

CITY OF LEE'S SUMMIT
Development Services Department
220 SE Green Street
Lee's Summit, MO 64063
(816)969-1200

OnlinePortal at DEVSERVICES.CITYOFLS.NET

Inspection Summary

Permit #: PRCOM20235733

Address: 209 SE GREEN ST, LEES SUMMIT, MO 64063209 SE GREEN ST, Unit:IR, LEES SUMMIT, MO 64063

This work has been inspected and the inspection results noted below. Please schedule inspections once all corrective actions have been completed. Do not cover any work until approved.

Inspection:	Inspector:	Outcome:	Date:
Occupancy Inspection - Codes Commercial	Mark Harding	Failed	Tuesday, July 29, 2025

Corrective Action Required:

1	Miscellaneous Correction	-Complete corrections for all other departments: See individual reports for correction items revised 7/29/25 MH
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Courtyard area:

-South "faded stairs" require min 4" rise and compliant handrails on each side. Also would need to comply with IBC 1011.5.4.1 **contractor working on corrective items per discussions with the inspection team**
See comments from 7/29

- "Piano stairs" require min 4" rise at all treads including to the landing. Slope not permitted to be greater than 2 percent in any direction See comments from 7/29 **corrective design has been completed but prior to taking the stairs out Ryan Elam has asked for As-built dimensions on the stairs**

-Guardrails at raised seating areas required to be min 42" aff See comments from 7/29 **submitted CMR**

-North ramp requires handrails on both sides of ramp. Existing handrail is non compliant in height, extensions and 1.5" min clearance **submitted CMR**

Marketplace Building:

-Provide address at building **added vinyl building numbers above the doors as requested by the FD**

-Sinks not permitted over 34" aff at restrooms See comments from 7/29 **see attached Exhibit A**

-Complete all bathroom partitions shipping this week, will install thereafter.
-Mirrors at restrooms not permitted above 40" aff to reflective surface; See comments from 7/29 full hgt mirrors added

-Protruding objects above 27" not permitted to be greater than 4" into path at TVs;; to be completed. installing new brackets to get them tighter to the wall.
-Protruding objects above 27" not permitted to be greater than 4" into path at east water fountains, to be completed. ADA cane detectable skirt added to bottom of fountain

-Remove all trash, material and debris from rooftop cleared the day of inspection
-Paint metallic gas lines at rooftop painted the day of inspection
-Secure all LFMC within 12" of boxes on roof secured the day of inspection
-Label all mechanical units on rooftop labels added
-Stairs required to have 80" vertical clearance at rooftop; see CMR or clarification. resolved. no public access

-Thresholds between existing East City Hall doors and new exterior landing must comply with 1010.1.7 where over 1/4" elevation change doors thresholds being addressed with concrete sub to reduce change

-Exterior receptacles in wet locations required to have an enclosure that is weatherproof with the plug inserted; install bubble cover or inuse cover. receptacles have been replaced with wet rated

Corrective Action Required:

2 Misc

AS per Aimee Nassif this is part of the inspection report that was amended 7/28/2025 including the other items that on previous list.

Corrective Action Required:

3 Misc

Outstanding Items/Pending

1)Changes in Level. The sidewalk that abuts the egress doors at City Hall has a threshold that is too high and needs to be corrected. doors thresholds being addressed with concrete sub to reduce change

2)Height of the Decorative Wall at the Viewing Areas. As a "guard" this was built too low (at 36"; should be 42"). A guard is required to protect a walking surface/pathway. A CMR was submitted which was denied based on the argument provided in the CMR. Staff is amenable to considering other methods for compliance, but has not received anything from the Contractor at this time. submitted CMR

3)Handrails at Curved Ramp. IBC requires the curved ramp to have a handrail on both sides and at appropriate elevations. A CMR was submitted and denied based on the argument provided in the CMR. Staff is amenable to considering other methods for compliance, but has not received anything from the Contractor at this time. submitted CMR

4)Restroom Sink Counter. Counter is installed too high. For IBC compliance, as long as the minimum amount of accessible fixtures is a max of 34", then other features can be higher. In this instance, 1 sink in each restroom satisfies compliance (2% of the required number of fixtures). 4 required, 1 per restroom. see attached Exhibit A

Completed Decisions

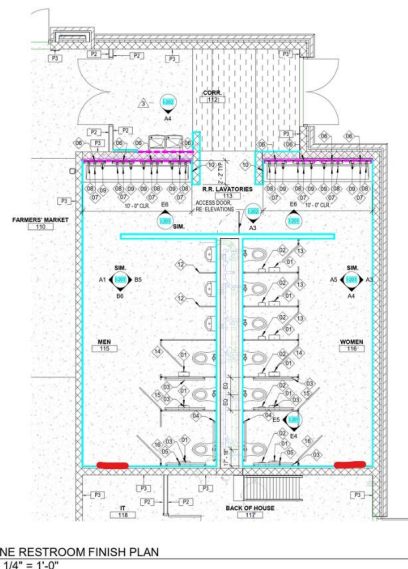
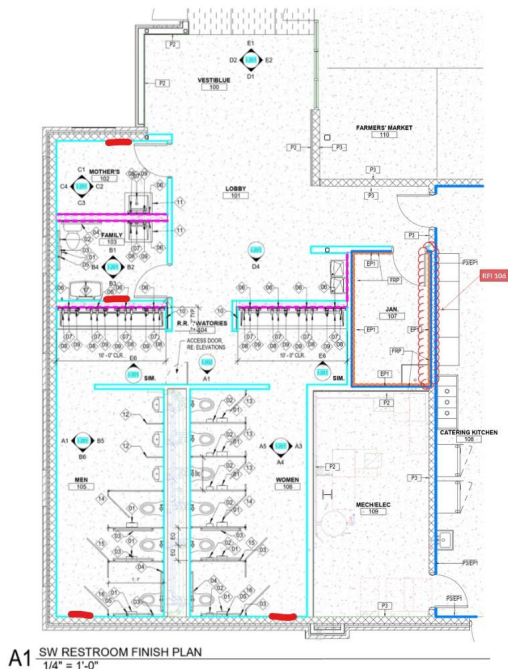
5)Accessible Mirrors. Contractor needs to install one full length mirror. Doing

so will meet the intent of the IBC for accessibility purposes. Revis plans showing the accessible mirror and location of sinks. **See mirror information below**

6) Faded Stairs. There were issues with the stair geometries. Codes Administration and Building Inspection team met on site with Contractor to discuss. The Design Professional presented a fix to Codes Administration which was accepted. Requirements were to paint the steps to provide higher visibility, add an additional handrail, and install a large planter at the slope's landing to avoid a fading stair next to a fading stair. This will route pedestrians to use the stairs between the 2 handrails. **contractor working on corrective items per discussions with the inspection team**

7) Piano Stairs. Currently does not meet IBC. Applicant has been advised this must be replaced. Decision was made that the hazard does not rise to the level that the stairs can't be used on a temporary basis. Decision has also been made that as soon as the grand opening is over, this area will be roped off until re-construction is completed to achieve code compliance. **corrective design has been completed but prior to taking the stairs out Ryan Elam has asked for As-built dimensions on the stairs**

Comments: The top of the mirror should be roughly 80" AFF. We need to be 74" AFF to top of mirror and the lower edge can be no higher than 35" which shouldn't be a problem with a 60" tall mirror. We will need 6 mirrors, one for each restroom and the Family and mother room. In the below sketch we would place them in the red line locations. We are putting the new mirrors at the far end of the restroom so that they are near the ADA stall and don't introduce any sight line issues.



MODEL 781

Channel Frame Mirror

Bradley Mirrors are made of first quality 1/4" (6 mm) float glass for a clean, contemporary look and an exclusive backing for long-lasting use. Bradley Mirrors are guaranteed against silver spoilage and corrosion for 15 years. The 781 Series features float glass in a one-piece roll-formed channel frame for superior strength. Frame corners are neatly mitered. Alternate mirror materials available. 781-012180 is 12"Wx18"H. Custom sizes available.

- Model 781 Series Float Glass Mirrors
- Theft-Resistant Concealed Mounting
- Alternate reflective surfaces available: tempered glass and satin finish stainless steel
- Sizes available for **BradEx** :
 - 18" x 24"
 - 18" x 30"
 - 18" x 36"
 - 24" x 30"
 - 24" x 36"
 - 24" x 48"
 - **24" x 60"**
 - 36" x 36"



Chaz Prunte

From: Chaz Prunte
Sent: Thursday, July 24, 2025 4:33 PM
To: Tracy Deister
Cc: Brian Page; Sharon Bloom; Mike Weisenborn; Mark Harding
Subject: RE: LSDTM Code clarifications

Tracy,

I wanted to provide a clear and well-supported explanation regarding the construction tolerances related to the mirror and countertop heights in the restrooms, and how they align with ADA guidelines.

ADA Construction Tolerances Overview [Link to ADA - 2010 ADA Standards for Accessible Design | ADA.gov](#)

The ADA provides guidance on how to interpret dimensional requirements, particularly in relation to construction and manufacturing tolerances. Section 104.1.1 of the 2010 ADA Standards states:

104.1.1 Construction and Manufacturing Tolerances

All dimensions are subject to conventional industry tolerances except where the requirement is stated as a range with specific minimum and maximum end points.

This is further reinforced in the U.S. Access Board's Final Report, which clarifies that tolerances apply to: [Link to report Final Report](#)

- **Absolute dimensions** (e.g., a single number like "34 inches"), and
- **Minimum or maximum values** (e.g., "34 inches maximum").

However, tolerances **do not apply** when a requirement is expressed as a **range** (e.g., "33 to 36 inches").

Countertop Heights

The ADA specifies the following for lavatories and sinks:

606.3 Height

Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface **34 inches maximum** above the finished floor or ground.

Since this is a **maximum value**, conventional construction tolerances are applicable. On-site measurements by the design team ranged from **34" to 34 ¼"**, which falls within acceptable industry tolerances and does not compromise accessibility or usability. Therefore, the installation is consistent with ADA Section 104.1.1. It is my understanding that a greater variance may have been noted by the codes official, however, if the restroom has multiple sinks, **only one needs to meet the ADA height requirement of 34 inches maximum**, and the others may exceed that height as long as the compliant sink is accessible and usable.

Restroom Mirrors

Initially, we considered requesting a variance due to the fixed height of the installed mirrors. However, after further discussion with the owner, we are moving forward with the installation of **full-length mirrors** in each restroom near the ADA stalls. This solution not only addresses accessibility concerns but also enhances usability for a broader range of individuals.

Per ADA Chapter 6:

603.3 Mirrors

Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface **35 inches maximum** above the finished floor or ground.

The **Advisory** to this section further supports our approach:

A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74 inches minimum from the floor or ground.

This solution ensures compliance while enhancing inclusivity.

We believe this approach aligns with both the letter and the spirit of the ADA guidelines. Please let us know if you have any questions or would like to discuss further. We look forward to your feedback.

Thanks,

CHAZ PRUENTE | AIA

Associate Director of Community Projects

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