

February 21, 2022

Joe Frogge  
Plans Examiner  
Development Services  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

RE: HCA Lee's Summit Medical Center – ICU Expansion  
2100 SE Blue Parkway  
Permit Number PRCOM20220365



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

Dear Joe:

The attached spreadsheet and attachments are our response to your review of the referenced project dated February 10, 2022.

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

Should you have any additional questions or require any further clarifications, please feel free to contact me at our Kansas City, Missouri office – (816)-763-9600

Sincerely,

**ACI/BOLAND, INC.**

A handwritten signature in black ink, appearing to read 'Harriet Grindel'.

Harriet Grindel, AIA  
Project Architect

cc: File 3-21112

LSMC ICU Expansion - Building Permit Plan Review					
Item	Requested By	Question / Issue	Dept/Individual Resp.	Notes	Design Team Response
Fire Plan Review					
1	Jim Eden	Fire Alarm Systems	ACIB	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 shop drawings for review and approval	Shop Drawings will be provided after contract is awarded and prepared by subcontractor.
2	Jim Eden	Fire Protection Systems	ACIB	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 shop drawings for review and approval.	Shop Drawings will be provided after contract is awarded and prepared by subcontractor.
3	Jim Eden	Miscellaneous Correction	ACIB	Provide a temporary exiting plan.	Temporary Exiting Plan added to revised sheet A0.2 attached.
4	Jim Eden	Miscellaneous Correction	HEI	5306.5 Medical gas systems. Medical gas systems including, but not limited to, distribution piping, supply manifolds, connections, pressure regulators and relief devices and valves, shall be installed in accordance with NFPA 99 and the general provisions of this chapter. Existing medical gas systems shall be maintained in accordance with the maintenance, inspection and testing provisions of NFPA 99 for medical gas systems. Action required- Provide documentation of gas line pressure testing. Labeling to be verified at time of inspection.	Note added to sheet P3.1. See attached
Building Plan Review					
1	Joe Frogge	Fire and Smoke Protection	ACIB	Inadequate information to complete review. Provide the following: - Construction details for all rated wall and roof assemblies including exterior walls. (only able to find U465) - Plumbing piping material schedule.	Refer to added sheet A0.6 attached. Additional UL Assemblies identified.
2	Joe Frogge	Final Development Plan	ACIB	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.	Noted
3	Joe Frogge	Construction Types	ACIB	2018 IBC 602.2 Types I and II. Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code. Action required: Specify fire protection at structural elements. (noted as "reference structural" but not found in S-series drawings)	Refer to revised plans attached. UL Assemblies identified for fire protection at structural elements and details updated with references
4	Joe Frogge	Sales and Service Counters	Interiors	ICC A117.1 Section 904.3 Sales and service counters and windows. Sales and service counters and windows shall comply with Section 904.3.1 and either 904.3.2 or 904.3.3. Where counters are provided, the accessible portion of the countertop shall extend the same depth as the public portion of the sales and service countertop provided for standing customers. (see code for exception) 904.3.1 Vertical barriers. At service windows or service counters, any vertical barrier between service personnel and customers shall be at a height of 43 inches maximum above the floor. (see code for exception regarding security glazing) 904.3.2 Parallel Approach. A portion of the public use side of the counter surface 36 inches minimum in length and 26 inches minimum and 36 inches maximum in height above the floor shall be provided. A clear floor space positioned for a parallel approach adjacent to the accessible counter shall be provided. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches minimum. (see code for exception) Action required: Provide minimum 36" length of accessible counter at Nurse Station 1-IC1501.	Refer to revised plans attached. Refer to revised A2.2 & A7.1 attached.

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5	Joe Frogge	Equipment on Roofs	ACIB	2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30" (see code section for additional construction requirements) Action required: Provide means of permanent roof access.	Permanent roof access from the interior provided in existing building to roof at location adjacent to new addition. Parapet height between roofs is less than 18", and existing roof slope is 1/4" per 12". No new permanent access required.
6	Joe Frogge	Finish Materials	Interiors	2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4. 2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches. 2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.) Action required: Specify compliant wall finish materials adjacent to (not just behind) water closets. If paint is used it must be epoxy based.	Room Finish Legend on Sheet A4.2 identifies wall finish to be PT-1A & PT-3A with an epoxy finish for restrooms and shower room..
7	Joe Frogge	Screening of Rooftop Equipment	ACIB	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: Make needed corrections to drawings that provide details as to how mechanical equipment (including exhaust fans) will be screened from all 4 sides per referenced UDO section. (unless otherwise approved, this must be accomplished at the parapets - contact Planning Department for more information - 816.969.1600)	Submitted plans include roof screening. Clarification with Planning has been submitted with FDP.
8	Joe Frogge	Grounding of Receptacles	HEI	2017 NEC Article 517.13 Grounding of Receptacles and Fixed Electrical Equipment in Patient Care Spaces. Wiring in patient care spaces shall comply with 517.13(A) and (B). (A) Wiring methods. All branch circuits serving patient care spaces shall be provided with an effective ground-fault current path by installation in a metal raceway system, or a cable having a metallic armor or sheath assembly. The metal raceway system, metallic cable armor, or sheath assembly shall itself qualify as an equipment grounding conductor in accordance with 250.118. (B) Insulated Equipment Grounding Conductors and Insulated Equipment Bonding Jumpers. (1) General. The following shall be directly connected to an insulated copper equipment grounding conductor that is clearly identified along its entire length by green insulation and installed with the branch circuit conductors in the wiring methods as provided in 517.13(A). 1. The grounding terminals of all receptacles other than isolated ground receptacles. 2. Metal outlet boxes, metal device boxes, or metal enclosures. 3. All non-current-carrying conductive surfaces of fixed electrical equipment likely to become energized that are subject to personal contact, operating at over 100 volts. (see code for exceptions) (2) Sizing. Equipment grounding conductors and equipment bonding jumpers shall be sized in accordance with 250.122. Action required: Modify drawings to show that all circuits in patient care areas will have redundant ground system.	Refer to general note #20 on sheet E0.0 and Spec section 260526 paragraph 2.03 for call outs of circuit grounding conductors.
Licensed Contractors					
1	Joe Frogge	General Contractor	ACIB	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 and an email address for the on-site contact which is where inspection reports will be sent.	Contractor will be identified after project is awarded.

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2	Joe Frogge	MEP Subs	ACIB	Lee's Summit Code of Ordinance, Section7-130.4 - 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.	Subcontractors will be identified after project is awarded.