

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 31, 2020

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

Permit No: PRCOM20200773
Project Title: LSMC Hybrid OR Addition
Project Address: 2100 SE BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 60420990900000000
Location / Legal: HCA MIDWEST, LOTS 1A & 1B---LOT 1A
Description:
Type of Work: ADDITION COMMERCIAL
Occupancy Group: INSTITUTIONAL, INCAPACITATED
Description: LSMC Hybrid OR Addition

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 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

2. 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. 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.

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Action required: Comment is for informational purposes.

2. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is for informational purposes.

3. Unable to follow life safety plan vs. wall sections.

Action required: Please clarify fire barrier scenarios. Coordinate life safety plan with 1st floor dimension plan and wall types. Why are only parts of Equip Rm and Control Rm rated? (wall types A, K, & N) Why are the doors in rated wall A not rated, but the doors in unrated N, K, & F shown as rated.

4. 2018 IBC 603.1 Allowable Materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3: (see code for specific examples and exceptions)

Action required: Wood not allowed in wall construction. Revise parapet designs to show that any wood blocking is fire retardant treated.

5. d2018 IBC 1608.2 Ground snow loads. The ground snow loads to be used in determining the design snow loads for roofs shall be determined in accordance with ASCE 7 or Figure 1608.2 for the contiguous US

Action required: Snow load in this area is minimum 20psf. Revise Sheet S0.1.

6. 2018 IBC 717.4 Access and identification. Fire and smoke dampers shall be provided with an approved means of access that is large enough to permit inspection and maintenance of the damper and its operating parts. The access shall not affect the integrity of fire-resistance-rated assemblies. The access openings shall not reduce the fire-resistance rating of the assembly. Access points shall be permanently identified on the exterior by a label having letters not less than ½ inch in height reading: FIRE/SMOKE DAMPER, SMOKE DAMPER or FIRE DAMPER. Access doors in ducts shall be tight fitting and suitable for the required duct construction.

Action required: Fire/smoke damper to have access door and be appropriately labelled. To be field verified.

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 sets of PE stamped shop drawings for the fire alarm system

2. 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

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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 PE stamped shop drawings for the fire sprinkler system.

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