



FINKLE +
WILLIAMS
ARCHITECTURE

8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219

P 913 + 498 - 1550

September 25th, 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 24, 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.

RESPONSE II: See previous comment – this project is still out to bid and we have yet to finalize the contractor and/or subcontractors. We would like to request a deferred submittal on this item and will provide the information as soon as possible.

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.

RESPONSE II: See previous comment – this project is still out to bid and we have yet to finalize the contractor and/or subcontractors. We would like to request a deferred submittal on this item and will provide the information as soon as possible.

Building Plan Review

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.

RESPONSE II: Sorry for the confusion – we are not using the parapet as a guard, we were just noting it for reference. Per the exception, our fixed roof hatch safety railing system provides a permanent means of fall protection for the roof hatch opening. See attached technical bulletin for reference.

Sincerely,

Austin Walter, RA

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