

March 29th, 2023

Mr. Joe Frogge  
City of Lee's Summit  
Codes Administration Department  
220 SE Green Street  
Lee's Summit, MO 64063



RE: Permit No. PRCOM20226232  
Saint Luke's East Hospital  
ASC Addition  
120 NE Saint Luke's Blvd.

ACI BOLAND ARCHITECTS – KANSAS CITY  
1710 Wyandotte  
Kansas City, Missouri 64108  
T.816.763.9600  
F.816.763.9757

Dear Joe:

The following is our response to your review of the referenced project dated March 6<sup>th</sup>, 2023. We recognize and will comply with all general comments, comments for informational purposes and comments that are to be verified at final inspection.

**Licensed Contractors**

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.

2/13/23 - acknowledged in letter.

*Response: Electrical: P1 Group (P1 Construction)*

*Mechanical: Rand Construction*

*Plumbing: Rand Construction*

*Jayhawk – Fire Suppression*

**Building Plan Review**

1. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is informational.

*Response: Acknowledged. Contractor to be notified.*

2. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Action required: Comment is informational.

*Response: Acknowledged. Contractor to be notified.*

3. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is informational.

*Response: Acknowledged. Contractor to be notified.*

4. 2018 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. The fire-resistance rating of penetrations and fire-resistant joint systems shall be determined in accordance Sections 714 and 715, respectively.

Provide the following:

- Complete details, UL information, and penetration instructions for all fire and smoke rated assemblies including exterior walls, floor, and roof construction.
- Clarify wall types. Many seem to be missing. Unable to locate some of the walls specified on sheet A030.

*Response: Sheet A040: UL U442 removed from wall type A.*

*Sheet A043: Added UL U415 to sheet.*

*Sheet A021 and A022: 3-hr wall designation removed from code plan legend.*

*Sheet A022: 2-hr rated chases removed from 2<sup>nd</sup> and 3<sup>rd</sup> floor code plan to coordinate with mechanical and plumbing systems.*

5. Provide door hardware schedule.

*Response – Door hardware attached.*

6. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide receptacle(s) within 25' of new roof mounted condensing units.

*Response - New roof-mounted receptacles have been added and existing roof-mounted receptacles have been shown, so there is a receptacle within 25' of all new roof mounted equipment. Refer to revised sheets MPE234A and MPE234B.*

7. 2018 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. (see code for exception)

Action required: Revise drawings to show outside air calculations as well as method of delivery.

*Response – See Tables 1 and 2, attached, with outside air (OA) calculations for both of the new air handling units that serve occupied areas. The scheduled minimum outside air cfm for each system is shown on the calculations for reference, but is also scheduled on the drawings (refer to the “MINIMUM OUTSIDE AIR CFM” column in the AIR HANDLING UNIT SCHEDULE on sheet M600). Outside air for (indoor mounted) air handling unit AHU-E-8 is drawn through a new wall-mounted OA intake louver tagged as “L-1”, which is shown on sheet M312 and scheduled in the LOUVER SCHEDULE on sheet M602 (the louver is sized for full airside economizer operation, not just for the minimum OA airflow rate). The OA is ducted from the louver to the inlet of the AHU, as shown on sheet M312. Outside air for (rooftop mounted) air handling unit AHU-E-9 is drawn through a unit-mounted, rainproof OA intake louver that will be factory-installed by the AHU manufacturer, as described in schedule note #7 of the AIR HANDLING UNIT SCHEDULE on sheet M600. On each AHU, there will be an OA flow measuring device, as indicated in the TYPICAL AIR HANDLING UNIT CONTROL diagram on sheet M522.*

8. Provide pipe material schedule.

*Response – Pipe materials are covered in the specifications. Please refer to specification section 21 13 13 for fire protection piping (steel piping with grooved or threaded fittings), section 22 11 16 for domestic water piping (copper tube with solder joint fittings), section 22 13 16 for sanitary waste & vent piping (cast iron soil pipe & fittings), section 22 14 13 for storm drainage piping (cast iron soil piping & fittings), sections 22 62 13 and 22 63 13 for medical gas and vacuum piping (copper tube with brazed joint fittings), section 23 21 13 for hydronic piping (copper tube with solder joint fittings for smaller sizes, or steel piping with threaded, grooved, welded or flanged fittings), and section 23 22 13 for steam & condensate piping (steel piping with threaded, welded or flanged fittings).*

9. 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.

*Response – The required redundant ground system is covered by the installation methods within the specifications. Refer to specification section 26 05 26, paragraph 3.02A for requirement of installing insulated equipment grounding conductors with all feeders and branch circuits. Refer to specification*

*section 26 05 26, paragraph 3.02B for requirement of installing insulated equipment grounding conductors for all lighting and receptacle circuits, as well as other various circuits. Refer to specification section 26 05 26, paragraphs 3.03N and 3.03O for a description of the complete metal conduit system being used for the equipment grounding system and in addition to the conduit system, a complete auxiliary green wire equipment grounding system shall be installed. Lastly, reference specification section 26 05 33, paragraph 3.01.B, for the requirements of the various metal conduit systems to be utilized for indoor applications.*

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

Action required: Given that cost valuation has fluctuated due to splitting out foundation only permit, please provide cost estimate for addition and alteration including foundations but excluding site work. Currently at \$4,634,720.00.

*Response – Total cost of work: \$44,300,000*

### **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 shop drawings for review and approval.

*Response: Acknowledged – shop drawings to be a deferred submittal by general contractor.*

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 shop drawings for review and approval.

*Response: Acknowledged – shop drawings to be a deferred submittal by general contractor.*

3. 3311.2 Maintenance. Required means of egress and required accessible means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building. Exception: Approved temporary means of egress and accessible means of egress systems and facilities.

Action required- All temporary exiting shall be marked and staff trained on emergency egress plans. Temporary exiting is subject to inspection at anytime during the project. Access to all fire protection for the existing building(FDC's) shall be maintained at all times. Any impairment to the existing buildings fire suppression or alarm system shall require notification and approval of the fire marshal.

*Response: Noted, Contractor to coordinate exiting plan with facilities and fire marshal.*

4. 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.

Documentation of med gas piping pressure testing shall be provided at occupancy inspection.

*Response: Acknowledged. Contractor to be notified.*

5. Class 1 hose connections to be provided in stair towers. Verified on sprinkler plans.

*Response: Acknowledged. To be coordinated with fire sprinkler sub-contractor and shop drawings.*

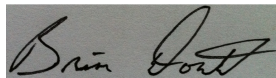
6. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Action required- A Knox elevator key box is required in the new lobby.

*Response: Acknowledged. Final location to be determined by fire marshal. Additional note added to code plan.*

This concludes our response. Please contact me for any additional clarification or requests.

Best Regards,



Brian Dostal

**ACI/BOLAND, Inc.**

cc: Mark Brooks– SLHS  
Eric Dill – McCarthy  
Eddie James - Adams  
File 3-21035