

April 17, 2020

Joe Frogge MCP
Building Plans Examiner
City of Lee's Summit
Codes Administration
City Hall
220 SE Green Street
Lee's Summit MO 64043



ACI/BOLAND, INC. – KANSAS CITY
1710 Wyandotte St.
Kansas City, Missouri 64108
T. 816.763.9600

RE: St Luke's East Hospital Flex Capacity Addition
80 NE Saint Luke's Blvd,
Lee's Summit, MO 64086

Dear Joe:

The following is our response to your review of the referenced project dated April 14th, 2020

We have also included updated plans that address responses to your review comments.

Building Plan Review

1. 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.

Response: Noted

4. ICC A117.1 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 patient rooms. Also, at restroom 02-1B00C.2 and Fast Track 1 02-1B070

Response: Patient rooms, Restroom 02-1B00C.2 and Fast Track 02-0B070 revised to show 18" clear at latch side of doors. Ref. updated A2.1, A2.2, and A2.5

5. 2017 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be one entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space. A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met. (a) Unobstructed Egress. Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted. (b) Extra Working Space. Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition. 110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Doors out of Electrical 02-1B142 to swing outward and be equipped with panic hardware.

Response: Electrical room 02-1B142 containing equipment of the size that would fall under 110.26 (C)(2) is the main switchgear room. Both exceptions 1 and 2 are met allowing for a single egress from the room. The personnel door is not considered an egress and is not marked as such. The double door 02-1B142.2 is currently marked as the egress with exit signage as shown on Sheet E3.1 lighting plan. Panic device already noted in hardware schedule #01. No additional action required.

6. 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: Modify wall and parapet details to show that wood blocking will be fire retardant treated.

Response: Wall sections updated to show fire retardant blocking, ref. A2.12, A6.1, A6.2, A6.3, A6.4, A6.5, A6.6, A6.7, A6.9, A6.10, A6.11, A6.12, and A6.13

7. 2018 IBC 1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2. (see code for special requirements for foyers, lobbies, vestibules, and care suites in I-2 occupancies) Should you have any additional questions or require any further clarifications, please feel free to contact me at our Leawood, Kansas office – (913)-338-2300

Action required: Provide additional Exits for Area A Phasing alternate shown on A2.13. Within 100 feet of travel occupants must have choice of two exit paths.

Response: Life Safety plan created, showing additional exit for construction phasing. Ref. A2.13.

8. 2017 NEC Article 250.50 Grounding Electrode System. All Grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrodes system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used. (see code section for exception)

Action required: At Riser Diagram, provide grounding to all available sources including building steel and concrete encased electrode.

Response: The new grounding electrode system is currently shown on the site plan with keyed note #10 requiring for the tie into the existing electrode system, ref. sheet E2.0. No additional action required.

Fire Plan Review

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.

Response: Deferred submittal. Contractor to provide 3 sets of fire alarm shop drawings.

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 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.

Response: Deferred submittal. Contractor to provide 3 sets of fire sprinkler shop drawings.

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.

Response: Noted. Contractor has been notified to schedule test.

Sincerely,

ACI/BOLAND, INC.

Ashlee Deck
Project Architect

Enclosures: A2.1, A2.2, A2.5, A2.12, A2.13, A6.1, A6.2, A6.3, A6.4, A6.5, A6.6, A6.7, A6.9, A6.10, A6.11, A6.12, & A6.13

cc: TJ Steinkirchner – St. Luke’s CM
Tyler Stotler – McCown Gordon Construction
File 3-19092