



May 9, 2025

RE: Trilogy Apartments
800 & 810 NW Ward Rd
Lee's Summit, MO
Building "2"
Exterior Door Threshold Compliance

To whom it may concern:

This letter is written to address threshold accessibility compliance in Building 2. This project was designed and approved in compliance with 2018 International Building Code (IBC) and the 2009 ICC/ANSI A117.1 Accessibility & Usable Buildings Code as adopted by the city of Lee's Summit, Missouri. The conditions in question are located in Building 2, Segments G & J (See reference plan on page 3). The concern centers around the height of the threshold at four exterior doors in these two Segments. This letter will address each door, and its compliance.

CONDITIONS:

The floor plan to the right shows the door locations in question, highlighted in blue, in Building 2.

1. Segment G: Maintenance Room
2. Segment G: Building Access from parking area
3. Segment J: Pet Wash Room
4. Segment J: Bike Storage Room



LOCATION #1: SEGMENT G – BUILDING MAINTENANCE

There is an accessible route into the maintenance room from the interior corridor, meeting the requirements for employee work areas. The door to the exterior is a convenience access door and not a required means of egress. Therefore, it is not required to have an accessible threshold.

LOCATION # 2: SEGMENT G – BUILDING ACCESS FROM PARKING AREA

Building Entrance

- Excerpt from IBC Chapter 11, Section 1105.1 Public Entrances:
"In addition to accessible entrances required by Sections 1105.1.1 to 1105.1.7, at least 60 percent of all public entrances shall be accessible."
- Building 2 provides a total of 6 public entrances, 5 of which are accessible. This percentage (83%) exceeds the code requirement therefore allowing this entrance to not meet accessibility requirements.



Building Exit

The building access point in Segment G, leading to the parking area can be considered a convenience access to and from the parking area rather than a required means of egress. The stair immediately across the corridor as well as the stair in Segment J both offer means of egress within the allowable travel distance as shown in the exhibit below.



Exhibit 1: Original Egress Plan



Exhibit 2: Updated Egress Plan
Showing adequate travel distance to alternate means of egress

Exhibit 2 illustrates the access to the means of egress with the allowable travel distance without the use of the door to the parking area outside Segment G. This indicates that this door is not required as a means of egress and thus is not required to be accessible.

Locations #3 & #4: Pet Wash Room and Bike Storage/Mini Market Room

Similarly to Location #2, these two doors can be considered convenience doors for these two rooms rather than required accessible doors.

Both of these spaces have accessible access within the building as is shown in the exhibit below.

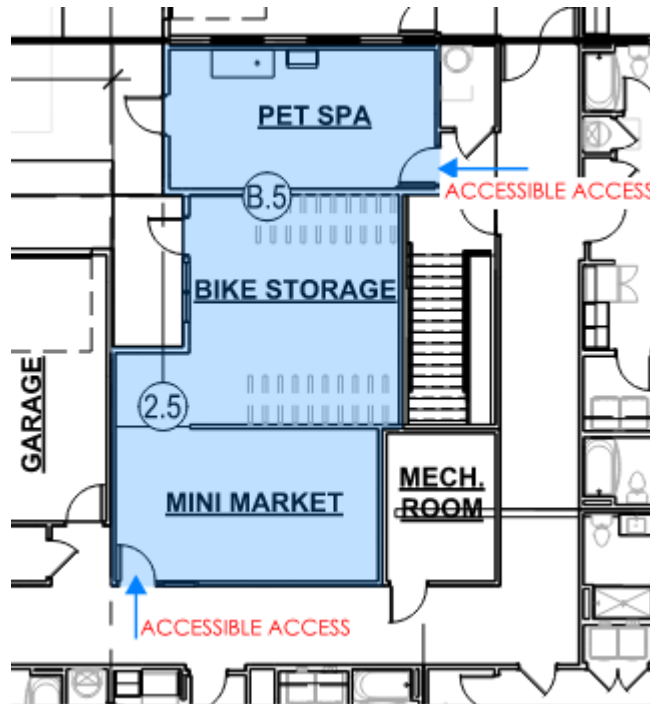


Exhibit 3: Pet Spa & Bike Storage/Mini Market

Thank you for taking the time to review the circumstances of these conditions and the code requirements for the project. I am confident that the information provided will provide clarity on the code compliance of the thresholds and their specific conditions, however if you have any additional questions, please do not hesitate to contact me.

Sincerely,



Theresa Sipe Curtis, AIA | NCARB
Principal Architect | Vice President

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