

# CITY OF LEE'S SUMMIT

## CODES ADMINISTRATION DEPARTMENT

220 SE Green Street  
Lee's Summit, MO 64063  
(816) 969-1200  
Fax (816) 969-1201

### PLAN REVIEW CONDITIONS

February 21, 2012

ACI BOLAND  
11229 NALL, SUITE 140  
LEAWOOD, KS 66211

Permit No: PRCOM20120184  
Project Title: SAINT LUKES EAST SURGICENTER  
Project Address: 120 NE SAINT LUKES BLVD, LEES SUMMIT, MO 64086  
Parcel Number: 52400043900000000  
Location: SAINT LUKE'S HOSPITAL OF LEE'S SUMMIT LOT 1---LOT 1 (EX PT IN RD)  
Type of Work: NEW TENANT FINISH  
Occupancy Group: BUSINESS  
Description: EXPANSION OF EXISTING TENANT SPACE

***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 contact the appropriate department regarding clarification of comments.***

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

#### **Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Rejected**

1. 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. Expert from Sec. 7-130, Lees Summit Code of Ordinances.

Action required - Provide the names of these sub-contractors prior to permit issuance.

2. This project requires a third party review of the electrical systems.

Action required - Please provide documentation of approval of this review.

3. 2006 IPC 403.2 - Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (See code for possible exceptions.)

Action required - Please label the restrooms in the waiting area.

4. 2006 IBC 1008.1.2 - Door swing. Egress doors shall be side-hinged swinging.

Exceptions:

1. Private garages, office areas, factory and storage areas with an occupant load of 10 or less.

2. Group I-3 occupancies used as a place of detention.
3. Critical or intensive care patient rooms within suites of health care facilities.
4. Doors within or serving a single dwelling unit in Groups R-2 and R-3.
5. In other than Group H occupancies, revolving doors complying with Section 1008.1.3.1.
6. In other than Group H occupancies, horizontal sliding doors complying with Section 1008.1.3.3 are permitted in a means of egress.
7. Power-operated doors in accordance with Section 1008.1.3.2.
8. Doors serving a bathroom within an individual sleeping unit in Group R-1.

Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons or a Group H occupancy. The opening force of interior side-swinging doors without closers shall not exceed a 5-pound force. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a 15-pound force. The door shall be set in motion when subjected to a 30-pound force. The door shall swing to a full-open position when subjected to a 15-pound force. Forces shall be applied to the latch side.

Action required - The door at the East end of Public Corridor 101 to the stair enclosure does not meet this requirement. Make needed corrections.

5. The Life Safety Legend on Sheet A0.2 does not seem to be complete and it is unclear which walls are to be protected on the plans.

Action required - Please provide additional information.

6. 2006 IBC 1109.12.1 - Dressing, fitting and locker rooms. Where dressing rooms, fitting rooms or locker rooms are provided, at least 5 percent, but not less than one, of each type of use in each cluster provided shall be accessible.

Action required - Show how these requirements are to be met. Provide information on the lockers and required bench.

7. ICC/ANSI A117.1-2003 608.2.1 - Transfer-type shower compartments. Transfer-type shower compartments shall have a clear inside dimension of 36 inches in width and 36 inches in depth, measured at the center point of opposing sides. An entry 36 inches minimum in width shall be provided. A clearance of 48 inches minimum in length measured perpendicular from the control wall, and 36 inches minimum in depth shall be provided adjacent to the open face of the compartment.

Action required - The shower located in the womens locker room does not meet the requirement for clear floor space adjacent to the shower. Make needed corrections.

8. 2006 IBC -1021.3 Construction. Exit passageway enclosures shall have walls, floors and ceilings of not less than 1-hour fire-resistance rating, and not less than that required for any connecting exit enclosure. Exit passageways shall be constructed as fire barriers in accordance with Section 706 of the International Building Code.

Action required - As the existing central stairway is constructed as a 2-hour vertical exit enclosure, the corridors from the stairway to the exit discharge point are considered horizontal exit enclosure and they are required to meet all the same requirements for construction as the stairway. Make needed corrections.

## **Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. 2006 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.

2. 2006 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.

Provide shop drawings for review and approval.

3. 1411.2 Maintenance.

Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress systems and facilities.

Egress from the occupied areas of the building shall be maintained throughout construction. Provide a temporary exiting plan for the different phases of the project.

4. Fire Department- 2006 IFC 3006.4 Medical gas systems.

Medical gas systems including, but not limited to, distribution piping, supply manifolds, connections, pressure regulators and relief devices and valves, shall comply with NFPA 99 and the general provisions of this chapter.

Provide documentation of line pressure testing on letter. Markings and documentation verified at inspection.

5. For Information Only- The NFPA Life Safety Code is adopted by IFC Chapter 45 as reference only.

6. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a fire extinguisher in the corridor near the southeast elevators.

7. Fire Department- 2 1/2 inch hose valve will be required at Vestibule 135, Exterior door to Corridor 140, and the southeast stair enclosure.

8. 3006.2 Interior supply location.

Medical gases shall be stored in areas dedicated to the storage of such gases without other storage or uses. Where containers of medical gases in quantities greater than the permit amount are located inside buildings, they shall be in a 1-hour exterior room, a 1-hour interior room or a gas cabinet in accordance with Section 3006.2.1, 3006.2.2 or 3006.2.3.

3006.2.1 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 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 at least one exterior wall that is provided with at least two vents. Each vent shall not be less than 36 square inches (0.023 m<sup>2</sup>) in 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 at least one automatic sprinkler to provide container cooling in case of fire.

Action required: Make corrections for the new gas room and modifications to the existing room to meet these requirements. The exterior doors shall be marked with an NFPA 704 placard "Compressed Gas " .

9. Indicate the location of the shut-off for medical oxygen coming into the building.

10. 1021.3 Construction.

Exit passageway enclosures shall have walls, floors and ceilings of not less than 1-hour fire-resistance rating, and not less than that required for any connecting exit enclosure. Exit passageways shall be constructed as fire barriers in accordance with Section 706 of the International Building Code.

Action required: A rated exit passageway shall be continued from the stairwell enclosure to the exterior of the building.

***The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.***

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