

January 21, 2026

Lee's Summit Development Services  
Lee's Summit, MO

RE: Permit# PRCOM20255490  
Einstein Bros Bagels  
418 NW Chipman RD  
Lee's Summit, MO 63086

Joe Frogge,

Below is a narrative for the updated MEP engineering plans for the above referenced project to address your comments from January 02, 2026.

4. Waste piping as designed does not match approved shell plans.

Action required: Coordinate actual location of waste piping and grease interceptor with shell design. Amend plans as required.

**Plumbing plans updated to reflect most recent shell plans.**

5. 2018 IMC 507.3 Type II hoods. Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system. (see code section for more specific requirements)

Action required: Provide Type II hood(s) over cooking equipment or provide verification that equipment is listed as non-vented and that the hvac system has been designed to overcome the heat and humidity.

**No grease or smoke production during normal cooking operations. Per IMC 507.3 the Prep / Baking area of 217 square feet is provided with 900 CFM of exhaust from KEF-1, exceeding the 0.7 CFM/sqft of 151.9 CFM as indicated on M0.0 Ventilation Schedule. KEF-1 attaches to a canopy on the exterior of equipment 150 and is operated by 24/7 time clock to be active during occupied times as indicated by m0.0 Exhaust Fan Schedule.**

6. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report to verify that existing roof structure will support additional load.

**Per our January 16<sup>th</sup> phone conversation, both RTU's are existing to remain and covered in the shell plans.**

Sincerely,

John Tinsley, P.E.

