



PLAN REVIEW CONDITIONS

February 28, 2019

HEREFORD DOOLEY ARCHITECTS
1720 WEST END AVENUE, SUITE 130
NASHVILLE, TN 37203

Permit No: PRCOM20173051
Project Title: LEE'S SUMMIT MEDICAL CENTER - HCA MEDICAL OFFICE BUILDING
Project Address: 1980 SE BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 60420990900000000
Location: HCA MIDWEST, LOTS 1A & 1B---LOT 1A
Type of Work: NEW SHELL BUILDING
Occupancy Group: BUSINESS
Description: 3 STORY SHELL BUILDING FOR FUTURE MEDICAL TENANTS

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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Joe Dir

Rejected

7. 2012 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

ACTION REQUIRED:

Knox Box can be obtained on line at knoxbox.com

ACTION REQUIRED:(verified at inspection)

(1) Knox box shall be mounted on the exterior of the building by the sprinkler room access door. approximately 5' off finish grade.

8. 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:(verified at inspection)

Provide and mount fire extinguishers according to plans sheets G101,102,103. Additional fire extinguishers will be required for each tenant space as tenant spaces are finished and occupied.

1. 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 for approval of the fire alarm system to be installed.

2. 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).

ACTION REQUIRED:(verified at inspection)

Numeric address shall be readable from the roadway (Blue Parkway)

(1) Verify correct address of MOB building. Plans show address of (2100) which belongs to the Hospital building. The permit is issued for the address of (1980)

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:

(1) Provide information if the FDC will be on the building or a yard pedestal and within 100' of a fire hydrant.

The FDC shall be a 4" Storz fitting with a 30 degree elbow. Have the fire sprinkler system contractor provide shop drawings for approval of the fire sprinkler system to be installed.

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)

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

6. 2012 IFC 408.11.2 - Tenant identification. Each occupied tenant space provided with a secondary exit to the exterior or exit corridor shall be provided with tenant identification by business name and/or address. Letters and numbers shall be posted on the corridor side of the door, be plainly legible and shall contrast with their background.

ACTION REQUIRED: (verified at inspection)

Each door of each tenant space will be addressed and readable off of the corridors.

10. Elevator keys boxes

ACTION REQUIRED:Provide key boxes for the elevators banks. Key boxes can be obtained on line at knoxbox.com

2012 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for nonstandardized fire service elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official.
2. The front cover shall be permanently labeled with the words "Fire Department Use Only—Elevator Keys."
3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.
4. The key box shall be mounted 5 feet 6 inches (1676 mm) above the finished floor to the right side of the elevator bank.
5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted when authorized by the fire code official.
6. In buildings with two or more elevator banks, a single key box shall be permitted to be used when such elevator banks are separated by not more than 30 feet (9144 mm). Additional key boxes shall be provided for each individual elevator or elevator bank separated by more than 30 feet (9144 mm).

12. Electrical room doors

ACTION REQUIRED: Provide panic hardware for all electrical rooms with panels of 1200 amps, door shall swing in the direction of egress travel.

2012 IFC 1010.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is a panic hardware or fire exit hardware.

Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide that contain overcurrent devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

13. 2012 IFC 1010.1.9 Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

ACTION REQUIRED:

- (1) No keyed locks on the egress side of an exit.
- (2) Controlled access egress doors, card reader doors or electromagnetically locked doors shall unlock in the event of a power outage or an activation of the fire alarm system and comply with 2012 IFC sections 1008.1.9.8, 1008.1.9.9
- (3) Horizontal sliding egress doors shall comply with 2012 IFC section 1008.1.4.3

14. Floor level signage

ACTION REQUIRED: Provide floor level signage in the stairways.

2012 IFC (B) 1022.9 Stairway identification signs. A sign shall be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stair or ramp. The signage shall also state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department. The sign shall be located 5 feet (1524mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. In addition to the stairway identification sign, a floor-level sign in raised characters and Braille complying with the ICC A117.1 shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level.

15. Duct detection

ACTION REQUIRED: All AHU's producing over 2,000 CFM are required to have duct smoke detection installed and monitored by the buildings fire alarm system.

2012 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

16. Elevators

ACTION REQUIRED: All elevators shall be inspected by a certified elevator inspector and receive a state certification for operation before use.

17. Fire Safety Evacuation

ACTION REQUIRED: (information purposes)

Emergency egress and escape routes shall be placed in the corridors on all floors.

Building Plan Review

Reviewed By: Joe Frogge

Pending

1. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment is for informational purposes.

2. 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 certificate of occupancy.

Action required: Comment is for informational purposes.

3. 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.

4. 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.

5. 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.

6. 2012 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.

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 Development Services Department shall not be construed as a structural review of the project.