

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 17, 2019

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

Permit No: PRCOM20192572
Project Title: LEE'S SUMMIT MEDICAL CENTER - MEDICAL SUITES ON 1ST AND 3RD FLOORS
Project Address: 1980 SE BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 60420990900000000
Location / Legal: HCA MIDWEST, LOTS 1A & 1B---LOT 1A
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR MEDICAL OFFICES
ASSIGNED SUITES:
1100 - Bariatric
1200 - Neuro
1300 - GI
3100 - Cardiology
3200 - Surgery Clinic
3300 - Imaging

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. The permit for these suites is tied to an incomplete shell. Occupancy for the suites will not be granted until occupancy for shell has been granted.

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Action required: Comment is for informational purposes.

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

Action required: Comment is for informational purposes.

3. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Comment is for informational purposes. The suites have been assigned the following numbers:

1100 - Bariatric

1200 - Neuro

1300 - GI

3100 - Cardiology

3200 - Surgery Clinic

3300 - Imaging

4. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Update code analysis to show correct construction type which is 1B.

5. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2017 as amended and adopted by the City of Lee's Summit

Action required: Update code analysis to show correct accessibility code which is ICC/ANSI A117.1-2017

6. ICC A117.1-2017 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide minimum 18" clearance at latch side of doors out of Dressing Rooms 3-310 & 3-311.

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)

Any modifications to the alarm system, provide three sets of PE stamped shop drawings.

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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.

(Verified At Inspection)

Label all rooms

3. 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)

Any modifications to the sprinkler system, provide three sets of PE stamped shop drawings.

4. 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.

(Informational Purposes)

Call (816)969-1300 to schedule testing.

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