

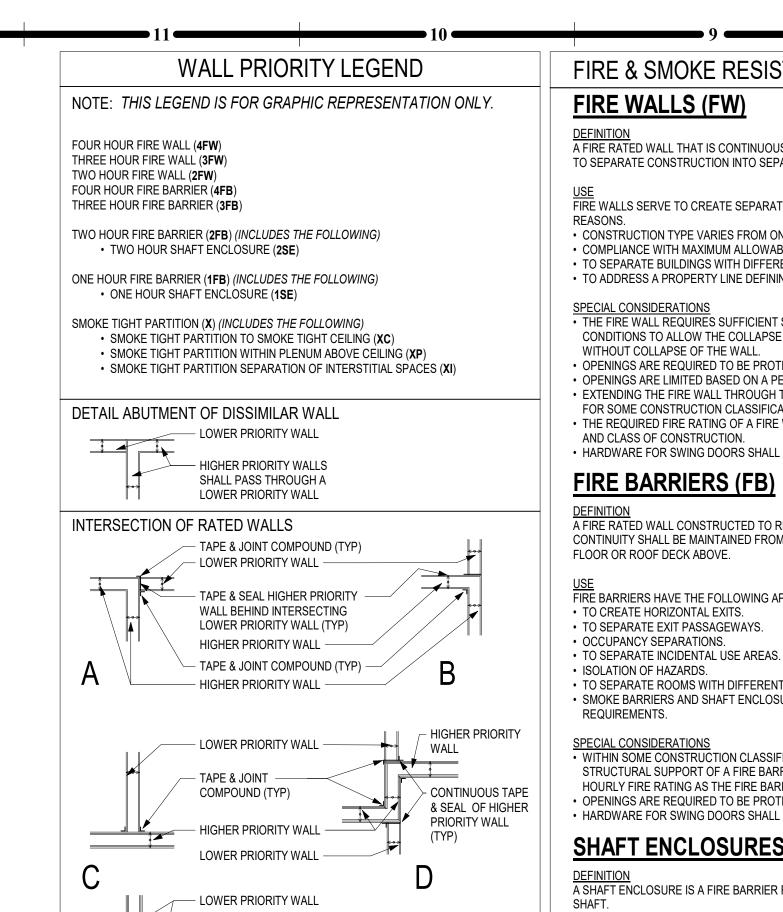
CODE MODIFICATION REQUEST

(COMMERCIAL)

BUILDING/STRUCTURE NAME: SereniTea Boutique	_
PREMISE ADDRESS: 500 SW 3rd St., Unit A, Lee's Summit, MO 64063	-
PERMIT NUMBER (if applicable):	_
OWNER'S NAME: Angi Byer and Whitney Johnson	_
TO: Director of Development Services	
In accordance with the Lee's Summit Building Code, I wish to apply for a modific provisions of the code as I feel that the spirit and intent of the Lee's Summit Building Code, I wish to apply for a modific provisions of the code as I feel that the spirit and intent of the Lee's Summit Building Code, I wish to apply for a modific the public health, welfare and safety are assured. The following articulates my and action. (NOTE: ATTACH ANY ADDITIONAL INFORMATION NECESSARY) We request a code modification to the 2010 ADA Standards for Accessible Designosets and Toilet Compartments. Currently, the existing unisex restroom does a ADA standards for grab bar locations nor sink and toilet configuration of the rest currently not in our scope of the project and is to be left as is. The overall square 1,339. With the occupancy classification being predominantly Mercantile, the tot out to 34, thus requiring 1 water closet and 1 lavatory for both men and women, restroom (IBC 2902.1).	Iding Code are observed request for your review gn, Section 604, Water not meet the required room. The item is a footage of the space is all occupant load comes
SUBMITTED BY:	
NAME: <u>Jason Ingram</u> () OWNER	NER'S AGENT
ADDRESS: <u>307B SW Market St.</u> Tel.# <u>816-249-2720</u>	
CITY, STATE, ZIP: Lee's Summit, MO 64063 SIGNATURE:	on Ingrom
TRACY DEISTER – MANAGER OF CODES ADMINISTRATION: () APPROVAL	() DENIAL
SIGNATURE: DATE:	
JOSH JOHNSON – DIRECTOR OF DEVELOPMENT SERVICES: () APPI	ROVED () DENIED
SIGNATURE: DATE:	
COMMENTS:	

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

3/20/2023 N:\CODES ADMIN\Forms 2019



1. REFER TO WALL TYPES ON SHEET G121-TI FOR WALL COMPONENTS, NUMBER OF GYPSUM BOARD LAYERS, TYPE OF GYPSUM BOARD, AND OTHER SIMILAR INFO. 2. THE HIGHER PRIORITY WALL SHALL PASS THROUGH THE LOWER PRIORITY WALL. 3. TAPING AND SEALING OF HIGHER PRIORITY WALLS SHALL BE CONTINUOUS. 4. ALTERNATE LAYERS OF GYPSUM BOARD SHALL OVERLAP AT CORNER INTERSECTIONS OF MULTI-LAYERED RATED GYPSUM BOARD PARTITIONS.

- TAPE & JOINT COMPOUND (TYP)

HIGHER PRIORITY WALL

FIRE & SMOKE RESISTIVE LEGEND DEFINITIONS

FIRE WALLS (FW)

TO SEPARATE CONSTRUCTION INTO SEPARATE BUILDINGS.

FIRE WALLS SERVE TO CREATE SEPARATE BUILDINGS FOR THE FOLLOWING

· CONSTRUCTION TYPE VARIES FROM ONE BUILDING TO ANOTHER. • COMPLIANCE WITH MAXIMUM ALLOWABLE AREA REQUIREMENTS.

• TO SEPARATE BUILDINGS WITH DIFFERENT LEVELS OF FIRE PROTECTION. • TO ADDRESS A PROPERTY LINE DEFINING DIFFERENT OWNERSHIP.

• THE FIRE WALL REQUIRES SUFFICIENT STRUCTURAL STABILITY UNDER FIRE

CONDITIONS TO ALLOW THE COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL • OPENINGS ARE REQUIRED TO BE PROTECTED. OPENINGS ARE LIMITED BASED ON A PERCENTAGE OF WALL LENGTH. • EXTENDING THE FIRE WALL THROUGH THE ROOF WITH A PARAPET IS REQUIRED

FOR SOME CONSTRUCTION CLASSIFICATIONS. • THE REQUIRED FIRE RATING OF A FIRE WALL IS BASED ON OCCUPANCY GROUPS AND CLASS OF CONSTRUCTION. • HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

FIRE BARRIERS (FB)

<u>DEFINITION</u>
A FIRE RATED WALL CONSTRUCTED TO RESTRICT THE SPREAD OF FIRE. CONTINUITY SHALL BE MAINTAINED FROM TOP OF FLOOR TO UNDERSIDE OF THE FLOOR OR ROOF DECK ABOVE.

FIRE BARRIERS HAVE THE FOLLOWING APPLICATIONS. TO CREATE HORIZONTAL EXITS. • TO SEPARATE EXIT PASSAGEWAYS. OCCUPANCY SEPARATIONS.

 ISOLATION OF HAZARDS. • TO SEPARATE ROOMS WITH DIFFERENT LEVELS OF FIRE PROTECTION. · SMOKE BARRIERS AND SHAFT ENCLOSURES ARE FIRE BARRIERS. SEE ADDITIONAL REQUIREMENTS.

STRUCTURAL SUPPORT OF A FIRE BARRIER IS REQUIRED TO BE OF THE SAME HOURLY FIRE RATING AS THE FIRE BARRIER, OR BETTER. OPENINGS ARE REQUIRED TO BE PROTECTED. • HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

SHAFT ENCLOSURES (SE

PERIMETER SMOKE SEALS.

A SHAFT ENCLOSURE IS A FIRE BARRIER FORMING THE BOUNDARY OF A VERTICAL

PROTECT OPENINGS IN FIRE RATED FLOOR/CEILING ASSEMBLIES. PENETRATIONS IN SHAFT ENCLOSURES ARE PROHIBITED UNLESS NECESSARY

FOR THE FUNCTION OF THE SHAFT. WHERE ALLOWED, OPENINGS ARE REQUIRED TO BE PROTECTED. • DUCT PENETRATIONS REQUIRE COMBINATION SMOKE AND FIRE DAMPERS EXCEPT FOR EXISTING CONDITIONS THAT ARE GRANDFATHERED. • HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH, CLOSER, AND

FIRE PARTITIONS (FP)

DEFINITION
A FIRE RATED WALL THAT IS CONTINUOUS VERTICALLY FROM FOUNDATION TO ROOF
A FIRE RATED PARTITION THAT IS USED FOR THE APPLICATIONS LISTED BELOW. IT SHALL BE CONTINUOUS FROM TOP OF FLOOR TO UNDERSIDE OF A FIRE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY. WHERE ALLOWED BY CODE EXCEPTION, A FIRE PARTITION SHALL BE ALLOWED TO TERMINATE AT THE UPPER

MEMBRANE OF A FIRE RATED CEILING FIRE PARTITIONS ARE USED IN CERTAIN OCCUPANCIES TO DO THE FOLLOWING.

 SEPARATE DWELLING UNITS SEPARATE SLEEPING SPACES SEPARATE CORRIDORS FROM ADJACENT SPACES SEPARATE ELEVATOR LOBBIES

• SEPARATE TENANT SPACES IN COVERED MALL BUILDINGS

• OPENINGS ARE REQUIRED TO BE PROTECTED. • HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

BEARING WALLS (BW)

AN INTERIOR OR EXTERIOR WALL DESIGNED TO SUPPORT FLOOR OR ROOF LOADS. A BEARING WALL IS FIRE-RATED ONLY TO MAINTAIN THE INTEGRITY OF ITSELF AS A FIRE RATED STRUCTURAL ELEMENT. THE WALL DOES NOT SERVE AS A FIRE SEPARATION FROM ONE SIDE TO THE OTHER SIDE.

A VERTICAL, LOAD BEARING STRUCTURAL ELEMENT.

CONSTRUCTED OF HOLLOW CMU OR STUD FRAMING.

 DOORS AND WINDOWS ARE NOT REQUIRED TO BE RATED. • HVAC DUCT PENETRATIONS ARE NOT REQUIRED TO BE FIRE-DAMPERED. • PLUMBING, ELECTRICAL, SPRINKLER SYSTEM, AND CABLE PENETRATIONS ARE REQUIRED TO BE FIRE-STOPPED WITH FIRE SEALANT AT BOTH SIDES, FOR WALLS

1. THE FOLLOWING INFORMATION SERVES TO PROVIDE BUILDING OWNERS WITH CONCISE DEFINITIONS OF WALL TYPES RELATED TO LIFE SAFETY ISSUES. THIS • WITHIN SOME CONSTRUCTION CLASSIFICATIONS, CONSTRUCTION THAT PROVIDES INFORMATION IS NOT MEANT TO BE A SUBSTITUTE FOR APPLICABLE BUILDING CODES.

2. WHEN A WALL HAS MORE THAN ONE CLASSIFICATION, THE MOST RESTRICTIVE REQUIREMENTS FOR EACH CLASSIFICATION SHALL APPLY. 3. FOR NEW CONSTRUCTION, PERIMETER SMOKE-SEALS MAY BE REQUIRED AT FIRE RATED DOORS IN CERTAIN OCCUPANCIES.

GENERAL DESCRIPTION

PROJECT NAME: SERENITEA BOUTIQUE PROJECT LOCATION: 500 SW 3RD ST. UNIT A, LEE'S SUMMIT, MO 64063 COUNTY: JACKSON **COLLINS WEBB ARCHITECTURE**

LEES SUMMIT, MISSOURI 64063 **APPLICABLE CODES:** INTERNATIONAL BUILDING CODE - 2018 ED. **INTERNATIONAL PLUMBING CODE - 2018 ED INTERNATIONAL MECHANICAL CODE - 2018 ED** INTERNATIONAL FUEL GAS CODE - 2018 ED.

307B SW MARKET STREET

INTERNATIONAL FIRE CODE - 2018 ED. NATIONAL ELECTRICAL CODE - 2017 ED. ADA STANDARDS FOR ACCESSIBLE DESIGN - 2010 ED. ICC/ANSI A117.1 -2009_ACCESSIBILTY AND USABILITY CODE CODE INFORMATION

> **BUILDING/PROJECT USE:** MERCANTILE **IBC SECTION 302** TYPE VB (NON SPRINKLED) CONSTRUCTION TYPE **IBC TABLE 601** GROUP "M" OCCUPANCY CLASSIFICATION **IBC SECTION 303 BUILDING FRAME** WOOD FRAME (EXISTING) BASE ALLOWABLE AREA M 9,000 SQ. FT. **IBC SECTION 506.2 ACTUAL TENANT AREA (GROSS)** 1,339 SQ. FT. (EXISTING)

TABLE/SECTION/REFERENCE

TABLE/SECTION/REFERENCE

IBC TABLE 601

IBC TABLE 1020.1

1 STORIES IBC TABLE 504.4 ALLOWABLE STORIES ACTUAL NUMBER OF STORIES 1 STORIES (EXISTING) ALLOWABLE HEIGHT 40'-0" IBC TABLE 504.3 **ACTUAL HEIGHT IN FEET EXISTING** FIRE RESISTIVE REQUIREMENTS

0 INT. / 0 EXT. HRS BEARING WALLS INT./ EXT. FLOOR CONSTRUCTION CEILING/ROOF CORRIDORS

PRIMARY FRAME

NON-BEARING WALLS

FIRE EXTINGUISHERS . PROVIDE PORTABLE FIRE EXTINGUISHERS IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE LOCAL FIRE PREVENTION CODE. SEE PLANS FOR SUGGESTED LOCATIONS. NOTIFY ARCHITECT OF ANY PROPOSED RELOCATION OR IF A CONFLICT IS ENCOUNTERED. 2. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.

CEILING HEIGHT NOTES: (IBC 1208)

1. ALL MEANS OF EGRESS TO HAVE A MINIMUM CEILING HEIGHT OF 7'-6" A.F.F., NOR SHALL HAVE ANY PROJECTION FROM THE CEILING BE LESS THAN . OCCUPIED SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" A.F.F. 3. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" A.F.F.

INTERIOR FINISHES MERCANTILE - GROUP "M"

MAX. FLAME SPREAD TABLE/SECTION/REFERENCE INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS **CLASS A** 803.1.2, 803.13 IBC CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS | CLASS B 803.1.2, 803.13 IBC ROOMS AND ENCLOSED SPACES 803.1.2, 803.13 IBC

DECORATIVE MATERIALS AND TRIM (INCLUDING PLASTICS) MUST COMPLY WITH IBC SECTION 806

GENERAL EXITING REQUIREMENTS TABLE/SECTION/REFERENCE **EXIT TRAVEL DISTANCE** IBC SECTION 1017.2 IBC SECTION 1020.4 DEAD END CORRIDOR 30 FEET. OR 75 FEET IF OCC. < 50 **COMMON PATH OF TRAVEL** IBC SECTION 1029.8 MIN. CORRIDOR WIDTH 44", OR 36" IF OCC. < 50 **IBC SECTION 1020.2** POSTING OF OCCUPANT LOAD EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. EXIT REQUIREMENTS TABLE/SECTION/REFERENCE A. REQUIRED CAPACITY 1. STAIRS - 0.3" / PERSON **IBC SECTION 1005.3.1** 2. OTHER COMPONENTS - 0.2" / PERSON **IBC SECTION 1005.3.2** B. MINIMUM NUMBER 1. OCCUPANT LOAD OF 1-500 PERSONS - 2 EXITS PER STORY IBC TABLE 1006.3.2 2. OCCUPANT LOAD OF 501-1000 PERSONS - 3 EXITS PER STORY 3. OCCUPANT LOAD OF MORE THAN 1000 PERSONS - 4 EXITS PER STORY SIGNAGE 1. EVACUATION DIAGRAM PROVIDED IN ACCORDANCE WITH IBC 1001.2. OCCUPANT LOAD TABLE/SECTION/REFERENCE IBC TABLE 1004.5 **MERCANTILE** 12 OCC 1 OCC OFFICE MULTI-PURPOSE TOTAL OCCUPANT LOAD FOR BLDG. 2 EXITS IBC TABLE 1006.3.2 **EXITS REQUIRED THIS LEVEL** EXITS PROVIDED THIS LEVEL 2 EXITS (EXISTING)

IBC TABLE 2902.1

PLUMBING FIXTURE REQUIREMENTS = 1/500 BOTH MALE AND FEMALE M OCC WATER CLOSETS M OCC LAVATORIES = 1/750 BOTH MALE AND FEMALE M OCC DRINKING FOUNTAIN = 1/1,000 M OCC SERVICE SINK = 1

M PLUMBING FIXTURES REQUIRED WATER CLOSETS = 1 REQUIRED = 1 REQUIRED LAVATORIES DRINKING FOUNTAIN = 1 REQUIRED SERVICE SINK = 1 REQUIRED

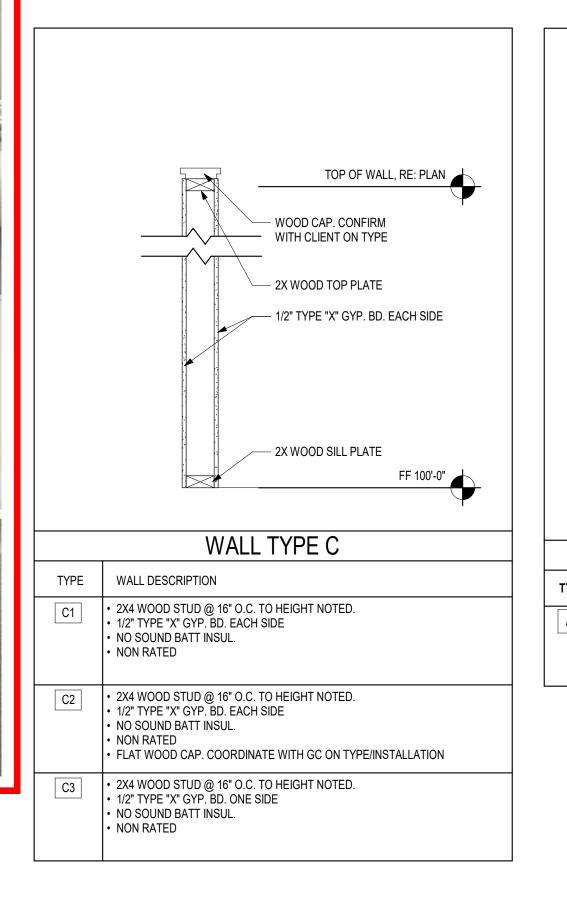
M PLUMBING FIXTURES PROVIDED = 1 PROVIDED (EXISTING) **WATER CLOSETS** = 1 PROVIDED (EXISTING) LAVATORIES DRINKING FOUNTAIN **= BOTTLE WATER PROVIDED** SERVICE SINK = 1 PROVIDED

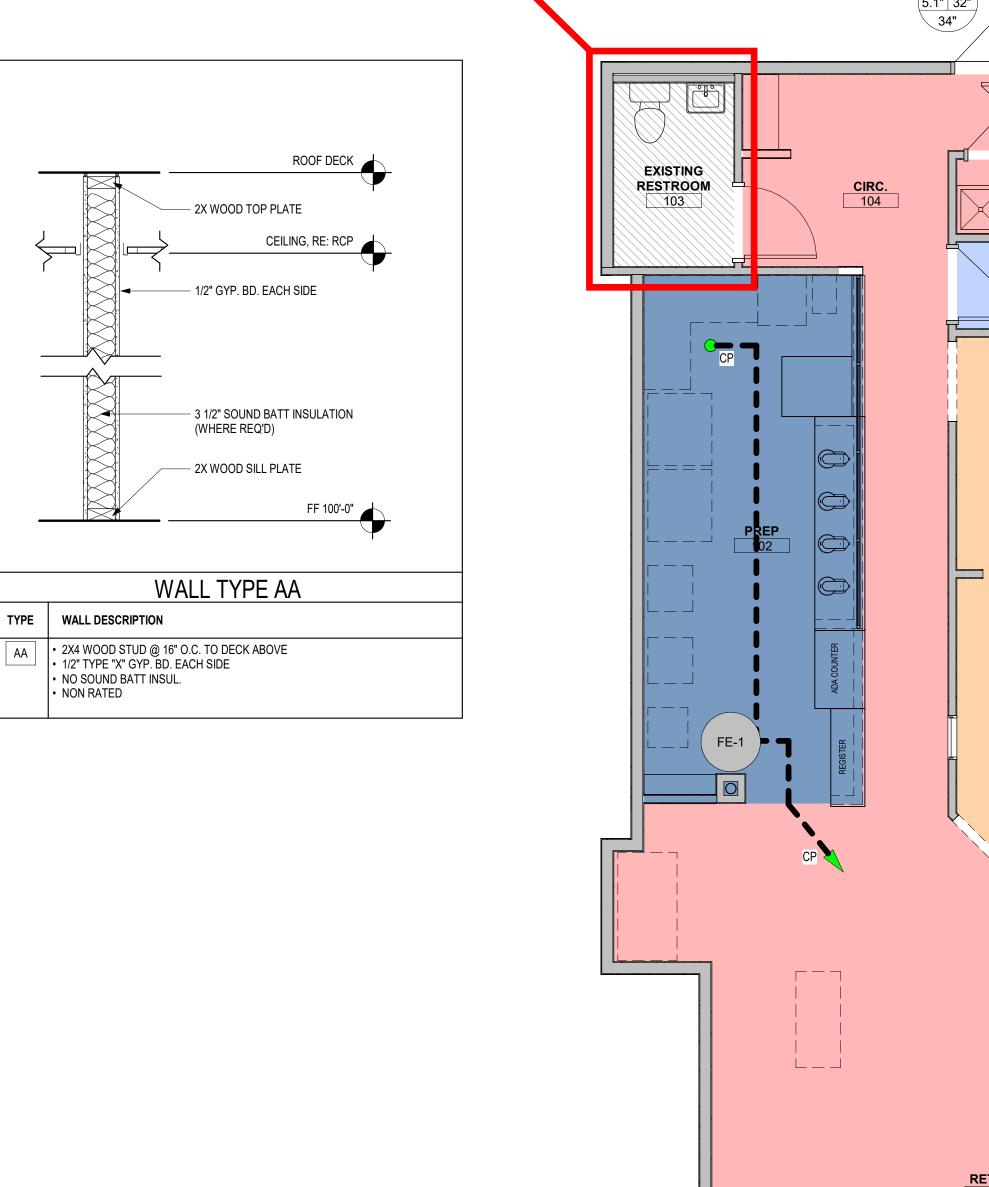
> 2 OCC 12 OCC M: MULTI-PURPOSE (15 GROSS) 273 SQ FT 19 OCC

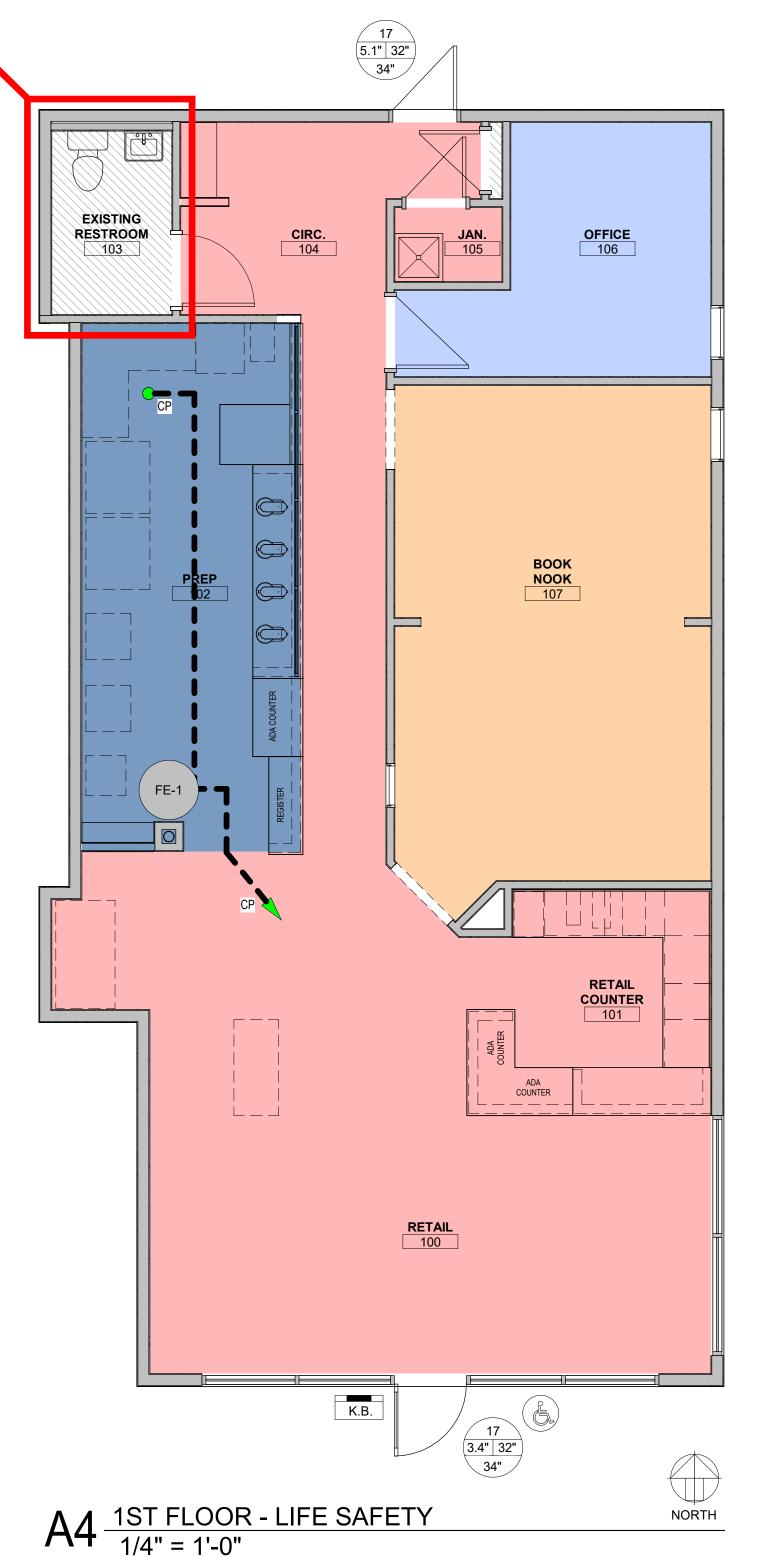
M: OFFICE (150 GROSS) M: PREP (200 GROSS) M: MERCANTILE (60 GROSS) 201 SQ FT 679 SQ FT 106 SQ FT 1 OCC











FIRE RESISTIVE LEGEND

NUMBER OF OCCUPANTS EXITING 200 CALCULATED EXIT 40" 32" MIN. WIDTH OF MEANS OF EGRESS WIDTH REQ'D (IN.) COMPONENT (IN.) EXIT WIDTH -PROVIDED (IN.) KNOX BOX ACCESSIBLE EGRESS

COMPONENT ← ← EGRESS PATH INDICATES FIRE EXTINGUISHER CABINET(FE) LOCATION WITH 75'-0" RADIUS COVERAGE AREA. SEE SPECIFICATIONS FOR FE TYPE.

EGRESS DISTANCE.. DISTANCE COMMON PATH 26' - 0"

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ARCHITECTURE, LLC

REVISION DATES:

LIFE SAFETY PLAN, WALL TYPES, AND PROJECT INFORMATION