



FINKLE +
WILLIAMS
ARCHITECTURE

8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219

P 913 + 498 - 1550

Updated September 17, 2017

September 9th, 2025

Project: Club Car Wash – Lee's Summit

Address: 1021 Jefferson Crossing, Lee's Summit, MO 64081

Permit #: PRCOM20253573

To whom it may concern,

Please see the following responses to the building plan review comment redlines, received September 4, 2025, for the above referenced project:

Licensed Contractors

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: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and the name, email address & phone number for the on-site contact.

RESPONSE: Acknowledged. Contractor information to be provided as soon as possible, we would like to please request a deferred submittal for this item.

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: Acknowledged. Contractor information to be provided as soon as possible, we would like to please request a deferred submittal for this item.

Building Plan Review

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 \$27,843.75

RESPONSE: Acknowledged

2. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4. 2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant material at water closets. If paint is used it must be epoxy based.

RESPONSE: A2.01 - Revised finish schedule to show epoxy-based paint to be used in both restrooms

3. 2018 IBC 1015.7 Roof access. Guards shall be provided where the roof hatch opening is located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter. (see code for exception)

Action required: Provide guard at parapet near roof hatch.

RESPONSE: A3.01 – See roof hatch safety railing note, indicated in the roof plan note legend and roof plan and spot elevation added at parapet indicating parapet height 30" above roof plane. Roof hatch to be provided with fixed roof hatch safety railing system providing permanent means of fall protection for roof hatch opening.

4. Inadequate information to complete review.

Provide the following:

- Complete designs for cashier booth.
- Complete designs for Trellis.

RESPONSE: We have attached cutsheets for delegated design of prefabricated components from a very similar project in Omaha, Nebraska. Project specific information and shop drawings will be provided as soon as possible, we would like to please request a deferred submittal for this item.

5. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide receptacle(s) on roof near hvac equipment.

RESPONSE: Receptacles are installed at the same level as HVAC equipment on the roof on electrical plan sheet EP100 in compliance with 2017 NEC 210.63. Receptacles are tagged with (ON ROOF). Receptacle is powered through circuit LP1-54.

Sincerely,

Austin Walter, RA
913.602.9666
awalter@finklewilliams.com