



January 26, 2026

City of Lee's Summit
Development Services
220 SE Green Street
Lee's Summit, MO 64063
816-969-1200

Regarding: Valvoline Instant Oil Change
610 NW Chipman Rd
Lee's Summit, MO 64086
Architect's Project Number: 06-24-20062
Permit No PRCOM20255585

To Whom it May Concern,

In response to the received and reviewed submission at your office, please refer to the attached responses below and the attached revised drawings.

LISTED CONTRACTORS – Joe Frogge - Joe.Frogge@cityofls.net

1_COMMENT: Lee's Summit Code of Ordinance, Section7-130.10 - 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 and will be provided when the general contractor is awarded.

2_COMMENT: Lee's Summit Code of Ordinance, Section7-130.4 - 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 the permit. Provide the company names of licensed MEP contractors.

RESPONSE: acknowledged and will be provided when the general contractor is awarded.

BUILDING REVIEW – Joe Frogge - Joe.Frogge@cityofls.net

1_COMMENT: 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

2_COMMENT: 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 \$6,649.50

RESPONSE: acknowledged

3_COMMENT: Application incomplete.

Action required: Fill out and submit 2nd half of application form

RESPONSE: acknowledged and completed

4_COMMENT: 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.)

1209.2.3 Showers. (see code for details)

1209.2.4 Waterproof joints. (see code for details)

Action required: Specify a compliant wall finish material in the restroom. If paint is used, it must be epoxy based

RESPONSE: Reference revised sheets A1.2 and A7.1, which show added FRP up to 4ft on the restroom wall adjacent to plumbing fixtures.

5_COMMENT: 2017 NEC Article 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (10) shall have ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms
- (2) Kitchens
- (3) Rooftops
- (4) Outdoors
- (5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.
- (6) Indoor wet locations
- (7) Locker rooms with associated showering facilities
- (8) Garages, service bays, and similar areas other than vehicle exhibition halls and showrooms.
- (9) Crawl spaces – at or below grade level.
- (10) Unfinished portions or areas of the basement not intended as habitable rooms. (refer to code for exceptions)

Action required: Modify drawings to show that all receptacles within 6' of a sink will be GFCI protected. See restroom and drinking fountain.



RESPONSE:

Receptacles at mentioned locations are already GFCI protected. Please see Power Key Notes at Sheet E-2.1 – Power Plans and Panel Notes at Sheet E-4.1 – Electrical Details to see GFCI protection information.

FIRE REVIEW - Craig Hill -

1_COMMENT: 2311.4.3 Ventilation. Where Class I liquids or LP-gas are stored or used within a building having a basement or pit wherein flammable vapors could accumulate, the basement or pit shall be provided with mechanical ventilation in accordance with the International Mechanical Code, at a minimum rate of 1 1/2 cubic feet per minute per square foot (cfm/ft²) [0.008 m³/(s ? m²)] to prevent the accumulation of flammable vapors.

Action Required: Provide verification on types of liquids being used and stored in the pit

RESPONSE: Refer to attached HMIS summary.

Sincerely,
HFA-AE, Ltd.

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NARRATIVE

Revision #1 – Comment response Narrative

Project: Valvoline Oil change
Project Address: NW Chipman Road & NW Ward Road
Lee's Summit, MO 64086
Date: 01/26/26

These revisions form a part of the Contract Documents and modify or interpret the previous Drawings dated 12/122/25 to include these revisions as noted below.

GENERAL

Item #1: Refer to Sheet CS-1 – Cover Sheet
a) Index of Drawings
1) Revised to indicate Rev 1 sheets

ARCHITECTURAL

Item #1: Refer to Sheet A1.2 – Floor Plan Upper Level
a) Finish Schedule
1) Revised finishes at Unisex restroom to add W-2 for FRP.
b) Finish Legend
1) Add W-2 for FRP wall finish.

Item #2: Refer to Sheet A7.1 – Details and interior Elevations
a) Interior Elevations 11, 12 and 13.
1) Revised elevation to add W-2 for FRP up to 4'-0" all these walls.

End of Revision #1

Sincerely,

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