

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

February 03, 2026

HFA-AE, LTD  
1705 S WALTON BLVD, SUITE 3  
BENTONVILLE , AR 72712

Permit No: PRCOM20255585  
Project Title: VALVOLINE - NEW BUILDING FOR AUTO SERVICE AND TWO-BAY GARAGE  
Project Address: 610 NW CHIPMAN RD, LEES SUMMIT, MO 64086  
Parcel Number: 51700047900000000  
Location / Legal Description:  
Type of Work: NEW COMMERCIAL  
Occupancy Group: BUSINESS  
Description: VALVOLINE - NEW BUILDING FOR AUTO SERVICE AND TWO-BAY GARAGE

***Revisions Required***

***One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Rejected**

1. 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/ft<sup>2</sup>) [0.008 m<sup>3</sup>/(s · m<sup>2</sup>)] to prevent the accumulation of flammable vapors.

Action Required: With the storage of a class IA liquid provide ventelation for the building.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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.  
1/29/2026 - Acknowledged in letter.

2. 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

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provided during that stage of your approval process.

Action required: Comment is informational. The fee will be \$6,649.50  
1/29/2026 - Acknowledged in letter.

5. 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 by GFCI protected. See restroom and drinking fountain.

1/29/2026 - Unable to determine at drinking fountain. To be field verified.

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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.

1/29/2026 - Acknowledged in letter.

2. 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 permit. Provide company names of licensed MEP contractors.

1/29/2026 - Acknowledged in letter.

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***