



PROJECT: Q39 TI
CODE RESPONSE: JOE FROGGE & CRAIG HILL
COMMENT DATE: 12/03/25
RESPONSE DATE: 12/09/25
PROJECT ADDRESS: 1240 SW OLDHAM PKWY, LEE'S SUMMIT, MO

Mr. Frogge and Mr. Hill,
 We received your code comment report dated 12/03/25 relative to our Q39 TI project located at 240 SW Oldham Pkwy, Lee's Summit, MO 64081. The following package contains revised drawings, narrative responses, and supplemental documentation necessary to address the comments from your report.

NAME	CONTACT	COMPANY	DISCIPLINE
Taylor Massey	taylor.massey@brrarch.com (913) 236-3309	BRR Architecture (BRR)	Arch
Alex Malyarov	alexm@lankfordfendler.com (913) 265-2327	Lankford Fendler + Associates (LFA)	MEPFR

Your comments below shown in regular type are followed by our responses in bold. The 3 letter key following each line indicates the responding party.

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. (WITEC NOT LICENSED WITH US)

- RESPONSE: THE PROJECT MANAGER FROM WITEC CORRESPONDED WITH THE CITY OF LEE'S SUMMIT AND CONFIRMED THEIR LICENSE IS STILL ACTIVE UNTIL NEXT JUNE. THE COMPANY IS LISTED UNDER "WHATEVER IT TAKES ELECTRICAL CONTRACTORS". (BRR)**

BUILDING PLAN REVIEW

- 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. FEE WILL BE \$43,329.00.
(SUBJECT TO CHANGE IF S.F. CALC CHANGES – SEE NEXT COMMENT)

- **RESPONSE: ACKNOWLEDGED. (BRR)**

2. CLARIFICATION REQUIRED.

ACTION REQUIRED: PROVIDE GROSS SQUARE FOOTAGE OF RESTAURANT INCLUDING 128 STORAGE, AND EXCLUDING 127 BBQ SMOKER COURT & 135 PATIO DINING.

- **RESPONSE: THE GROSS SQUARE FOOTAGE EXCLUDING THE SMOKER COURT AND PATIO DINING IS 8,742 SF. (BRR)**

3. 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.

ACTION REQUIRED: COMMENT IS INFORMATIONAL.

- **RESPONSE: ACKNOWLEDGED. THE PLANS RECEIVED HEALTH APPROVAL ON 11/25/2025. (BRR)**

4. 2018 IPC 403.1 MINIMUM NUMBER OF FIXTURES. PLUMBING FIXTURES SHALL BE PROVIDED IN THE MINIMUM NUMBER SHOWN IN TABLE 403.1, BASED ON THE ACTUAL USE OF THE BUILDING OR SPACE. USES NOT SHOWN IN TABLE 403.1 SHALL BE CONSIDERED INDIVIDUALLY BY THE CODE OFFICIAL. THE NUMBER OF OCCUPANTS SHALL BE DETERMINED BY THE INTERNATIONAL BUILDING CODE.

ACTION REQUIRED: PROVIDE ADDITIONAL WATER CLOSET. (4 FOR EACH GENDER REQUIRED)

- **RESPONSE: A DETAILED PLUMBING FIXTURE COUNT SCHEDULE WAS ADDED TO SHEETS A001 AND A003 DISPLAYING THE FIXTURE COUNT CALCULATIONS BROKEN DOWN BY OCCUPANCY. THE CODE ANALYSIS SCHEDULE HAS BEEN REVISED ACCORDINGLY TO SHOW 3/3 WATER CLOSETS PROVIDED FOR FEMALE AND 3/3 WATER CLOSETS/URINALS REQUIRED FOR MALE PLUS 1 NON-REQUIRED UNISEX WATERCLOSET AND LAVATORY. (BRR)**

5. 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..

ACTION REQUIRED: PROVIDE SOILS REPORT TO JUSTIFY DESIGN ASSUMPTION OF SOIL BEARING CAPACITY GREATER THAN 2,000PSF.

- **RESPONSE: THE GEOTECHNICAL REPORT FROM THE CORE/SHELL PORTION OF THE PROJECT HAS BEEN INCLUDED WITH THIS SUBMITTAL. (BRR)**

6. 2018 IMC 506.5.3 EXHAUST FAN MOUNTING. UP-BLAST FANS SERVING TYPE I HOODS AND INSTALLED IN A VERTICAL OR HORIZONTAL POSITION SHALL BE HINGED AND SUPPLIED WITH A FLEXIBLE WEATHERPROOF ELECTRICAL CABLE TO PERMIT INSPECTION AND CLEANING AND SHALL BE EQUIPPED WITH A MEANS OF RESTRAINT TO LIMIT THE SWING OF THE FAN ON ITS HINGE. THE DUCTWORK SHALL EXTEND NOT LESS THAN 18 INCHES ABOVE THE ROOF SURFACE.

ACTION REQUIRED: PROVIDE HINGED CONNECTIONS AT GREASE FANS.

- **RESPONSE: REFER TO ACCUREX SUBMITTAL PLANS “KEF” SHEETS FOR HINGED CURB INFORMATION THAT IS STATED UNDER THE OPTIONS AND ACCESSORIES BELOW EACH FAN SCHEDULE. (LFA)**

7. INSUFFICIENT INFORMATION TO COMPLETE REVIEW.

ACTION REQUIRED: PROVIDE COMPLETE GREASE HOOD SYSTEM DESIGN.

- **RESPONSE: REFER TO ACCUREX SUBMITTAL DRAWINGS FOR COMPLETE GREASE HOOD SYSTEM DESIGN. (LFA)**

FIRE PLAN REVIEW

1. 1008.2.3 EXIT DISCHARGE. ILLUMINATION SHALL BE PROVIDED ALONG THE PATH OF TRAVEL FOR THE EXIT DISCHARGE FROM EACH EXIT TO THE PUBLIC WAY.

ACTION REQUIRED: PROVIDE EXTERIOR EMERGENCY LIGHTING AT ALL EMERGENCY EXITS.

- **RESPONSE: EMERGENCY LIGHTING IS SHOWN AS PART OF THE CORE/SHELL PACKAGE (PERMIT # PRCOM20251957). REFER TO SHEET E200 FOR HOMERUNS THROUGH THE RELAY PANEL AND INVERTER FOR EMERGENCY EGRESS LIGHTING. REFER TO E600 FOR THE INVERTER SCHEDULE. (LFA)**

2. 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.

- **RESPONSE: NOTE ADDED TO SHEET A001 THAT FIRE ALARM WILL BE A DEFERRED SUBMITTAL. (BRR)**

3. 2018 IFC 901.2 – CONSTRUCTION DOCUMENTS. THE FIRE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRED 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.

- **RESPONSE: NOTE ADDED TO SHEET A001 THAT FIRE PROTECTION WILL BE A DEFERRED SUBMITTAL. (BRR)**

Thank you for your timely review. We hope you find this package satisfies all code comments. If you have further questions or requirements, please contact us with the information below.

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