



**LEE'S SUMMIT**  
MISSOURI

**CODE MODIFICATION REQUEST**

(PLAN REVIEW)

BUILDING/STRUCTURE NAME: Visoni Salon & Studios

PREMISE ADDRESS: 1160 NE Douglas St

PERMIT NUMBER (if applicable): PRCOM20191460

OWNER'S NAME: Eric and Adam Minks

TO: Director of Development Services

RECEIVED

JUN 18 2019

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)

We request that all restrooms be designated as unisex. Salon studios facilities nationally are overwhelmingly patronized by female customers, and by designating unisex restrooms, the facility will best serve the needs of male, female, and any other gender self-identifying clientele, providing for a tolerant and accepting environment. All three restrooms are existing single-user, two are ADA compliant and none are being modified for this development.

SUBMITTED BY:

NAME: BRYAN RUOFF

ADDRESS: 1501 NW TIFFANY SPRING PKWY

CITY, STATE, ZIP: KANSAS CITY MO 64153

( ) OWNER (X) OWNER'S AGENT

Tel.# 816.801.7070

SIGNATURE: [Signature]

TRACY DEISTER - ASST. DIRECTOR DEVELOPMENT SERVICES:

(X) APPROVAL ( ) DENIAL

SIGNATURE: [Signature]

DATE: 6-21-19

Josh Johnson Asst. Dir.  
RYAN ELAM - DIRECTOR OF DEVELOPMENT SERVICES:

(X) APPROVED ( ) DENIED

SIGNATURE: [Signature]

DATE: 6-21-19

COMMENTS: - Single toilet bathrooms, no conflicts anticipated,

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

**DEVELOPMENT SERVICES**

2. 2018 IBC 1004.5.1 - Increased occupant load. The occupant load permitted in any building, or portion thereof, is permitted to be increased from that number established for the occupancies in Table 1004.5, provided that all other requirements of the code are also met based on such modified number and the occupant load does not exceed one occupant per 7 square feet of occupiable floor space. Where required by the building official, an approved aisle, seating or fixed equipment diagram substantiating any increase in occupant load shall be submitted. Where required by the building official, such diagram shall be posted.

Action required: Update occupant load calculation to show at least 2 occupants per station plus waiting if applicable.

Increased load from 55 to 58, no impact on any egress requirements

3. 2018 IPC 403.1 - Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Provide additional water closet for males.

403.1.1 allows an exception: "The total occupant load shall not be required to be divided in half where approved statistical data indicates a distribution of the sexes of other than 50% of each sex." What would they consider to be "approved" statistical source. These facilities are overwhelmingly occupied by female customers and tenants, probably a 5:1 ratio at least. Adding a second male restroom is superfluous, and will require us to sacrifice at least one suite. Submitting CMR to change to unisex restrooms.

4. ICC A117.1-2017 Section 304.3 Size. Turning spaces shall comply with Section 304.3.1 or 304.3.2.

304.3.1 Circular Space.

304.3.1.1 New Buildings and facilities. In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter. (see code for information regarding allowed overlapping)

304.3.1.2 Existing buildings and facilities. In existing buildings and facilities, the turning space shall be a circular space with a 60-inch minimum diameter. (see code for information regarding allowed overlapping)

Action required: Provide minimum 67" radius turning space in new restrooms and spaces. (existing restrooms may still use the 60") All three restrooms are existing, and comply with the 60" radius requirement

5. 2018 IBC 1008.2.3 Exit discharge. Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way. (see code for exceptions)

2018 IBC 1008.3 - Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.
5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.

1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.