



February 11, 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.

1/29/2026 - Acknowledged in letter.

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.

1/29/2026 - Acknowledged in letter.

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

HFA-AE, Ltd.
www.hfa-ae.com

RESPONSE: acknowledged

1/29/2026 - Acknowledged in letter.

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

1/29/2026 - Acknowledged in letter.

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.

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

RESPONSE: See page E4.1 circuit 48 is protected by GFCI circuit breaker.

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.

2/4/2026 Action Required: With the storage of a class IA liquid provide ventilation for the building.

RESPONSE: The site is rated as a small repair Garage, current design meets the requirements, Reference M-1.1 Mechanical Plans - Lower Level Exhaust Calculations.

LOWER LEVEL EXHAUST CALCULATIONS

CALCULATIONS TO COMPLY WITH IMC SECTION 403.3 FOR REPAIR GARAGES
0.75 CFM/SF

MORE STRINGENT NEC TABLE 511.3(C) FOR MINOR REPAIR GARAGES 1.00 CFM/SF
1,193 SF x 1 = 1,193 CFM REQUIRED. 1,200 CFM EXHAUST PROVIDED.

Sincerely,
HFA-AE, Ltd.

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