

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 06, 2023

ACI BOLAND ARCHITECTS
1710 WYANDOTTE ST
KANSAS CITY, MO 64108

Permit No: PRCOM20226232
Project Title: SAINT LUKES EAST - ASC ADDITION
Project Address: 120 NE SAINT LUKES BLVD, LEES SUMMIT, MO 64086
Parcel Number: 52440044000000000
Location / Legal: SAINT LUKES HOSPITAL OF LEES SUMMIT LOTS 1 & 2---LOT 1
Description:
Type of Work: ADDITION COMMERCIAL
Occupancy Group:
Description: 3 STORY ADDITIOIN WITH MULTIPLE CLINICS - GRADING AND FOUNDATION

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 upload the revised documents and /or additional information to the application through the online portal. 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, Section7-130.10 - 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 company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

2. 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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

DEVELOPMENT SERVICES

1. 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: Comment is informational.

2. 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

3. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

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

Action required: Comment is informational. \$53m seems high and results in a permit fee in excess of \$185k. Is this a typo or maybe includes the site work? Feel free to call and discuss.

Fire Plan Review

Reviewed By: Jim Eden

Not Required

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