



Facility : Lee's Summit Medical Center  
 Project: Medsurg & Dietary Expansion  
 Permit # PRCOM20246374  
 DGL Project No: 6406.24.0001  
 Reviewer: (Building: Joe Frogge / Fire: Craig Hill)  
 Date: 02/06/2025

CITY - 2ND REVIEW COMMENTS					
#	Sheet #	Comment #	Code Section	Reviewer Comment	Design Team Response
<b>BUILDING PLAN REVIEW</b>					
1		1	Section7-130.10	<p>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.</p> <p>Action required: Provide the name, email address &amp; phone number for the on-site contact.</p>	<p>Nabholz On-Site Contact:            Ian Davies, Nabholz Superintendent            (913) 747-5226            ian.davies@nabholz.com</p>
2		2	Section7-130.10	<p>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.</p> <p>Action required: Provide the name, email address &amp; phone number for the on-site contact.</p>	<p>Nabholz On-Site Contact:            Ian Davies, Nabholz Superintendent            (913) 747-5226            ian.davies@nabholz.com</p>
3		1		<p>1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.</p> <p>Action required: Comment is informational.</p>	Understood
4		2		<p>A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.</p> <p>Action required: Comment is for informational purposes. The fee will be \$51,001.50</p>	Understood we will inform GC
5		3		<p>The project cost, which is used to establish the permit fee, seems high. You can remove the site costs from this number to save in permit fees.</p> <p>Action required: Comment is informational. Also, we need a cost breakdown between MOB work, Hospital work, and Pedestrian walkway.</p>	Understood we will inform GC

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6	GI101	4		<p>Inadequate information as concerns fire rated assemblies to complete review.</p> <p>Provide the following:</p> <p>1- Provide complete UL details for fire rated assemblies. Must, at a minimum, include nail/screw patterns.</p> <p>2- Pipe material schedule.</p> <p>3- Complete light pole base detail.</p>	<p>1. UL details will be a deferred submittal and will be sent in for review to the City of Lee's Summit for review and approval prior to any inspections. Added to Deferred Submittal List on GI101.</p> <p>2. Reference the following specifications for pipe materials:</p> <ul style="list-style-type: none"> <li>- 221116 - Domestic Water Piping (Page 11 and 12)</li> <li>- 221316 - Sanitary Waste and Vent Piping (Page 5)</li> <li>- 221413 - Facility Storm Drainage Piping (Page 4 and 5)</li> <li>- 226113 - Medical Compressed-Air Piping for Healthcare Facilities (Page 8)</li> <li>- 226213 - Vacuum Piping for Healthcare Facilities (Page 7)</li> <li>- 226313 - Gas Piping for Healthcare Facilities (Page 7)</li> <li>- 226600 - Chemical Waste Systems for Healthcare Facilities (Page 9)</li> <li>- 232113 - Hydronic Piping (Page 6 and 7)</li> </ul> <p>3. Refer to structural detail 9/S211 for complete light pole base detail as shown in 1st submittal.</p>
7		5	2018 IBC 1803.1	<p>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.</p> <p>Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf. (3,000psf shown on sheet S011)</p>	<p>The report was in the Project Manual. Included the spec sections 003132 Geotechnical Data &amp; 003132.1 Geotechnical Report in this submittal for your review.</p>
8		6		<p>Plans submitted are for multiple projects. After review is complete and approved we will create the other permits. (MOB vs. Hospital vs. Pedestrian walkway)</p> <p>Action required: Comment is informational.</p>	<p>Understood</p>
9		7		<p>For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.</p> <p>Action required: Comment is informational.</p>	<p>Understood</p>
10		8		<p>For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.</p> <p>Action required: Comment is informational.</p>	<p>Understood</p>

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11	AE111, AE533	9	2018 IMC 306.5	<p>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)</p> <p>Action required: Provide side rail extender at roof hatch shown on 3/AE533.</p>	<p>Detail 3/AE533 applies to Med-Surg roof hatch - revised the detail to include the railing system that is attached to the roof hatch. Type Bil-Guard 2.0 Roof Hatch Railing System by Bilco Company, Model RL2-NB. Keynote 36 on AE111 has been revised to include railing system.</p> <p>Revised detail 3/AE533 to 4/AE533 on AE111 for Dietary roof hatch for 16'-0" height.</p> <p>Added details 4, 5, 6/AE533 for the roof hatch for 16'-0" or less for Dietary roof hatch.</p>
12	AE602	10	2018 IBC 716.2.2	<p>2018 IBC 716.2.2 Performance requirements. Fire door assemblies shall be installed in the assemblies specified in Table 716.1(2) and shall comply with the fire protection rating specified.</p> <p>Action required: Amend door schedule to show that doors 3-2039B &amp; 3-2121 are rated for 45 minutes.</p>	<p>Revised door 3-2039B to be rated for 45 minutes.</p> <p>Door 3-2121 - This room is an office and the walls are Smoke Partitions. The door will be designated in the Door Schedule as a 'Smoke' door.</p>
13	AE501, AE502	11	2018 IBC 603.1	<p>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)</p> <p>Action required: Amend designs to show that top plate nailers at exterior walls/parapets are fire retardant treated.</p>	<p>Revised details 4/AE501, 4 &amp; 8/AE502 - 1-1/2" treated wood top plate has been changed to 1-1/2" <b>fire retardant</b> treated wood top plate.</p>
14	P02-00, P02-01	12	2018 IPC 708.1	<p>2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11. 2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.</p> <p>Action required: Provide cleanouts near where SS leaves building.</p>	<p>Cleanouts provided where SS is leaving the building.</p>
15	M02-01, M03-01, MEP02-02D, MEP02-03	13	2018 IMC 506.3.13.3	<p>2018 IMC 506.3.13.3 Termination location. Exhaust outlets shall be located not less than 10 feet horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property lines and shall be located not less than 10 feet above the adjoining grade level. Exhaust outlets shall be located not less than 10 feet horizontally from or not less than 3 feet above air intake openings into any buildings. (see code for exception)</p> <p>Action required: Relocated kitchen hood exhaust fans to comply. (too close to parapet)</p>	<p>KEF 1 and 2 have been relocated to comply. Associated ductwork, surrounding equipment, and surrounding ductwork/piping have been adjusted accordingly on both the roof and level 1.</p>

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16		14	2018 IBC 1008.3	<p>2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.</p> <p>1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:</p> <ol style="list-style-type: none"> <li>1. Aisles.</li> <li>2. Corridors.</li> <li>3. Exit access stairways and ramps.</li> </ol> <p>1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:</p> <ol style="list-style-type: none"> <li>1. Interior exit access stairways and ramps.</li> <li>2. Interior and exterior exit stairways and ramps.</li> <li>3. Exit passageways.</li> <li>4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.</li> <li>5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.</li> </ol> <p>1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:</p> <ol style="list-style-type: none"> <li>1. Electrical equipment rooms.</li> <li>2. Fire command centers.</li> <li>3. Fire pump rooms.</li> <li>4. Generator rooms.</li> <li>5. Public restrooms with an area greater than 300 square feet.</li> </ol> <p>Action required: Provide emergency illumination at exterior landings at exit doors and in stair wells.</p>	Confirmed these requirements are met within the existing design.

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<b>FIRE PLAN REVIEW</b>					
1		1	2018 IFC 907.1.1	<p>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.</p> <p>Action Required: Provide deferred submittal for alarm system.</p>	Submittal to be coordinated and provided by contractor and submitted for review prior to construction of alarm system.
2		2	2018 IFC 901.2	<p>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.</p> <p>Action Required: Provide deferred submittal for protection system.</p>	Submittal to be coordinated and provided by contractor and submitted for review prior to construction of protection system.
3		3	1008.1	<p>1008.1 Means of egress illumination. Illumination shall be provided in the means of egress in accordance with Section 1008.2. Under emergency power, means of egress illumination shall comply with Section 1008.3.</p> <p>Action required: Provide emergency illumination at exterior landings at exit doors and in stair wells.</p>	Confirmed these requirements are met within the existing design.