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: (information purposes)**

Have the fire alarm system contractor provide shop drawings of any modifications to be done to the fire alarm system.

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:(information purposes)**

Have the fire sprinkler system contractor provide shop drawings of any modifications to be done to the fire sprinkler system.

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:(information purposes)**

Acceptance testing will be required prior to the final occupancy inspection for any fire alarm system devices that are disconnected, relocated or installed new. Contact the fire department to schedule testing. (816)969-1300.

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