



**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 / GasteringWalker& Architects  OWNER  OWNER'S AGENT

ADDRESS: 817 Wyandotte Tel.# (816) 569-0845

CITY, STATE, ZIP: Kansas City, MO 64052 SIGNATURE: Lisa Cianciolo

TRACY DEISTER – MANAGER OF CODES ADMINISTRATION:  APPROVAL  DENIAL

SIGNATURE: \_\_\_\_\_ DATE: 5/14/2024

AIMEE NASSIF – DEPUTY DIRECTOR OF DEVELOPMENT SERVICES:  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**

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 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 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,



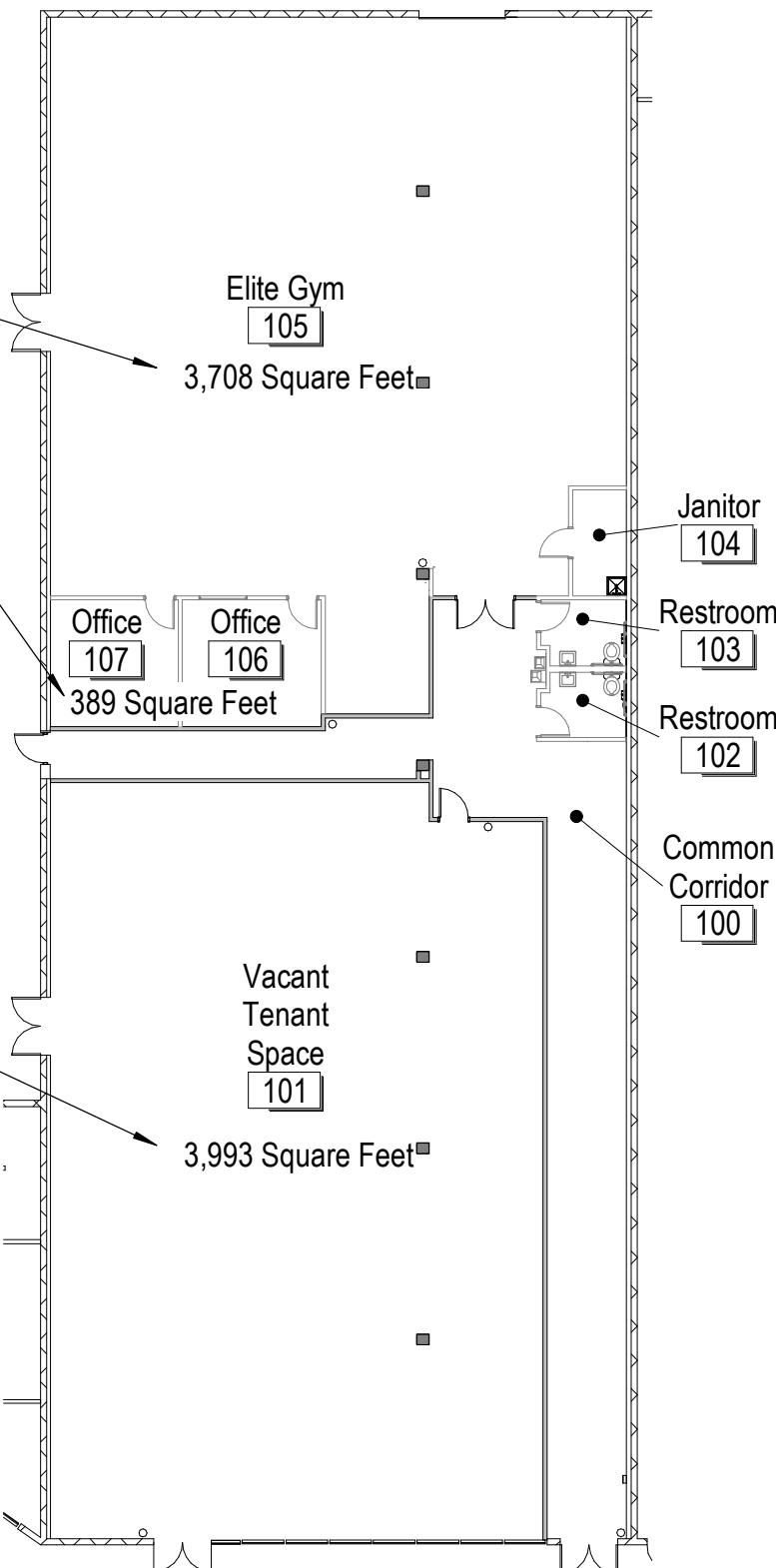
Lisa Cianciolo  
Architect

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.

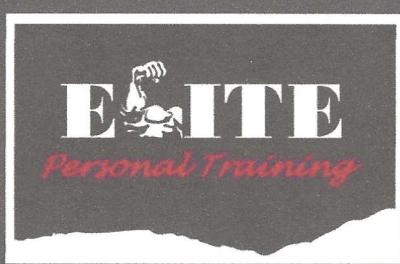


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Floor 1 - CMR Construction Plan

1" = 20'-0"

0 5' 10' 20'



05/03/2024

Re: 840 SW Blue Parkway

Lee's Summit, MO 64063

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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,