



LEE'S SUMMIT MISSOURI

CODE MODIFICATION REQUEST (COMMERCIAL)

BUILDING/STRUCTURE NAME: Crash Champions Body Shop_____

PREMISE ADDRESS: ~~6502 Vista Drive~~ **451 SE Oldham Pkwy, Unit:C**_____

PERMIT NUMBER (if applicable): PR20222818_____

OWNER'S NAME: MSE Property Holdings Group LLC_____

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)

This CMR is for a 4,200 SF automotive body repair shop. (see attached floor plan) Per IBC this is a S-1 construction type with an occupant load factor of 1/100 for industrial areas. This would give an occupant load of 42. This facility is for employees only and not accessible for customers. Customers have access to the main building facility located at the front of the property. This repair shop has 8 service bays for 8 cars total being repaired at one time. There is typically one employee per (2) two repair bays. We are requesting the occupant load factor to be 500 gross for an occupant load factor of 9. The space footprint is taken up with car repair areas, car circulation space and storage of automotive body parts. The occupancy factor of 500 more resembles the actual space left over for building occupants, than 1/100 would allow or fit with the remaining space. We are requesting this CMR to allow for one restroom and no drinking fountains. The rest of the building meets code requirements for an occupant load of 42. The main facility located up front in the lot, has restrooms for each sex and drinking fountain which are located less than 500 feet away. We will provide a service sink in this facility which is not currently shown on the attached plan.

SUBMITTED BY:

NAME: Chris Bell_____

() OWNER X OWNER'S AGENT

ADDRESS: 15311 W 109th Street_____

Tel.# 913-782-0777_____

CITY, STATE, ZIP: Lenexa KS 66219_____

SIGNATURE: _____



06-14-22

TRACY DEISTER – MANAGER OF CODES ADMINISTRATION: (X) APPROVAL () DENIAL

SIGNATURE: _____ DATE: **7/19/2022**

RYAN ELAM – DIRECTOR OF DEVELOPMENT SERVICES:

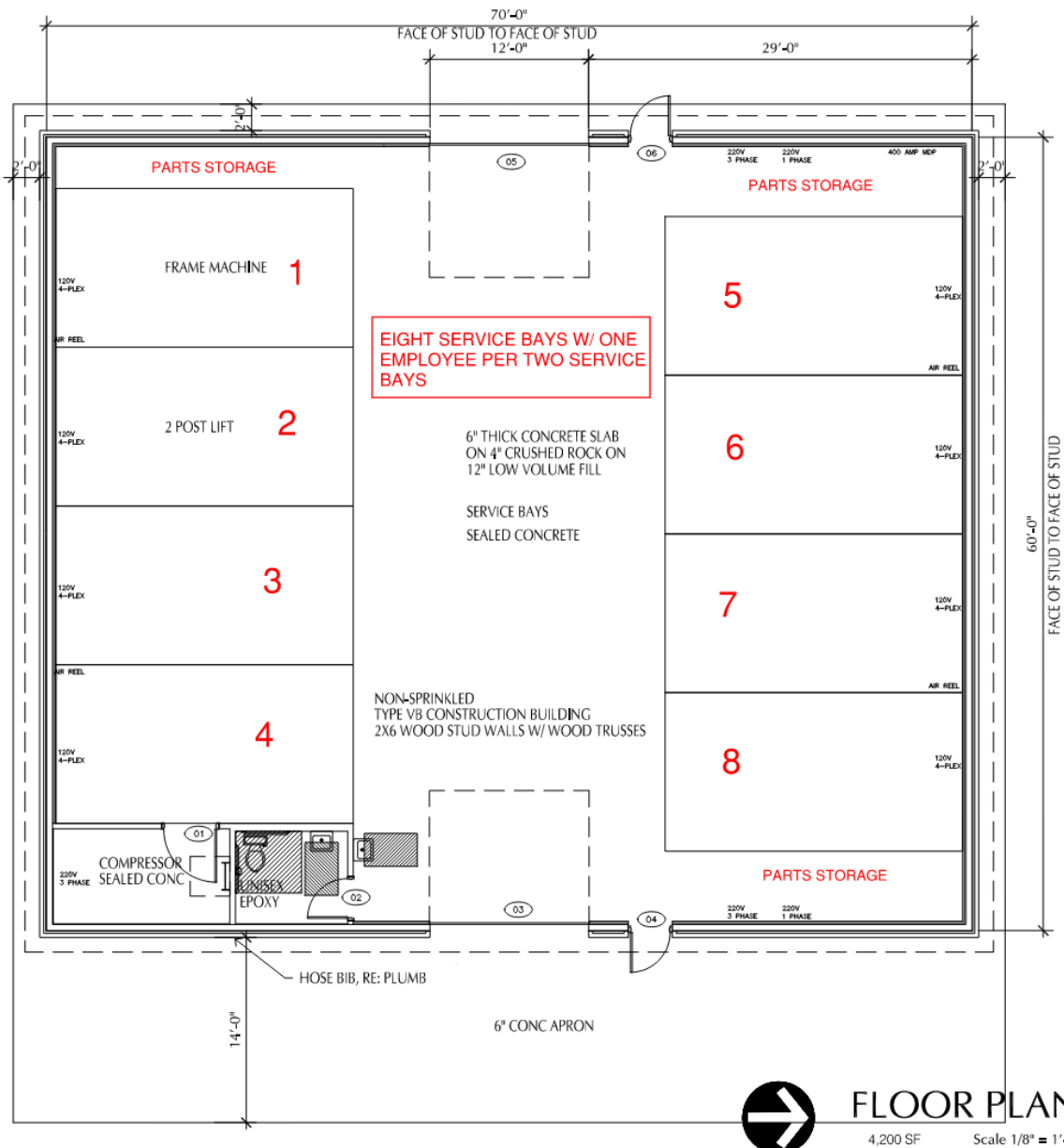
(X) APPROVED () DENIED

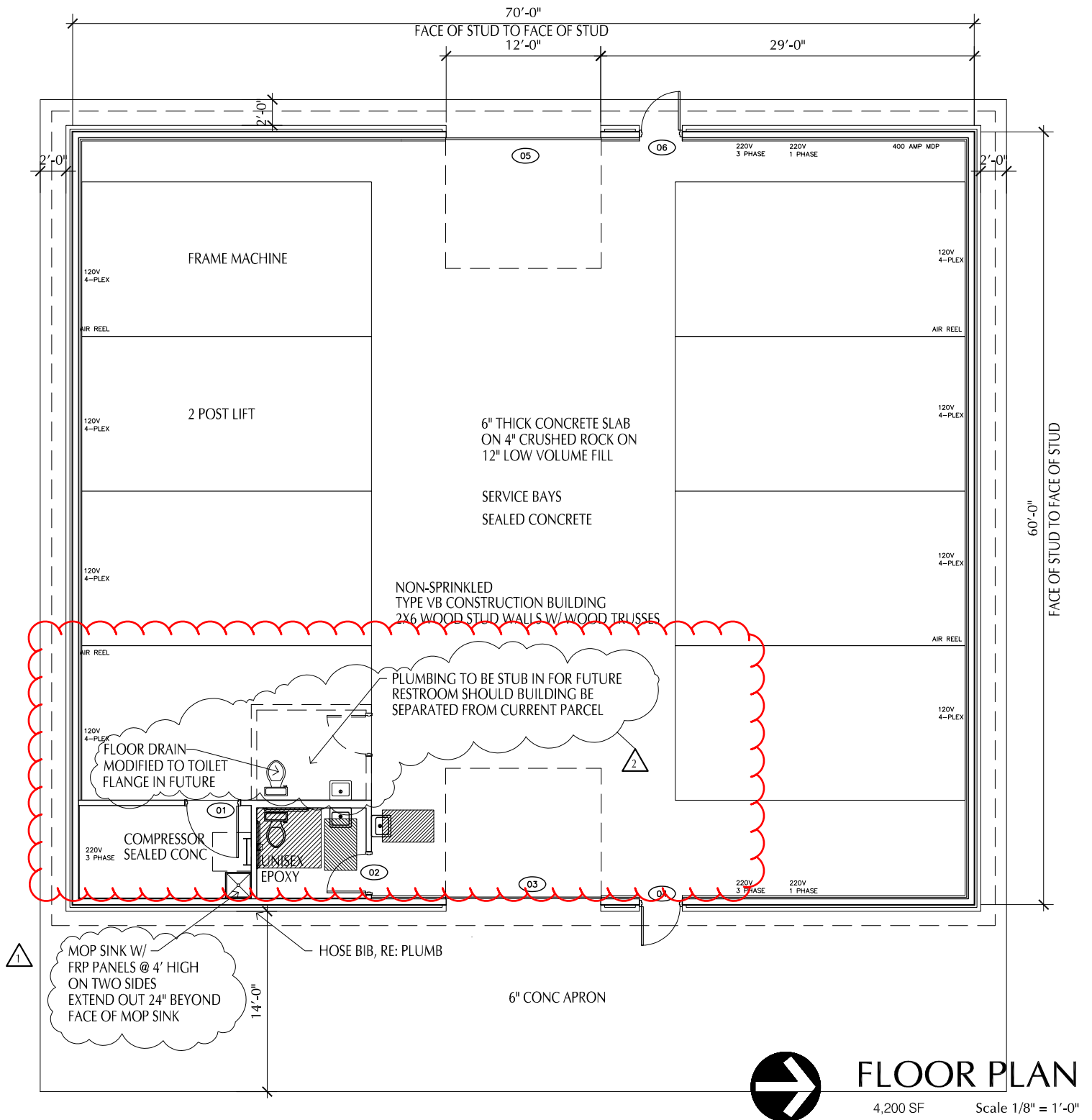
SIGNATURE: _____ DATE: _____

COMMENTS: _____

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

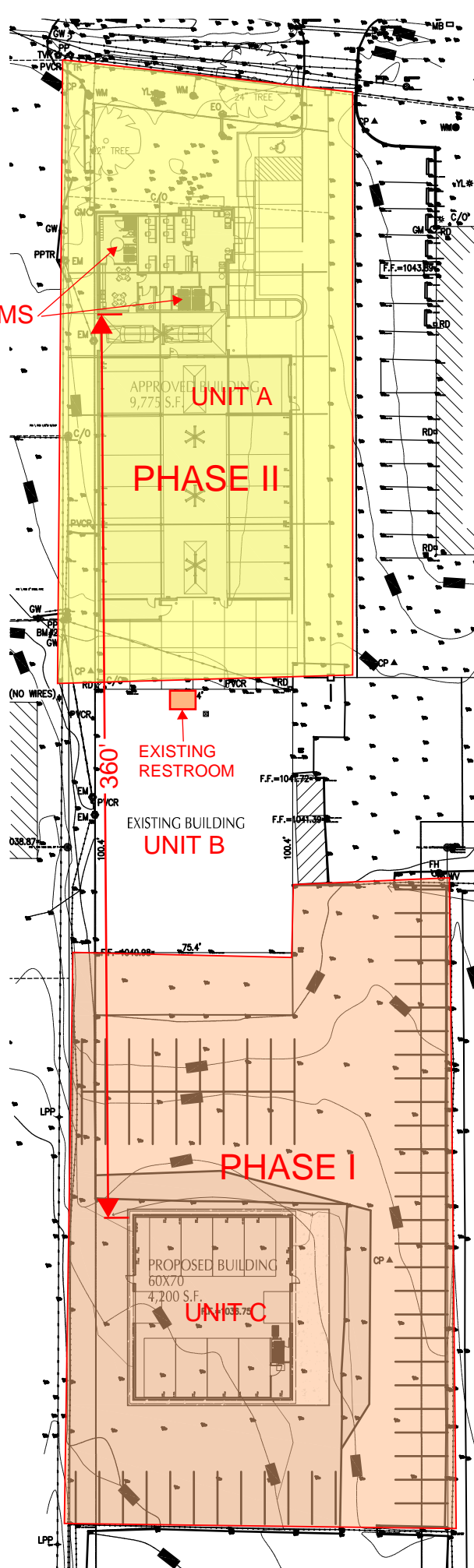
4/24/19 N:\CODES ADMIN\Forms 2019





**FUTURE RESTROOM TO BE INSTALLED IF BUILDING UNIT C
EVER BE SEPARATED FROM THE CURRENT PARCEL**

RESTROOMS



CAMPUS BUILDINGS

UNIT A 9,775 SF

UNIT B 7,573 SF

UNIT C 4,200 SF

OCCUPANT LOAD PER SEX = 108

TOTAL 21,548 SF CAMPUS

TOILET FIXTURES PROVIDED

UNIT A: 4 TOILETS, 1 URINAL, 4 SINKS

UNIT B: 1 TOILET, 1 SINK

UNIT C: 1 TOILET, 1 SINK

TOTALS:

6 TOILETS

1 URINAL

6 SINKS

FIXTURES REQUIRED

1 FIXTURE / 100

2 TOILETS & 2 SINKS

CAMPUS SITE PLAN