LEE'S SUMMIT
MISSOURI

CODE MODIFICATION REQUEST

(PLAN REVIEW)

BUILDING/STRUCTURE NAME: Hartley Block Garage

PREMISE ADDRESS: 301 - 319 SE Douglas Street

PERMIT NUMBER (if applicable):

OWNER'S NAME: CML - MO HAF, LLC

TO: Director of Planning & Codes Administration

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)

Request approval of the monitoring program described in the attached narrative for validation of the adequacy of the foundation system.

SUBMITTED BY:

NAME: David M. McNaghten, P.E. S.E. ( ) OWNER (x) OWNER'S AGENT

ADDRESS: 4330 Shawnee Mission Parkway, Ste 375 Tel.# 913 831 1262

CITY, STATE, ZIP: Fairway, KS 66205 SIGNATURE: Digitally signed by David McNaghten Date: 2014.09.28 08:27:45 -05'00'

TRACY DEISTER – ASST. DIRECTOR CODES ADMINISTRATION: (X) APPROVAL ( ) DENIAL

SIGNATURE: DATE: 10-7-14

ROBERT MCKAY - DIRECTOR OF PLANNING & CODES ADMIN: (X) APPROVED ( ) DENIED

SIGNATURE: DATE: 10-13-14

COMMENTS:

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

Planning & Codes Administration | 220 SE Green Street, Lee's Summit, MO 64063
P: 816.969.1200 | F: 916. 969.1201 | cityofls.net

Lee's Summit, Missouri

Hartley Block Garage
301 – 319 SE Douglas Street

Code Modification Request
Supplemental Information

Foundation Monitoring

September 29, 2014

PMA Engineering has conducted a review of the structural systems for the referenced parking structure. The purpose of this review was to establish the adequacy of the existing structural systems for the garage pursuant to the requirements of the 2012 International Building Code. This review has consisted of analysis based on visual observation, non-destructive testing and destructive testing.

We have been unable to collect enough information using the means noted above to adequately analyze the foundation systems associated with this garage. The structural drawings that were reportedly the basis for the construction of this garage show 30" diameter unreinforced piers of an unknown depth bearing on an unknown bearing strata. Field measurements of selected piers indicate that the as-built diameter of these piers is 28". The team has been unable to determine the bearing depth of the piers.

In our opinion, the result of these piers being founded on unsuitable material would likely not result in a catastrophic failure, rather it would affect the serviceability of the garage. If the garage were to see differential settlement between piers, the result would be cracking of the brittle concrete elements that would affect the long term serviceability of the garage. We recommend the structure be monitored bi-monthly for a period of two (2) years after opening. The monitoring should consist of establishing several spot elevations throughout the garage and verifying, with the use of surveying equipment, that the garage is not settling due to inadequate bearing capacity of the piers.