

Lee's Summit Medical Center
Hybrid OR Addition
4/7/2020



Hybrid OR Addition - City Permit Plan Review

Item	Requested By	Question / Issue	Dept/Individual	Status	Notes	Design Team Response
Licensed Contractors						
1	LS/Joe Frogge	Either a Class A or Class B license is required. Provide the name of the licensed general contractor.	JE Dunn	Open	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.	General Contractor is JE Dunn Construction - Brian Burkett
2		MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.	JE Dunn	Open	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.	Subcontractors will be identified post bid award.
Building Plan Review						
3		Comment is for informational purposes.	JE Dunn	Open	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.	Contractor will submit License Tax.
4		Comment is for informational purposes.	ACIB	Open	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.	FDP Review scheduled to be complete 4/9/2020. Design team will respond once it is complete.
5		Unable to follow life safety plan vs. wall sections	ACIB	Closed	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, & E shown as rated.	Wall types on A2.1 are shown general construction. Contractor must coordinate wall types with Sheet A0.2 Life Safety Plan for rated construction locations.
6		Wood not allowed in wall construction. Revise parapet designs to show that any wood blocking is fire retardant treated.	ACIB	Closed	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)	Details on A6.2 Wall Sections have been revised.
7		Snow load in this area is minimum 20psf. Revise Sheet S0.1.	PEC	Closed	2018 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 IIS.	Sheets S0.1 and S2.1 has been updated with corrected information.
8		Fire/smoke damper to have access door and be appropriately labelled. To be field verified.	JE Dunn	Open	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 1/2 inch in height reading: FIRE/SMOKE DAMPER, SMOKE DAMPER or FIRE DAMPER. Access doors in ducts shall be tight fitting and suitable for the	To be field verified during construction. Note: Currently there is only one fire/smoke damper which is accessible from the mechanical room where there is no ceiling.
Fire Plan Review						
1		Provide three sets of PE stamped shop drawings for the fire alarm system	JE Dunn	Open	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	Will be provided.
2		Provide three sets of PE stamped shop drawings for the fire sprinkler system.	JE Dunn	Open	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.	Will be provided.
3		Required Testing	JE Dunn	Open	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.	Contractor will call (816)969-1300 to schedule testing.