



LEE'S SUMMIT MISSOURI

CODE MODIFICATION REQUEST (COMMERCIAL)

BUILDING/STRUCTURE NAME: Heritage Asset Management new office location

PREMISE ADDRESS: 100 NE Douglas Street

PERMIT NUMBER (if applicable): NA

OWNER'S NAME: David Thompson

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)

Considerations for granting the additional unoccupied third story.

Fire-Resistance Ratings

- *IBC Table 601 - Fire-Resistance Rating Requirements for Building Elements: Type VB construction does not mandate a fire-resistance rating for structural elements.*
- *The CMR presumes a minimum 30-minute fire-resistance rating for the ceiling between the second level and the unoccupied 3rd level. This is achieved through the following construction assembly: a single layer of 1/2" drywall/ gypsum on wood joists, joist cavities filled with insulation, and a 3/4" subfloor in the attic below.*
- *The attic space has been finished with drywall at the underside of all roof rafters. Creating an additional layer of fire protection for the attic area.*

Occupancy Load and Egress Requirements

- *IBC Section 1004 - Occupant Load: With fewer than 10 occupants on the first and second floors, the building comfortably meets the IBC occupancy load requirements for business (Group B) spaces. Additionally falling well below the 29 occupants for a second level with one means of egress.*
- *Since the third story will not be occupied, accessible via a ladder, no additional egress or occupancy considerations are necessary.*
- *IBC Section 1208.2 - Attic Spaces: Unoccupied spaces are not subject to the same requirements as occupied floors. As the third story is unoccupied, it falls under the same regulatory expectations as attic spaces, which can have restricted access (i.e., ladder access) and access hatches. This building has limited access due to the ladder from level 2 to the unoccupied level 3.*

Access to Building

- The building is accessed by public streets on both the east and south sides, providing multiple access points for emergency services. This enhances the overall safety of the structure and supports the argument that the addition of a third unoccupied story will not introduce any additional safety concerns for the building.

Travel Distance and Common Path of Travel

- IBC Section 1017.2 - Exit Access Travel Distance & IBC Section 1006.2.1 - Common Path of Egress Travel: Both the travel distance to exits and the common path of travel in this building are well below the maximum allowed by the IBC for a Group B (business) occupancy. This ensures that occupants on the first and second floors have adequate and safe egress routes in case of an emergency. Since the third story is unoccupied, it does not add any additional egress requirements.

Conclusion

We respectfully request the CMR to approve the addition of a third unoccupied story for a Type VB building designated for business occupancy. The building remains within the allowable limits for occupancy, travel distances, and emergency access. The door leading up to the third level will be closed off and posted "NO STORAGE" on the door. This supports the case for granting the requested code modification for the additional unoccupied story without compromising the building's safety or functionality.

SUBMITTED BY:

NAME: Roger Webb () OWNER (x) OWNER'S AGENT

ADDRESS: 307B SW Market Street Tel.# 816.249.2271

CITY, STATE, ZIP: Lee's Summit, MO 64063

SIGNATURE: 

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

SIGNATURE: _____ DATE: 11/7/2024

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

SIGNATURE: _____ DATE: 11/7/24

COMMENTS: ** - Approval of this CMR is specific to modification of 2018
IBC maximum number of stories provision and does not
constitute an approval of the permit itself or zoning.

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

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