



LEE'S SUMMIT
MISSOURI

CODE MODIFICATION REQUEST
(COMMERCIAL)

BUILDING/STRUCTURE NAME: Southside Retail

PREMISE ADDRESS: 840 SW Blue Parkway

PERMIT NUMBER (if applicable): PRCOM20241599 & PRCOM20255280

OWNER'S NAME: Brain Group, Andrew Brain

TO: Director of Development Services

In accordance with the Lee's Summit Building Code, I wish to apply for a modification to one or more provisions of the code as I feel that the spirit and intent of the Lee's Summit Building Code are observed the public health, welfare and safety are assured. The following articulates my request for your review and action. (NOTE: ATTACH ANY ADDITIONAL INFORMATION NECESSARY)

2018 International Building Code Table 1004.5

See attached letters and plan.

SUBMITTED BY:

NAME: Lisa Cianciolo / GastingerWalker& Architects

ADDRESS: 817 Wyandotte

CITY, STATE, ZIP: Kansas City, MO 64052

() OWNER (X) OWNER'S AGENT

Tel.# (816) 569-0845

SIGNATURE: *Lisa Cianciolo*

TRACY DEISTER – MANAGER OF CODES ADMINISTRATION: (X) APPROVAL () DENIAL

SIGNATURE: _____ DATE: 5/14/2024

AIMEE NASSIF – DEPUTY DIRECTOR OF DEVELOPMENT SERVICES: (X) APPROVED () DENIED

SIGNATURE: _____ DATE: 5/15/2024

COMMENTS: Will be re-evaluated when other tenant is known or when tenants change in the future.

A COPY MUST BE ATTACHED TO THE APPROVED PLANS ON THE JOB SITE

9/18/2023 N:\CODES ADMIN\Forms 2019

8 May 2024

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: **Elite Gym: CMR**
840 SW Blue Parkway, Lee's Summit, MO 64063

This request for a Code Modification Request is related to how to accurately calculate the occupancy of the tenant located at 840 SW Blue Parkway.

The suite is set up as an open gym with weight training equipment with two offices. We would typically use the "Exercise Rooms" Occupant Load Factor in table 1004.5 at 50 gross people per square foot.

However, since this tenant space is not an open gym, and does not hold classes to fill the tenant space, but rather is used by appointment only for personal training purposes only.

We understand the maximum occupants in this space is **not more than 10** at any given time. See attached signed letter by the tenant certifying their maximum occupancy. Calculating by typical code counts, the open gym area occupancy would be 75 occupants ($3,708 \text{ sf} / 50 = 74.2$), which is **more than (7) seven times** the actual maximum occupancy. This would then greatly inflate the requirements for plumbing fixture counts for the restrooms that serve this tenant and the adjacent future tenant.

This request is to allow the occupancy calculation to be based on the maximum occupancy per the tenant signed letter of 10 in the training gym, plus 3 additional occupants for the B occupancy area for the two offices in the suite per standard code calculations ($389 \text{ sf} / 150 = 2.59$), for a **total of 13 occupants** in the suite.

Please let me know if you have any questions or require more information. We truly appreciate your time and guidance on this project.

Sincerely,



Lisa Cianciolo
Architect

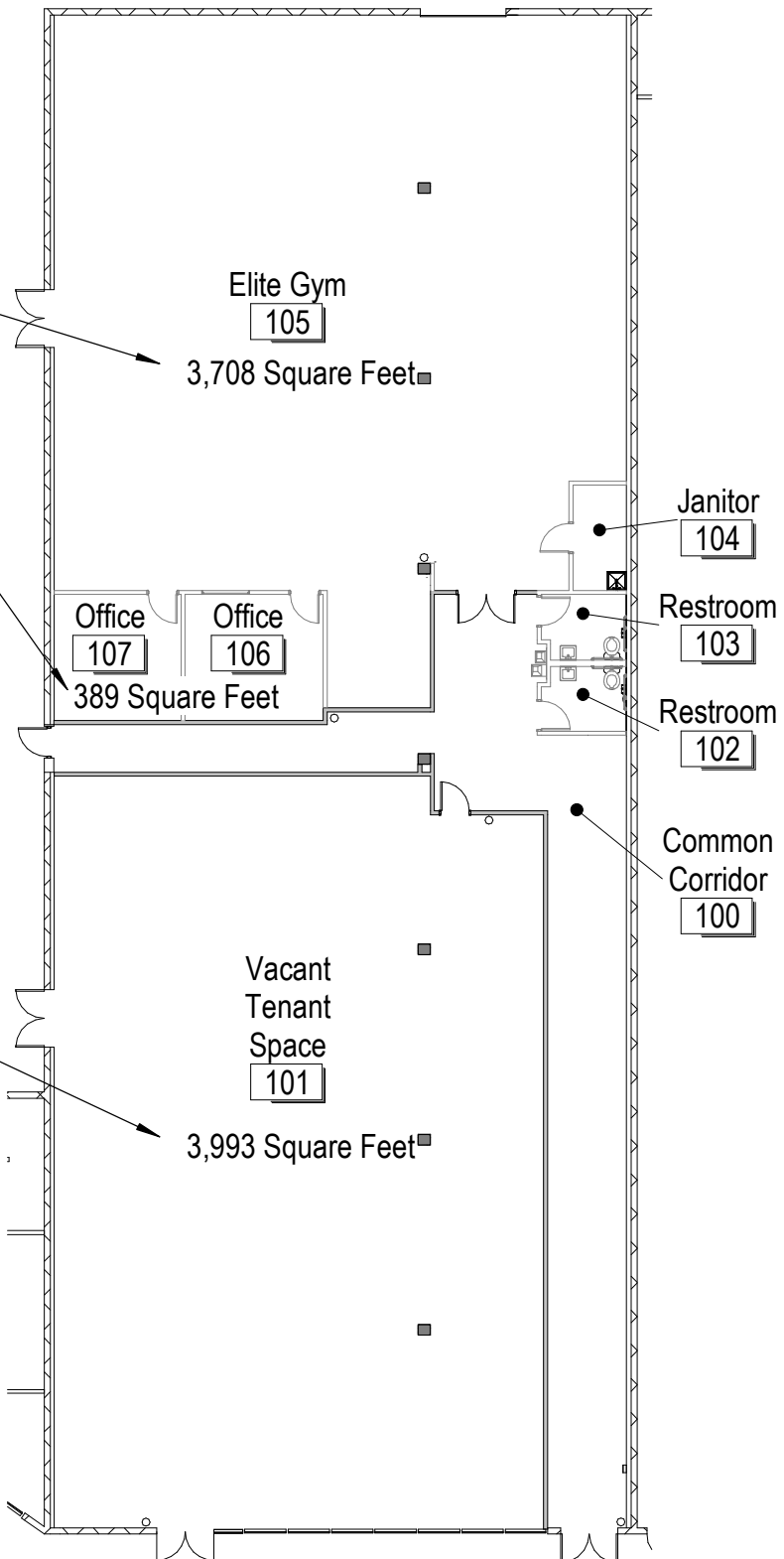
j:\brain group development\southside retail\2023.406 demising wall\2 drawings and specifications\progress prints\cmr\cmr letter.doc

Personal training facility: 10 maximum occupants in open area, see signed tenant letter.

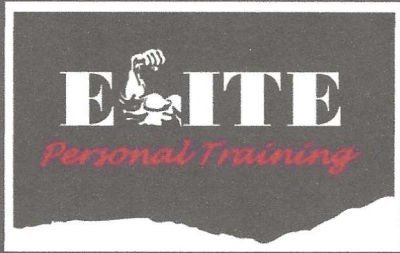
B occupancy type:
(389 sf / 150 = 2.59)
3 occupants.

13 maximum occupants for Elite Gym

Occupant calculation to be determined upon new tenant Occupancy.



1	Floor 1 - CMR Construction Plan
	1" = 20'-0" 0 5' 10' 20'



05/03/2024

Re: 840 SW Blue Parkway

Lee's Summit, MO 64063

I, Toby Schulze, owner of Elite Personal Training, have a tenant space at 840 SW Blue Parkway, and my business is a personal training company. We are not an open gym, do not hold open gym classes, and are not open to the public other than by appointment only. Because this space is used for personal training only, I never have more than 8-10 people, including myself, 2 other trainers and any guests of those being trained, in the tenant space.

Sincerely,

A handwritten signature in black ink, appearing to read "Toby P. Schulze", is written below the word "Sincerely,".