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# PORTER, BERENDZEN & ASSOCIATES



## A R C H I T E C T U R E

200 SOUTH HENRY CLAY BLVD.  
P.O. BOX 446  
ASHLAND, MO 65010

(573) 657-2022

E-MAIL: [jay@pba-architecture.com](mailto:jay@pba-architecture.com)

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Development Services Department  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

March 10, 2021

(816) 969-1200

Re: Allstate Consultants Office – Permit No. PRCOM20210725  
410C SE 3<sup>rd</sup> Street, Units 102 & 103  
Lee's Summit, MO 64063

Mr. Chad Sayre,

The following is in response to the Plan Review Comments from the City of Lee's Summit and dated March 3, 2021. We have reviewed all information provided and provide a code analysis below for the subject Unit(s) and building. Please see the information below.

**Comment from AHJ:** *"Provide a Code Analysis for this project."*

### Code Analysis

Governing Codes: 2018 IBC, IPC, IMC, FGC, IFC, IEBC, 2017 NEC, ICC/ANSI A117.1-2017

The subject "Building C" has multiple tenants of which all are Use Group B – Business.  
The building is wood framed and type VB construction and Use Group B.  
The building is not Sprinklered and is not required to be by code.

Allowable per Code:	9,000 s.f.	2 stories	40' high
Actual:	7,520 s.f.	1 story	25' high

The Subject Tenant will occupy Units 102 & 103 which consists of approx. 1,260 s.f.  
The occupancy load for this space is 9 persons.

Please let us know if you have any questions or need any additional information.

Sincerely,

Jay D. Berendzen - Architect  
MO# A-2006034585  
Porter, Berendzen & Associates - Architects

