



November 9, 2022

Mr. Robb Popp
Building Inspector
City of Lee's Summit
220 SE Green St
Lee's Summit, MO 64063

Re: Exterior Balcony Threshold Height
John Knox Meadows – Phase 2
SFCS Commission No. 19132.00

Dear Robb:

In response to your concern about the threshold height at the balcony doors at JKV – Meadows Phase 2, exception 2 under section 1010.1.7 Thresholds (IBC 2018) allows for up to a 4-inch elevation change at the door in Type B units. The Type A unit in Phase 2 has a sunroom condition which is an even transition and not applicable here.

If you have any comments or concerns, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read "Daron Speight", enclosed within a thin black rectangular border.

Daron Speight, AIA
Charlotte Office Leader/Senior Associate
Pc: JKV: Eric Scott, Justin Thompson, Jeff Hobbs
Haren: Logan Simpson, Cory Davison, Rob Dawson

Attachments: 2018 IBC – Sections 1010.5 Floor Elevation – 1010.7 Thresholds

1010.1.5 Floor elevation.

There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope).

Exceptions:

- Doors serving individual dwelling units in Groups R-2 and R-3 where the following apply:
 - A door is permitted to open at the top step of an interior flight of stairs, provided that the door does not swing over the top step.
 - Screen doors and storm doors are permitted to swing over stairs or landings.
- Exterior doors as provided for in Section 1003.5, Exception 1, and Section 1022.2, which are not on an accessible route.
- In Group R-3 occupancies not required to be Accessible units, Type A units or Type B units, the landing at an exterior doorway shall be not more than $7\frac{3}{4}$ inches (197 mm) below the top of the threshold, provided the door, other than an exterior storm or screen door, does not swing over the landing.
- Variations in elevation due to differences in finish materials, but not more than $\frac{1}{2}$ inch (12.7 mm).
- Exterior decks, patios or balconies that are part of Type B dwelling units, have impervious surfaces and that are not more than 4 inches (102 mm) below the finished floor level of the adjacent interior space of the dwelling unit.
- Doors serving equipment spaces not required to be accessible in accordance with Section 1103.2.9 and serving an occupant load of five or less shall be permitted to have a landing on one side to be not more than 7 inches (178 mm) above or below the landing on the egress side of the door.

1010.1.6 Landings at doors.

Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches (178 mm). Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches (1118 mm).

Exception: Landing length in the direction of travel in Groups R-3 and U and within individual units of Group R-2 need not exceed 36 inches (914 mm).

1010.1.7 Thresholds.

Thresholds at doorways shall not exceed $\frac{3}{4}$ inch (19.1 mm) in height above the finished floor or landing for sliding doors serving dwelling units or $\frac{1}{2}$ inch (12.7 mm) above the finished floor or landing for other doors. Raised thresholds and floor level changes greater than $\frac{1}{4}$ inch (6.4 mm) at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50-percent slope).

Exceptions:

- In occupancy Group R-2 or R-3, threshold heights for sliding and side-hinged exterior doors shall be permitted to be up to $7\frac{3}{4}$ inches (197 mm) in height if all of the following apply:
 - The door is not part of the required means of egress.
 - The door is not part of an accessible route as required by Chapter 11.
 - The door is not part of an Accessible unit, Type A unit or Type B unit.
- In Type B units, where Exception 5 to Section 1010.1.5 permits a 4-inch (102 mm) elevation change at the door, the threshold height on the exterior side of the door shall not exceed $4\frac{3}{4}$ inches (120 mm) in height above the exterior deck, patio or balcony for sliding doors or $4\frac{1}{2}$ inches (114 mm) above the exterior deck, patio or balcony for other doors.