
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 14, 2025

Devenney Group
6900 East Camelback Road
Scottsdale, AZ 85251

Permit No: PRCOMCOM20251638
Project Title: LEE'S SUMMIT MEDICAL CENTER EXPANSION/RENOVATION 2024 - ED Expansion
Project Address: 2100 SE BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 60420991500000000
Location / Legal: HCA MIDWEST LOTS 1C & 1D---LOT 1C
Description:
Type of Work: ADDITION COMMERCIAL
Occupancy Group: INSTITUTIONAL, INCAPACITATED
Description: LEE'S SUMMIT MEDICAL CENTER - ADDITION AND INTERIOR ALTERATIONS TO EXPAND ED DEPARTMENT

Revisions Required

One or more departments have not approved the permit and 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 address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Craig Hill

Approved with Conditions

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.

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.

DEVELOPMENT SERVICES

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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).

7/13/2025 - Not addressed.

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.

7/13/2025 - Not addressed.

3. Incorrect structural calculations uploaded into portal. (Denver, CO)

Action required: Upload correct report. (Note: We are currently enforcing 2018 IBC.)

7/13/2025 - Not addressed.

5. Inadequate information to complete review.

Actions required:

- Provide complete details for fire rated walls that include UL#, type, rating, and nail/screw patterns

7/13/2025 - Not addressed.

-

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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: Provide the name, email address & phone number for the on-site contact.

7/13/2025 - Not addressed.

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

DEVELOPMENT SERVICES

contractors.
7/13/2025 - Not addressed.

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