



LEE'S SUMMIT
MISSOURI

CODE MODIFICATION REQUEST

(PLAN REVIEW)

BUILDING/STRUCTURE NAME: THE SUMMIT CHURCH

PREMISE ADDRESS: 3381 NW CHIPMAN RD, LEES SUMMIT, MO 64081

PERMIT NUMBER (if applicable): PRCOM20152438

OWNER'S NAME: LEES SUMMIT UNITED METHODIST CHURCH

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)

Please see attached letter for additional information

SUBMITTED BY:

NAME: Brian Rathsam

ADDRESS: 929 Walnut St., Suite 5104

CITY, STATE, ZIP: Kansas City, MO 64106

() OWNER (X) OWNER'S AGENT

Tel.# 816-931-5600

SIGNATURE: Brian C. Rathsam

TRACY DEISTER - ASST. DIRECTOR CODES ADMINISTRATION: ☒ APPROVAL () DENIAL

SIGNATURE: [Signature] DATE: 11-24-15

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

SIGNATURE: [Signature] DATE: 11-24-15

COMMENTS: _____

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

10/21/14 M:\CODES ADMIN\Forms and Handouts\Codes\Forms\Code Modification Request PLAN REVIEW.doc



mantel teter

consulting | architecture | developing

November 13, 2015

Lee's Summit Missouri, Codes Administration
Attn: Joe Frogge
220 SE Green Street
Lee's Summit, Missouri 64063

Permit No:	PRCOM20152438
Project Title:	THE SUMMIT CHURCH
Project Address:	3381 NW CHIPMAN RD, LEES SUMMIT, MO 64081
Parcel Number:	62320990200000000
Location:	SEC-03 TWP-47 RNG-32 N 24.73 AC OF W 1/2 NW (EX 1 ROD OFF E SIDE)
Type of Work:	NEW COMMERCIAL
Occupancy Group:	ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT
Description:	NEW CHURCH WITH ATTACHED EDUCATION FACILITIES

Dear Joe,

Please accept this letter in support of our code modification request related to the following permit review comment:

- 6. 2012 IBC 1009.15 Handrails. Stairways shall have handrails on each side and shall comply with Section 1012. Where glass is used to provide the handrail, the handrail shall also comply with Section 2407. (see code for exceptions)**

Action required: Modify drawings and details to show handrails on both sides of the stairs serving raised platform in sanctuary.

Although the code lists no specific exception with respect to platform stair handrails, it is common practice across the country to only provide handrails on one side of platform stairs.

We understand the intent of having handrails on both sides of a stair is to provide handrail graspability for two people on the stair at the same time, not for the ability for one person to grasp both handrails at the same time. The amount of traffic on the platform stairs will be very minimal. The frequency of two people being on these stairs at the same time is negligible.

We submit that one handrail on each side more than accommodates the required egress width for the platform occupant load (see egress/handrail intent established in IBC Section 1012.9).

Additionally, we believe providing a handrail on both sides of the platform stairs creates an unnecessary and unsightly visual abstraction from the seating area to the platform. We respectfully request that a handrail be required on the wall side of each platform stair only.

Thank you for your consideration. Please give me a call if you have any questions.



Sincerely,

A handwritten signature in black ink that reads "Brian C. Rathsam". The signature is written in a cursive style with a large, stylized 'B' and a clear 'Rathsam'.

Brian Rathsam
Project Architect