



March 17, 2022

Joe Frogge
Lee's Summit – Development Services
220 SE Green Street
Lee's Summit, MO 64063

RE: Application Number: PRCOM20230570
Building Plan Review
Lee's Summit Medical Center – Ambulator Surgery Center

Dear Joe:

The following are our response to your review of the referenced project, dated February 24, 2023. The following comments have been addressed below and supplemental drawings and documents have been included.

Licensed Contractors:

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 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.
 - a. *Response: Acknowledged. JE Dunn Construction is the projects contractor, Kerrigan Sheffield is the on-site contact. Her contact information is kerrigan.sheffield@jedunn.com*
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.
 - a. *Response: Acknowledged. Subcontractors have yet to be identified, names of awarded subcontractors will be provided by GC prior to issuance of permit.*

Building Plan Review:

5. 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 informational.
 - a. *Response: Acknowledged.*

2. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.
Action required: This building has been assigned the address 1950 SE Blue Pkwy.
Update your records and inform your client.
 - a. *Response: Acknowledged, records have been updated and client has been informed.*

3. 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.
 - a. *Response: Acknowledged, final statement of special inspections and awarded contract will be provided prior to permit issuance.*

4. 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.
Update code analysis to reflect the following:
 - Occupancy Group = B (ambulatory care facility)
 - Common Path of Travel = 100 feet maximum.
 - a. *Response: Code information updated to reflect correct occupancy.*

5. 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 ladder or similar for access to condensing unit CU-1 on lower roof.
- a. *Response: Relocated CU-1 off of lower roof to main roof. No roof access needed at lower roof for equipment maintenance.*

Fire Plan Review:

1. The shop drawings for review and approval.vi2018 IFC 907.1.1- Construction documents. Construction documents for fire 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.
Provide shop drawings for review and approval.
 - a. *Response: Fire protection shop drawings will be submitted as deferred submittal by awarded contractor.*
2. Rip 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.
Provide shop drawings for review and approval.
 - a. *Response: Acknowledged, shop drawings will be submitted as deferred submittal by awarded contractor.*
3. 5306.2.1 One-hour exterior rooms. A 1-hour exterior room shall be a room or enclosure separated from the remainder of the building by fire barriers constructed in accordance with Section 707 of the International Building Code or horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both, with a fire-resistance rating of not less than 1 hour. Openings between the room or enclosure and interior spaces shall be self-closing smoke- and draft-control assemblies having a fire protection rating of not less than 1 hour. Rooms shall have not less than one exterior wall that is provided with not less than two vents. Each vent shall have a minimum free opening area of 36 square inches (232 cm²) for each 1,000 cubic feet (28 m³) at normal temperature and pressure (NTP) of gas stored in the room and shall be not less than 72 square inches (465 cm²) in aggregate free opening area. One vent shall be within 6 inches (152 mm) of the floor and one shall be within 6 inches (152 mm) of the ceiling. Rooms shall be provided with not less than one automatic sprinkler to provide container cooling in case of fire.
Provide ventilation for the gas storage room.
 - a. *Response: Code modification request submitted for approval. Requesting approval to use NFPA 99 mechanical ventilation requirements for medical gas room design.*
4. (FPO.1) Correct all of your fire protection notes to reference the 2018 IBC and IBC, and the 2016 NFPA 13. Kansas City Fire is NOT the AHJ.

- a. *Response: Fire protection notes updated as requested.*
5. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.
Provide a Knox keybox over the FDC (6'AFF). Order the keybox from Knoxbox.com.
a. *Response: Keybox will be installed during construction.*
6. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
The proposed location of the FDC is obstructed and exceeds 100 feet to a hydrant. Locate the FDC on the north side of the building near the hydrant.
a. *Response: FDC has been relocated to within 100 ft of fire hydrant.*
7. 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. Labeling of gas piping and the storage room shall be in accordance with NFPA 99 and the IFC. Verified at inspection. Documentation of gas piping pressure testing shall be provided at occupancy inspection.
a. *Response: Acknowledged, documentation is required per project specifications. Contractor shall provide required documentation upon inspections.*
8. Correct the occupancy group on the Code Analysis.
a. *Response: Occupancy Group has been corrected on Code Data sheet.*

We have included updated drawings and documents to support these responses. 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.

Rosemary Nelson
Associate | Architect