

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 12, 2019

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

Permit No: PRCOM20191770
Project Title: LEES SUMMIT SURGICAL - AMBULATORY SURGERY FACILITY
Project Address: 2801 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52200013900000000
Location / Legal: I-470 BUSINESS & TECHNOLOGY CENTER LOT 15A---LOT 15A
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group:
Description: TENANT FINISH FOR AMBULATORY SURGERY FACILITY

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

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. This project is associated with an open shell permit.

Action required: Comment is for informational purposes. Occupancy shall not be granted until shell occupancy has been granted.

2. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

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3. 2018 IBC 716.5 Fire door assemblies. Fire door assemblies required by other sections of this code shall comply with the provisions of this section. Fire door frames with transom lights, sidelights or both shall be permitted in accordance with Section 716.2.5.4.

Action required: Specify ratings for fire doors and equipment (sterilizers, etc) penetrations at wall type 'A'.

5. ICC A117.1-2017 Section 604.3.1 Clearance Width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Provide minimum 60" clearance behind water closet at Toilet 1100.2.

6. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Provide screening for condensing unit DFSS/2 or relocate to behind existing screen. (or verify that existing parapet is taller than unit)

7. Unable to verify plumbing materials.

Action required: Provide pipe material schedule.

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

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)

Provide three engineered stamped sets of shop drawings for the Fire Alarm System.

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.
(Informational Purposes)

3. 2018 IFC 403.11.1.5 - 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)

Label all rooms/spaces

4. 2018 IFC 510.1- Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements

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shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

(Action Required)

Fire sprinkler plans have been submitted and approved for the shell. Any modifications to the system, provide three engineered stamped sets of shop drawings.

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)

Provide three sets of engineered stamped shop drawings for the fire alarm system.

6. Med Gas Room

5306.2.1

A 1-hour exterior room shall be a room or enclosure separated from the remainder of the building by fire barriers constructed in accordance with Section 707 of the International Building Code or horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both, with a fire-resistance rating of not less than 1 hour. Openings between the room or enclosure and interior spaces shall be self-closing smoke- and draft-control assemblies having a fire protection rating of not less than 1 hour. Rooms shall have at least one exterior wall that is provided with at least two vents. Each vent shall not be less than 36 square inches (0.023 m²) in area. One vent shall be within 6 inches (152 mm) of the floor and one shall be within 6 inches (152 mm) of the ceiling. Rooms shall be provided with at least one automatic sprinkler to provide container cooling in case of fire.

7. 2018 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.

(Informational 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.