



PLAN REVIEW CONDITIONS

May 14, 2019

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

Permit No: PRCOM20190274
Project Title: LEES SUMMIT SURGICAL CENTER
Project Address: 2801 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52200013900000000
Location: I-470 BUSINESS & TECHNOLOGY CENTER LOT 15A---LOT 15A
Type of Work: NEW SHELL BUILDING
Occupancy Group: BUSINESS
Description: NEW SHELL BUILDING FOR OUTPATIENT SURGICAL, SPORTS TRAINING, AND SPORTS REHAB
RE:PRCOM20190276 FOR FOUNDATION PERMIT

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

Building Plan Review	Reviewed By: Joe Frogge	Pending
Fire Plan Review	Reviewed By: Joe Dir	Rejected

1. 2018 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 contractor provide three sets of shop drawings of the system to be installed.

2. 2018 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5. (Action required)

Provide information on fuel being used for generator. Placarding may be required.

3. 2018 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).

(Verified at inspection)

Plans indicate address as 2816, permit shows address as 2801. Confirm correct address. Address needs to be readable from Independence Ave.

4. 2018 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.

(Verified at inspection)

Order Knox Box from Knoxbox.com. Knox Box to be placed by FDC and exterior Horn/Strobe approximately five feet high from finished grade.

5. 2018 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 Fire Sprinkler system installer provide three sets of shop drawings of the system being installed.

6. 2018 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

All field and acceptance testing of the fire sprinkler and fire alarm systems will be conducted before a final occupancy inspection. Contact the Fire Dept. to schedule testing. (816)969-1300.

7. (Fire Coating)

Action required

Provide manufacture specs on all fire coatings to be used on the building.

8. Code analysis

(Action Required)

Applicable codes should include 2018 IFC, IBC, Mechanical and Electrical codes.

9. FDC Location

(Suggestion)

Possible cost savings on project. Utilize city hydrant located on Jones Industrial Drive on North end of building. Place FDC on North end of building out of the sprinkler room. By doing this no private hydrant will be needed and FDC underground will be eliminated.

10. Med Gas Lines

(Action Required)

Need to include med gas piping on plumbing plans

11. 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

(Action Required)

Elevator key boxes can be obtained through Knoxbox.com. Box to be mounted on the first floor next to elevator.

12. 2018 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.

(Action Required)

All duct detection to be wired into the Fire Alarm System.

13. 2018 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.

(Action Required)

All marked exits will be required to have panic hardware.

14. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

(Action required)

Electrical plans need to show exterior emergency lighting on the East side of building at each exit discharge.

15. 2018 IFC (B) 1023.9 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 A1 17.1 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.

(Action Required)

Each floor level will be identified at each stairwell entrance, both sides of door.

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.

