



LEE'S SUMMIT
MISSOURI
CODE MODIFICATION REQUEST
(PLAN REVIEW)

BUILDING/STRUCTURE NAME: Hallam Office Building, Phase II

PREMISE ADDRESS: 1225 NE Douglas St.

PERMIT NUMBER (if applicable): PRCOM20191251

OWNER'S NAME: Jim Hallam

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)

The current structures on these properties are platted. The restaurant to the North of Mr. Hallam's property is set. Based on the plat there won't be a change. Therefore, Table 602 Fire - Resistance Rating Req. For Exterior Walls, shows us the distance rated wall would be 1 hour of our B occupancy, VB Construction Type. However, I believe we meet the intent of the code of "open space" that would allow us to eliminate the rated wall. We have a property line in this case with an open space to the north greater than 30 feet that won't change. The open space is accessible from a street & is a public access area. The building to the north can not build large enough to reduce the open space (parking lot). Table 706.4 Fire Wall Resistance Rating, Group B.a Type II or V construction, walls shall be permitted to have 1 hour-hour fire resistance rating. The open parking area creates 30 plus, feet of open public access, allowing the requirements of 502.2.2 Open Space Limits to be achieved.

SUBMITTED BY:

NAME: Jim Delmont

() OWNER (X) OWNER'S AGENT

ADDRESS: 30519 South Lone Tree Road

Tel.# 816 835 3242

CITY, STATE, ZIP: Harrisonville, MO. 64701

SIGNATURE: 

TRACY DEISTER - ASST. DIRECTOR DEVELOPMENT SERVICES: () APPROVAL

(X) DENIAL

SIGNATURE: 

DATE: 6-20-19

RYAN ELAM - DIRECTOR OF DEVELOPMENT SERVICES:

() APPROVED () DENIED

SIGNATURE: _____

DATE: _____

COMMENTS: 1225 property has no control over what may or may not happen in the future on 1255 property.

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

3/14/17 M:\CODES ADMIN\FORMS and Handouts\Codes\FORMS\Code Modification Request PLAN REVIEW.doc

Planning & Codes Administration | 220 SE Green Street, Lee's Summit, MO 64063

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