



PROJECT: Q39 SHELL

CODE RESPONSE: JOE FROGGE & CRAIG HILL

COMMENT DATE: 05/23/25

RESPONSE DATE: 06/20/25

PROJECT ADDRESS: 101 SW OLDHAM PKWY, LEE'S SUMMIT, MO

Mr. Frogge and Mr. Hill,

We received your code comment report dated 05/23/25 relative to our Q39 Shell project located at 101 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)	A
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 7-130.10 - 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.

- RESPONSE: ON-SITE CONTACT FILLED OUT ON ITEM #7 OF COMMERCIAL PERMIT AND LICENSE TAX APPLICATION. ON-SITE CONTACT WILL BE NATE EUBANKS (816-547-9160, NATE.EUBANKS@CENTRIC.BUILD). (BRR)**

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 CONTRACTORS.

- **RESPONSE: MEP SUBCONTRACTORS HAVE NOT BEEN AWARDED FOR THIS PROJECT YET. WILL LIST ONCE BIDDING IS COMPLETE. (BRR)**

BUILDING PLAN REVIEW

1. THE BUILDING PERMIT FOR THIS PROJECT CANNOT BE ISSUED UNTIL THE DEVELOPMENT SERVICES DEPARTMENT HAS RECEIVED, APPROVED, AND PROCESSED THE FINAL DEVELOPMENT PLAN.

ACTION REQUIRED: COMMENT IS INFORMATIONAL.

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

2. UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8, SECTION 8.180.E ROOF MOUNTED EQUIPMENT – ALL ROOF-MOUNTED EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW BY USING PARAPET WALLS AT THE SAME HEIGHT AS THE MECHANICAL UNITS. FOR ADDITIONS TO EXISTING BUILDINGS THAT DO NOT MEET THIS STANDARD, INDIVIDUAL SCREENS WILL BE PERMITTED, WITH THE DESIGN SUBJECT TO APPROVAL BY THE DIRECTOR.

ACTION REQUIRED: MAKE NEEDED CORRECTIONS TO DRAWINGS THAT PROVIDE DETAILS AS TO HOW MECHANICAL EQUIPMENT WILL BE SCREENED FROM ALL 4 SIDES PER REFERENCED UDO SECTION. (PARAPET IS NOT TALL ENOUGH)

- **RESPONSE: PLEASE SEE SHEET A003 SIGHT LINES FOR SECTIONS THROUGH THE SITE SHOWING THE MECHANICAL UNITS ARE HIDDEN BY THE PARAPETS FROM THE PEDESTRIAN PERSPECTIVE ON THE EDGES OF THE SITE. PER THE CALL BETWEEN BRR AND JOE FROGGE (AND A FOLLOW UP CALL WITH PLANNING REVIEWER HECTOR SOTO JR.), SIGHT LINE VIEWS SHOWING THAT MECHANICAL UNITS ARE HIDDEN BY THE PARAPETS HAVE BEEN REVIEWED AND ACCEPTED IN PREVIOUS PROJECTS. (BRR)**

3. 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. (2,400PSF CITED ON SHEET S001)

- **RESPONSE: PLEASE SEE ATTACHED GEOTECH REPORT. (BRR)**

4. 2018 IPC 708.1 CLEANOUTS REQUIRED. CLEANOUTS SHALL BE PROVIDED FOR DRAINAGE PIPING IN ACCORDANCE WITH SECTIONS 708.1.1 THROUGH 708.1.11. 2018 IPC 708.1.3 BUILDING DRAIN AND BUILDING SEWER JUNCTION. THE JUNCTION OF THE BUILDING DRAIN AND THE BUILDING SEWER SHALL BE SERVED BY A CLEANOUT THAT IS LOCATED AT THE JUNCTION OR WITHIN 10 FEET OF THE DEVELOPED LENGTH OF PIPING UPSTREAM OF THE JUNCTION. FOR THE REQUIREMENTS OF THIS SECTION, THE REMOVAL OF A WATER CLOSET SHALL NOT BE REQUIRED TO PROVIDE CLEANOUT ACCESS.

ACTION REQUIRED: PROVIDE CLEANOUTS TO COMPLY. 3 LOCATIONS)

- **RESPONSE: ADDITIONAL CLEANOUTS ADDED TO GREASE WASTE AND SANITARY PIPING WITHIN 10' OF BUILDING DRAIN/SEWER JUNCTION. RE: PLUMBING AND CIVIL UTILITY PLANS. (LFA)**

5. 2017 NEC ARTICLE 110.26 (C)(3) PERSONNEL DOORS. WHERE EQUIPMENT RATED 800 A OR MORE THAT CONTAINS OVERCURRENT DEVICES, SWITCHING DEVICES, OR CONTROL DEVICES IS INSTALLED AND THERE IS A PERSONNEL DOOR(S) INTENDED FOR ENTRANCE TO AND EGRESS FROM THE WORKING SPACE LESS THAN 25 FEET FROM THE NEAREST EDGE OF THE WORKING SPACE, THE DOOR(S) SHALL OPEN IN THE DIRECTION OF EGRESS AND BE EQUIPPED WITH PANIC HARDWARE.

ACTION REQUIRED: PROVIDE PANIC DEVICE HARDWARE AT DOOR 126 OUT OF ELECTRICAL ROOM.

- **RESPONSE: REVISED HARDWARE SET 4.0 TO INCLUDE PANIC HARDWARE FOR DOOR 126A. (BRR)**

FIRE PLAN REVIEW

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.

- **RESPONSE: ACKNOWLEDGED, CONTRACTOR WILL SUBMIT SHOP DRAWINGS FOR APPROVAL. (BRR)**

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.

- **RESPONSE: ACKNOWLEDGED, CONTRACTOR WILL SUBMIT SHOP DRAWINGS FOR APPROVAL. (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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