



LEE'S SUMMIT
MISSOURI

CODE MODIFICATION REQUEST
(COMMERCIAL)

BUILDING/STRUCTURE NAME: Lee's Summit Joint Operations Facility

PREMISE ADDRESS: 2 NE TUDOR RD, LEES SUMMIT, MO 64086

PERMIT NUMBER (if applicable): PRCOM20245783

OWNER'S NAME: The City of Lee's Summit

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)

We would like to request that the city codes department consider the use of the 2021 International Building Code when reviewing our plumbing counts. Please see attached for more details.

SUBMITTED BY:

NAME: Hoefer Welker: Chris Krumrei

ADDRESS: 4622 Pennsylvania Ave Suite 1400

CITY, STATE, ZIP: Kansas City, MO 64112

() OWNER (X) OWNER'S AGENT

Tel.# 913.307.3700

SIGNATURE: 

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

SIGNATURE: _____ DATE: 12/9/2024

AIMEE NASSIF – DEPUTY DIRECTOR OF DEVELOPMENT SERVICES: (X) APPROVED () DENIED

SIGNATURE: _____ DATE: 12/9/2024

COMMENTS: See attached document from Hoefer Welker.

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

9/18/2023 N:\CODES ADMIN\Forms 2019

December 2nd, 2024

Joe Frogge
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: Lee's Summit Joint Operations Facility – Code Modification Request – Gender Neutral Restrooms

Dear Mr. Frogge,

Hoefer Welker is submitting this code modification request related to the unisex restrooms at the new Joint Operations Facility project. Working with the city and the police and fire departments over the last several months, our team determined that providing restrooms for all gender use made the most sense due to the use of the facility. Staffing of both the dispatch center and fire administration as well as the training space used by both the public and private occupants will vary greatly between men and women.

This facility occupant load calculated by business and assembly use is shown at 486 occupants. The associated plumbing fixtures have been provided for this occupant load, albeit being gender neutral. The building plumbing fixture count actually greatly exceed what's required. During normal use, this building will have significantly less occupants when the training room is not in use. Due to this, it doesn't make operational or economic sense to provide additional restroom facilities by separating men and women.

We would like to request that the city codes department consider the use of the 2021 International Building Code when reviewing our plumbing counts. Per Section 2902.1.2 in the 2021 IBC, single-user toilet rooms shall contribute toward the total number of required plumbing fixtures. They will be identified as being available for use by all persons regardless of their sex. Related to Section 2902.2 requiring separate facilities for each sex, we would propose the use of exception 5, that states separate facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 2902.1.2.

Fulfilling this request, would allow the current design to move forward. Please let us know if you have additional questions or comments.

Sincerely,
Hoefer Welker



Chris Krumrei, AIA, NCARB
Vice President