



Facility : Lee's Summit Medical Center
Project: ED Expansion
Permit # PRCOMCOM20251638
DGL Project No: 6406.24.0003
Reviewer: (Building: Joe Frogge / Fire: Craig Hill)
Date: 06/05/2025

CITY - 2ND REVIEW COMMENTS						
#	Sheet #	Comment #	Code Section	Reviewer Comment	Design Team Response	Reviewing Discipline
BUILDING PLAN REVIEW						
1		1	Section7-130.10	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: Provide the name, email address & phone number for the on-site contact.	JE DUNN - On Site Contact: Brady Myers, JE DUNN Project Executive (816) 292-8619 brady.myers@jedunn.com	Arch
2		2	Section7-130.4	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.	GENERAL CONTRACTOR: JE DUNN - On Site Contact: Brady Myers, JE DUNN Project Executive (816) 292-8619 brady.myers@jedunn.com MEP subcontractors: Fire Protection - Jayhawk Fire Sprinkler Plumbing - Rand Construction Company HVAC - Rand Construction Company Electrical - Staco Electric Low Volt - Electrical Corporation of America	Arch/Contractor
3		1		A one-time impact fee in the form of an excise 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. Action required: Comment is informational. The fee will be \$6,913.50 (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).	Understood we will inform GC.	Arch
4		2	2018 IBC 1704.2	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. Note: Receipt of final, approved inspection report must be received prior to occupancy.	Acknowledged. Company contracted to perform special inspections has not been selected yet.	Arch/Owner
5		3		Incorrect structural calculations uploaded into portal. (Denver, CO) Action required: Upload correct report. (Note: We are currently enforcing 2018 IBC.)	Structural calculations from a different project were accidentally uploaded. Please disregard the previously attached calcs, as no structural calculations are required. Please let us know if calculations are required for your review and we will formalize them and upload them.	Structural

#	Sheet #	Comment #	Code Section	Reviewer Comment	Design Team Response	Reviewing Discipline
6		4	2018 IBC 602.1	2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code. Action required: Amend Project Data on sheet GI101 to show correct type of construction which is 1B.	GI101 Sheet has been updated to show correct construction type.	Arch
7		5		Inadequate information to complete review. Actions required: - Provide complete details for fire rated walls that include UL#, type, rating, and nail/screw patterns - Provide plumbing pipe material schedule	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. 2. Plumbing pipe material schedule to be added to sheet B00-00	Arch/MEP
8		6	2018 IBC 1103.2	2018 IBC 1103.2 General exceptions. Sites, buildings, structures, facilities, elements and spaces shall be exempt from this chapter to the extent specified in this section. 2018 IBC 1103.2.1 Specific requirements. Accessibility is not required in buildings and facilities, or portions thereof, to the extent permitted by Sections 1104 through 1111. 2018 IBC 1103.2.2 Employee work areas. Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.1, 1009 and 1104.3.1 and shall be designed and constructed so that individual with disabilities can approach, enter and exit the work area. Work areas, or portions of work areas, other than raised courtroom stations in accordance with Section 1108.4.1.4, that are less than 300 square feet in area and located 7 inches or more above or below the ground or finished floor where the change in elevation is essential to the function of the space shall be exempt from all requirements.(see code for additional exemptions) Action required: Provide enough room in nurse work HSK 1-1453 for an employee to approach, enter, and exit.	HSK 1-1453 Has been revised to provide enough room for employees to approach, enter, and exit. See sheets AC101, AE101, AE102 & AE408. Door 1-1453 has been reduced from a 4'-0" door to a 3'-6" door to allow for more clearance space.	Arch
FIRE PLAN REVIEW						
9		1	2018 IFC 907.1.1	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 deferred submittal for fire alarm system.	Submittal to be coordinated and provided by contractor and submitted for review prior to construction of alarm system. Refer to deferred submittal list on sheet GI101.	Contractor
10		2	2018 IFC 901.2	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 deferred submittal for fire protection system.	Submittal to be coordinated and provided by contractor and submitted for review prior to construction of alarm system. Refer to deferred submittal list on sheet GI101.	Contractor