



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
BOARD OF BUILDING AND ENGINEERING APPEALS
REGULAR MEETING
CITY HALL
OCTOBER 9, 2025
6:00 PM

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Minutes from the May 6, 2025, meeting.**
- 3. Agenda Items**
 - A. Application from Greg and Teresa Snow**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 16th day of September, 2025.

Daniel Barnett, City Clerk



**MINUTES
CITY OF HARRISONVILLE
BOARD OF BUILDING AND ENGINEERING APPEALS
REGULAR MEETING
CITY HALL
MAY 6, 2025
6:00 PM**

1. Call to Order

A. Roll Call

Present: John Foster, Bryan Wooten, Mike Cox

Also in attendance were Casey Hofer, Building Inspector; John Morris, Building Official; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Minutes from August 20, 2024, meeting

With no additions or corrections, the minutes from the August 20, 2024, meeting were unanimously accepted.

3. Agenda Items

A. DB-24-0004 608 Younger Dr. - James and Brandi Castaneda

John Morris presented the Staff Report for 608 Younger Drive. He said that on Easter of 2024, there was a vehicle impact to the Single Family structure. The vehicle had been stolen and ended up in the house. The property owner made contact with Aaron Obermiller to see what could be done to temporarily stabilize the structure. The temporary stabilization was done right away. Mr. Morris said that they haven't had contact with the homeowner since just after the accident. The building has been posted several times, and they have not seen anyone there. The temporary stabilization was not done with pressure-treated wood and has been in the elements for over a year.

Mr. Foster asked if the City had contact with the Mortgage Holder. Mr. Morris said they had not. I explained that the City has an Abandoned Property Registration form that is rarely done.

Mr. Foster made a motion to support City Staff and concur with their findings of a Dangerous Building. Bryan Wooten seconded. The motion passed unanimously.

B. DB-24-0008 - 701 West Street - Nelson and Judy Ruff

Mr. Morris presented the Staff Report for 701 West Street. He said that the property owners have both passed away. The Probate Attorney said the appointee had also passed away. On

Monday, May 5, 2025, Amanda Boyd was named the new appointee. Mr. Morris said that he had spoken to Ms. Boyd and she asked to postpone the hearing since she had somebody interested in buying the property. Mr. Morris explained that the Public Noticing had already been done, so we weren't able to postpone since this was a Public Hearing, but that he would share with the Board that he had talked to her. I told the Board that I had spoken to Amanda also. I told her that she should have the prospective buyer contact our office to go over compliance. Mr. Morris told the Board of the structural problems in the house and about the flooding in the basement.

Mr. Foster asked if Staff wanted to delay the vote since there was a prospective buyer. Mr. Morris said no, he would like to see the responsible party bring the property into compliance, but demolition can't be delayed for long due to the condition of the property.

Mr. Foster made a motion to support City Staff and concur with their findings of a Dangerous Building. Bryan Wooten seconded. The motion passed unanimously.

4. Discussion Items

There were no discussion items.

5. Adjourn

With nothing further to come before the Board, John Foster made a motion to adjourn. Bryan Wooten seconded. The meeting was adjourned at 6:22 PM.

Mike Zaring, Mayor & Ex-Officio
Chairmen of the Board of Alderman

ATTEST:

Daniel Barnett, City Clerk

To: Board of Building and Engineering Appeals
From: John Morris, Building Official
Date: October 9, 2025
Re: 3001 E Mechanic, Harrisonville, MO 64701

GENERAL INFORMATION

Applicant: Twin Pines Country Club
Requested Actions: Determination of the finding and order.
Date of Application: August 13, 2025

PROPOSAL

- Review adopted Building Code, Sections 1004-1007 of the 2018 International Building Code regarding design occupant load calculations, sizing of exits, the number of required exits, and exit configuration.
-

PREVIOUS ACTIONS

- 1/31/25 applied for City business license
- 2/4/25 onsite meeting at the facility
- 4/1/25 plans submitted. Plans reviewed and comments sent on 4/4/25
- 5/21/25 onsite meeting at City Hall
- 5/23/25 revised plans submitted. Plans reviewed and comments sent on 6-5-25
- 6/6/25 Request for occupancy denied by Building Official
- 7/7/25 email notification sent regarding violations of the adopted 2018 International Property Maintenance Code regarding the state of disrepair of the deck associated with the required means of egress.
- 8/12/25 email correspondence regarding deck replacement

KEY ISSUES

- Staff discovered online documents stating the applicants have been operating an event space on the premises since before June 2021. This violates municipal ordinance, Chapter 600.
- Staff calculated the design occupancy load at 122 occupants, 93 occupants on the first floor, and 29 occupants on the lower level. Calculations were conducted by the area of space provided on the plans and Table 1004.5 of the 2018 International Building Code. A total of 64 occupants were calculated to occupy the clubroom, alone.
- IBC Table 1006.2.1, assembly occupancies exceeding 49 occupants are required to provide a second exit.
- The main level of the building currently has a second exit in place that is located on the east wall of the club room. The exterior portion of the means of egress system (deck/stairs) is in disrepair.

STAFF COMMENTS AND SUGGESTIONS

- A portion of the club room has been designated for the placement of video games. Staff removed this assembly area from the occupant load calculations, which has lowered the design occupant load.
- The applicants have suggested there is a second phase in their plans that will include an operational kitchen and a code-compliant means of egress system.
- Building Official did not approve, and referred to minimum code standards when responding to correspondence regarding the exception to IBC 1004.5
“Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.”

STAFF RECOMMENDATION

- Staff recommends BBEA support of the plan review reports, not to allow non-compliant structures to be occupied by the public.

ATTACHMENTS

- Plans and plan review notes from the first plan submittal dated April 4, 2025
- First plan review response by applicant
- Plans and plan review notes from the second plan submittal dated June 5, 2025
- Staff conducted design occupant load calculations.
- Application for appeal
- Applicable sections of the 2018 IBC

STAFF CONTACT:

John Morris, Building Official
jmorris@harrisonville.com



Community Development Department

300 E. Pearl Street, P.O. Box 367 • Harrisonville, MO 64701 • Tel: 816-380-8958 • Fax: 816-380-8906

Plan Review Comments: Twin Pines Golf Club

Code Basis: 2018 IEBC, 2018 IBC, 2018 IFC, ICC A117.1-2009

Date: April 4, 2025

1. Code Analysis & Compliance Path

(a) The submitted plans do not reference the 2018 IEBC, which governs the requirements for existing buildings. Per IEBC Chapter 6, it's essential to determine the appropriate compliance method for your project:

- (1) Prescriptive Compliance Method – Provides specific requirements for alterations, additions, and repairs.
- (2) Work Area Compliance Method – Applies to specific areas undergoing work.
- (3) Performance Compliance Method – Allows for performance-based design alternatives.

2. Occupancy Classification & Change of Use

(a) Main Floor Use Areas:

- (1) Club Room – Assembly (A-3)
- (2) Golf Simulator Bays – Assembly (A-3)
- (3) Bar & Service Area – Assembly (A-2)
- (4) Lobby/Waiting Area – Assembly (A-3)
- (5) Storage Rooms – Requires clarification (see #3).

(b) Lower Level Use Areas:

- (1) Pro Shop – Mercantile (M)
- (2) Locker Rooms – Requires clarification (see #3)
- (3) Office – Business (B)
- (4) Mechanical Room – Requires clarification (see #3)

(c) Former Kitchen Area Labeled as Storage:

- (1) Changing the use from a kitchen to storage may impact fire protection and egress requirements. This change could constitute a change of occupancy per IEBC Section 1001.2.1..Plans must clarify any changes in use or occupancy classification to ensure compliance with applicable codes.

(d) Ensure each space is identified for occupant load calculations. Ensure the use of each space is correctly identified per Table 1004.5 IBC.

Example: Bar, Assembly w/o fixed seats unconcentrated tables and chairs, 184sqft, 13 occupants

3. Storage Use Classification

- (a) The plans list several storage rooms without specifying their intended use. If these areas exceed 10% of the total floor area, they may not be considered accessory and could trigger additional requirements.
- (b) Storage areas associated with merchandise stock (pro shop) may be classified under Mercantile (M) if they are for merchandise storage. The area currently labeled as mechanical may need reclassification if its continued use is for merchandise storage. (site-visit observation)

4. Egress & Life Safety

- (a) Show code-compliant exit signage and emergency lighting as required per IBC Sections 1008 & 1013.
- (b) Identify the path of egress to the public way from the Club Room, ensure minimum egress requirements, and provide a structural evaluation of the landing and stairway serving the exit.

5. Fire Protection & Rated Assemblies

- (a) Fire barriers, rated corridors, and sprinkler requirements should be revisited, as changes in use or occupancy classification may necessitate new fire protection measures.
- (b) Storage areas may require fire-rated separation based on the occupancy classification, per IBC Chapter 7. (see #7)

6. Mechanical, Electrical, and Plumbing Compliance

- (a) Unpermitted HVAC work installed in late 2024 should be corrected by obtaining proper permits. The occupants' fresh air requirements should be taken into consideration.
- (b) Existing electrical and plumbing systems must be verified for code compliance, including GFCI protection and fixture counts, per IBC Chapters 27 and 29.

7. Mixed Use and Occupancy Classification

- The building may be considered a mixed-use structure. Review IBC Chapter 5.
 - (a) Separated Occupancies:
 - (1) Requires physical separation by fire barrier walls and/or horizontal assemblies with a fire-resistance rating between occupancies.
 - (2) IBC Table 508.4 provides the required hourly ratings for these separations.
 - (3) The allowable height and number of stories must comply with the most restrictive occupancy classification.
 - (b) Non-Separated Occupancies:
 - (1) No separation is required between occupancies.
 - (2) The total allowable building size is limited to the most restrictive of the occupancies in the area of non-separated occupancies.
 - (c) Clarify the chosen approach for mixed-use compliance to ensure adherence to code requirements.

8. Door Hardware

- (a) Exit doors serving assembly occupancies with an occupant load of 50 or more must be equipped with panic hardware. Provide a door schedule where applicable.

Notes:

1. All work per adopted codes and their referenced standards, regardless of errors or omissions during the plan review process.
2. Provide current domestic backflow certification prior to final inspection.
3. Review Municipal Ordinance regarding Liquor Licenses <https://ecode360.com/27911402#27911402> and consult with Community Development Director, [Christina Stanton](#), regarding zoning regulations.



Community Development Department

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Plan Review Comments: Twin Pines Golf Club

Code Basis: 2018 IEBC, 2018 IBC, 2018 IFC, ICC A117.1-2009

Date: April 4, 2025

1. Code Analysis & Compliance Path

(a) The submitted plans do not reference the 2018 IEBC, which governs the requirements for existing buildings. Per IEBC Chapter 6, it's essential to determine the appropriate compliance method for your project:

- (1) Prescriptive Compliance Method – Provides specific requirements for alterations, additions, and repairs. - We will be using prescriptive compliance, work is less than description of alteration level 1
- (2) Work Area Compliance Method – Applies to specific areas undergoing work.
- (3) Performance Compliance Method – Allows for performance-based design alternatives.

2. Occupancy Classification & Change of Use

(a) Main Floor Use Areas: - Labeled and clarified

- (1) Club Room – Assembly (A-3)
- (2) Golf Simulator Bays – Assembly (A-3)
- (3) Bar & Service Area – Assembly (A-2)
- (4) Lobby/Waiting Area – Assembly (A-3)
- (5) Storage Rooms – Requires clarification (see #3).

(b) Lower Level Use Areas: - Labeled and clarified

- (1) Pro Shop – Mercantile (M)
- (2) Locker Rooms – Requires clarification (see #3)
- (3) Office – Business (B)
- (4) Mechanical Room – Requires clarification (see #3)

(c) Former Kitchen Area Labeled as Storage:

Note: original submittal indicated wall between kitchen and freezer/storage; this wall does not exist. It has been removed from the plan

- (1) Changing the use from a kitchen to storage may impact fire protection and egress requirements. This change could constitute a change of occupancy per IEBC Section 1001.2.1..Plans must clarify any changes in use or occupancy classification to ensure compliance with applicable codes. - Re-labeled to Existing Kitchen - Not in Use

(d) Ensure each space is identified for occupant load calculations. Ensure the use of each space is correctly identified per Table 1004.5 IBC. - Labeled and clarified

Example: Bar, Assembly w/o fixed seats unconcentrated tables and chairs, 184sqft, 13 occupants

3. Storage Use Classification

(a) The plans list several storage rooms without specifying their intended use. If these areas exceed 10% of the total floor area, they may not be considered accessory and could trigger additional requirements.

(b) Storage areas associated with merchandise stock (pro shop) may be classified under Mercantile (M) if they are for merchandise storage. The area currently labeled as mechanical may need reclassification if its continued use is for merchandise storage. (site-visit observation) - **this room has been relabeled to Existing Mechanical with ancillary storage, no change proposed**

4. Egress & Life Safety

(a) Show code-compliant exit signage and emergency lighting as required per IBC Sections 1008 & 1013. - **emergency lighting locations shown, the existing emergency lighting does have direct line of sight to bar area, opening at bar area revised (larger than originally indicated), existing pass-through window to front entry also shown.**

(b) Identify the path of egress to the public way from the Club Room, ensure minimum egress requirements, and provide a structural evaluation of the landing and stairway serving the exit. - **egress path to front, push-bar door hardware will be required. Rear exit not used for path of egress.**

5. Fire Protection & Rated Assemblies

(a) Fire barriers, rated corridors, and sprinkler requirements should be revisited, as changes in use or occupancy classification may necessitate new fire protection measures.

(b) Storage areas may require fire-rated separation based on the occupancy classification, per IBC Chapter 7. (see #7)

- **No change in use proposed, plan revised to indicate original uses**

6. Mechanical, Electrical, and Plumbing Compliance

(a) Unpermitted HVAC work installed in late 2024 should be corrected by obtaining proper permits. The occupants' fresh air requirements should be taken into consideration.

(b) Existing electrical and plumbing systems must be verified for code compliance, including GFCI protection and fixture counts, per IBC Chapters 27 and 29.

7. Mixed Use and Occupancy Classification

• The building may be considered a mixed-use structure. Review IBC Chapter 5. - **Building to be considered unseparated; most restrictive requirements applied. Code calculations revised for occupancies per #2, building statistics for Type VB**

(a) Separated Occupancies:

(1) Requires physical separation by fire barrier walls and/or horizontal assemblies with a fire-resistance rating between occupancies.

(2) IBC Table 508.4 provides the required hourly ratings for these separations.

- (3) The allowable height and number of stories must comply with the most restrictive occupancy classification. - **Indicated in revised calculations**
- (b) Non-Separated Occupancies:
 - (1) No separation is required between occupancies.
 - (2) The total allowable building size is limited to the most restrictive of the occupancies in the area of non-separated occupancies.
- (c) Clarify the chosen approach for mixed-use compliance to ensure adherence to code requirements. - **to be considered unseparated, calculations revised**

8. Door Hardware

- (a) Exit doors serving assembly occupancies with an occupant load of 50 or more must be equipped with panic hardware. Provide a door schedule where applicable. - **Egress paths to front door; push-bar hardware will be required/installed**

9. Fire

- (a) Identify proper placement and accessibility of portable fire extinguishers per code requirements. - **Existing extinguisher indicated, locations to coordinate with FPD**
- (b) Provide a Harrisonville-specific Knox Box adjacent to the front entry door. - **Knox Box location identified on plan, coordinate installation with FPD**

10. Accessibility

Please ensure that the plans include all necessary accessibility provisions in accordance with the 2018 IEBC, 2018 IBC and ICC A117.1-2009. - **Existing accessibility locations identified on plans**

Specifically, the following accessibility requirements should be shown:

- (a) Accessible entrances and paths of travel.
- (b) Accessible restrooms and facilities (including clearances and required fixtures).
- (c) Accessible parking spaces, ramps, and elevators where applicable.
- (d) Accessible signage as required for wayfinding.
- (e) Ensure that all elements comply with the minimum dimensions and specifications outlined in the referenced codes.

11. Garbage

Per Municipal Ordinance, commercial properties are required to screen trash receptacles. <https://ecode360.com/40496930> - **Owner**

12. Type of Construction

Review Chapter 6 of the IBC to confirm the building's type of construction. - **Type VB, calculations indicate appropriate requirements**

Notes:

1. All work per adopted codes and their referenced standards, regardless of errors or omissions during the plan review process.
2. Provide current domestic backflow certification prior to final inspection.
3. Review Municipal Ordinance regarding Liquor Licenses <https://ecode360.com/27911402#27911402> and consult with Community Development Director, [Christina Stanton](#), regarding zoning regulations.



Community Development Department

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Plan Review Comments: Twin Pines Golf Club

Code Basis: 2018 IEBC, 2018 IBC, 2018 IFC, ICC A117.1-2009

Date: June 5, 2025

Pursuant to 2018 IBC Section 102.6, the following is deemed necessary for the general safety and welfare of the occupants and the public. As discussed in the meeting here at City Hall, we are also attempting to establish use and occupancy classification as well as the limits of the building.

1. Egress & Life Safety

- a. Exit signage is required at the rear exit of the main floor per IBC Section 1013. This is a required exit per IBC Section 1006. Per Table 1006.2.1, assembly occupancies exceeding 49 occupants are required to provide a second exit. The stairwell to the lower level does not qualify as the required second exit per IBC Section 1007. Per Section 1007.1.1, the exits are required to be spaced a distance of at least half of the length of the maximum overall diagonal dimension of the building or area to be served.
- b. Emergency lighting is required to illuminate the path of egress per IBC Section 1008. I've reviewed the notes in the response from REO, and the floor layout would not allow adequate emergency lighting to properly cover the path of egress at the north-east corner of the clubroom, and along the common path of egress, with a single unit placed above the main entry of the main floor.
- c. Provide a structural evaluation of the deck/landing and stairway serving the rear (second) exit of the main floor.

2. Architectural

- a. The main floor storage area identified is roughly 20 sqft; please correct the 279 sqft misprint.
- b. Bar and service areas have been removed from floor area calculations per T1004.5. Please review my calculations below.
- c. Please review note seven from the original plan review comments regarding mixed-use occupancy. Properly classify occupancy within the code summary. Consider the Kitchen A-2 and Lobby & waiting areas as B occupancies.

Notes:

1. All work per adopted codes and their referenced standards, regardless of errors or omissions during the plan review process.
2. Phase 1 does not include the use of the commercial kitchen and associated areas. Phase II areas are identified on the main floor level.
3. Maximum occupant load signage to be posted in a conspicuous location for areas used for assembly purposes. Consider the lobby area for the signage location. Attached, feel free to print and frame as the required signage.
4. Check with the building division regarding permitting requirements for the electrical installation of signage and lighting.
5. The Club Room is currently calculated at 948 sqft with 64 occupants. The club room's actual calculated occupant load is roughly 87 occupants at 1303 sqft. If the Golf Simulator gaming equipment is ever removed from the Club Room, panic hardware will be required at the rear exit of the main floor. Removing the simulator would add to the available floor space of the Club Room, bringing the occupant load up to roughly 116 occupants on the main floor.

Twin Pines Golf Club	June 2025
Room Name	Entry/Lobby
Function of Space	Business areas
Area (sqft)	316
Calculated Occupant Load	3
Room Name	Bar and Service Areas
Function of Space	Assembly without fixed seats, Unconcentrated (tables and chairs)
Area (sqft)	293
Calculated Occupant Load	20
Room Name	Kitchen and Associated Areas- PHASE II
Function of Space	Kitchens, commercial
Area (sqft)	635
Calculated Occupant Load	4
Room Name	Storage
Function of Space	Accessory storage areas, mechanical equipment room
Area (sqft)	20
Calculated Occupant Load	1
Room Name	Club Room, minus golf simulator space
Function of Space	Assembly without fixed seats, Unconcentrated (tables and chairs)
Area (sqft)	948
Calculated Occupant Load	64
Golf Simulator	1

Main Floor Maximum Occupant Load	93
MIN NUMBER OF EXITS	2
Room Name	Pro Shop
Function of Space	Mercantile
Area (sqft)	588
Calculated Occupant Load	10
Room Name	Office
Function of Space	Business areas
Area (sqft)	223
Calculated Occupant Load	2
Room Name	Locker Rooms
Function of Space	Locker rooms
Area (sqft)	742
Calculated Occupant Load	15
Room Name	Mechanical and Mercantile Storage
Function of Space	Mercantile Storage, stock, shipping areas
Area (sqft)	337
Calculated Occupant Load	2
Lower Floor Maximum Occupant Load	29
MIN NUMBER OF EXITS	1
MAXIMUM OCCUPANT LOAD	122

MAXIMUM OCCUPANT LOAD

93

**APPLICATION FOR APPEAL
CITY OF HARRISONVILLE BOARD OF BUILDING & ENGINEERING APPEALS**

BUILDING/STRUCTURE NAME: Twin Pines Clubhouse

BUILDING/STRUCTURE ADDRESS: 3001 E Mechanic St Harrisonville

PERMIT NUMBER (IF APPLICABLE): _____

OWNER'S NAME: Greg and Teresa Snow

TO: Board of Building & Engineering Appeals

In accordance with the City of Harrisonville Building Code, I wish to apply for a modification to one or more provisions of the code based on: (Check one)

- () 1. The true intent of the code has been incorrectly interpreted;
- () 2. The provisions of the code do not fully apply; or
- (X) 3. An equally good or better form of construction or material is proposed.

International Building Code Section	<u>1004.5</u>
International Fire Code Section	_____
International Residential Code Section	_____
International Mechanical Code Section	_____
International Plumbing Code Section	_____
International Fuel Gas Code Section	_____
National Electrical Code Section	_____

I feel that the spirit and intent of the Code(s) can be met, and the public health, welfare, and safety are assured. The following articulates my request for your review and action.
(NOTE: ATTACH ANY ADDITIONAL INFORMATION NECESSARY)

Bottom Line Up Front: Request to follow exception listed in IBC 1004.5 to temporarily reduce "Club Room" Occupancy from 65 people to 49 people in order to meet IBC egress compliance for older buildings.

Applicable Codes Section:

According to IBC Table 1004.5 the "club room" occupant load is calculated at 65 people, seated at unfixed tables. Due to the >50 occupant load, 2 egress exits are required. IBC Section 1004.5 allows an exception to this egress quantity requirement for older buildings in order to prevent costly renovations by simply reducing the occupant load of the room to less than 50 people.

Technical Evaluation:

The Clubhouse was built 58 years ago in 1967 prior to the city adopting the IBC standards. As such, the club room does not currently have a second code-compliant egress path as building standards were different at the time of construction. There is an exterior wooden staircase that is in a state of disrepair. This exit and staircase have been blocked from regular use for many years by previous occupant businesses. The cost to rebuild and construct second egress path is very cost-prohibitive without revenue.

By temporarily reducing the occupant load to 49, the room and building is code compliant; public health, welfare and safety are assured due to the lowered occupancy limit. This reduction is following not only the spirit of the code, but the verbatim letter of the code as well.

Technical Justification:

This egress plan and occupant load has been approved by the Professional Engineer, REO Engineering (**Attachment 1**). Note, the seating in the drawing is accurate to the actual number of tables and chairs in the club room. There are only tables and chairs set for 34, plus 1 occupant in the simulator area. This table arrangement was designed to account for guests as well as staff to be well under the 49-person limit. No expected uses of the room account for an additional 15 or more standing people.

Once the business is operational and cash-flow allows renovation, the intent is to build a large deck off the East side of the building. This deck will include two additional code-compliant paths for egress of the clubroom and deck occupants.

According to the initial inspection, this is the only approval needed before occupancy and business permit would be granted, as all other requested modifications have been completed. (**Attachment 2**)

Justification For Appeal:

City Codes Inspector John Morris states only his personal opinion for rejection: "Given the size and layout of the event space, the flexibility of the setup, and the likelihood of high turnout events, I cannot reasonably conclude that a reduced load would be adhered to or enforceable."

Mr. Morris says that he simply feels that the country club staff would not obey the reduced occupancy load for just this room, despite obeying all other codes, laws, and occupancies for all other rooms. He has already approved plans and occupancies for the lower level. No adequate explanation for his feelings towards the club room has been provided.

Mr. Morris attached these screenshots to his rejection statement: 1) a cropped image from a photographer's blog in 2021 of a model-bridal shoot that talked about the potential for outdoor weddings, 2) a screenshot of the homepage of twinpinesclub.com, and 3) a screenshot from enchanted-acres.com with a link to twinpinesclub.com. (**Attachments 3, 5, and 6 respectively**)

Professional Review:

This request has been reviewed by both REO Engineering as well as CSD Law, of Harrisonville. Neither the Professional Engineer nor the Attorney can ascertain any technical basis for this rejection, and all are further confused by the screenshots, as none have anything to do with the occupancy of the club room or show anything that would indicate occupancy violations.

The attorney states "Obviously the codes officer has no basis or history to believe that use would exceed the occupancy limit. Does he take this position with all buildings?"

The PE says the stamped drawings indicate an approved code compliant egress plan; stating that he's never seen this sort of reason for rejection from a building code inspector before.

Mr. Morris has refused to answer any questions about this rejection, nor has he offered any further justification or explanation despite several inquiries.

Conclusion:

This request to the Board of Building Appeals is to permit the temporary reduction of the occupant load in the Club Room from 65 to 49. This request follows the letter of the IBC 1004.5 and assures public health, welfare, and safety. The reduction of occupancy is specifically listed in IBC 1004.5 as the mitigation for older buildings to maintain safety. This mitigation is only temporary as full-scale renovation includes the addition of two additional egress paths in the near future.

No technical, professional, or code-based opposition to this request has been presented by Mr. Morris or any other person.

SUBMITTED BY:

NAME: Greg Snow

() OWNER () OWNER'S AGENT

ADDRESS: 24208 E Orient Cemetery Rd

TEL. # 816-721-0934

CITY, STATE, ZIP: Harrisonville, MO 64701

Attachment 2: Initial Building and Plan Review - Completed



Community Development Department

300 E. Pearl Street, P.O. Box 367 • Harrisonville, MO 64701 • Tel: 816-380-8958 • Fax: 816-380-8906

Plan Review Comments: Twin Pines Golf Club

Code Basis: 2018 IEBC, 2018 IBC, 2018 IFC, ICC A117.1-2009

Date: April 4, 2025

1. Code Analysis & Compliance Path – Plans appropriately reference 2018 IBC in the legend.

(a) The submitted plans do not reference the 2018 IEBC, which governs the requirements for existing buildings. Per IEBC Chapter 6, it's essential to determine the appropriate compliance method for your project:

- (1) Prescriptive Compliance Method – Provides specific requirements for alterations, additions, and repairs.
- (2) Work Area Compliance Method – Applies to specific areas undergoing work.
- (3) Performance Compliance Method – Allows for performance-based design alternatives.

2. Occupancy Classification & Change of Use – Kitchen area is not under change of use. It is simply an unoccupied room. No changes necessary.

(a) Main Floor Use Areas:

- (1) Club Room – Assembly (A-3)
- (2) Golf Simulator Bays – Assembly (A-3)
- (3) Bar & Service Area – Assembly (A-2)
- (4) Lobby/Waiting Area – Assembly (A-3)
- (5) Storage Rooms – Requires clarification (see #3).

(b) Lower Level Use Areas:

- (1) Pro Shop – Mercantile (M)
- (2) Locker Rooms – Requires clarification (see #3)
- (3) Office – Business (B)
- (4) Mechanical Room – Requires clarification (see #3)

(c) Former Kitchen Area Labeled as Storage:

- (1) Changing the use from a kitchen to storage may impact fire protection and egress requirements. This change could constitute a change of occupancy per IEBC Section 1001.2.1..Plans must clarify any changes in use or occupancy classification to ensure compliance with applicable codes.
- (d) Ensure each space is identified for occupant load calculations. Ensure the use of each space is correctly identified per Table 1004.5 IBC.

Example: Bar, Assembly w/o fixed seats unconcentrated tables and chairs, 184sqft, 13 occupants

3. Storage Use Classification – Storage/unused rooms do not exceed the 10% minimum area. The area marked as Mechanical has no merchandise because we don't have any yet.

- (a) The plans list several storage rooms without specifying their intended use. If these areas exceed 10% of the total floor area, they may not be considered accessory and could trigger additional requirements.
- (b) Storage areas associated with merchandise stock (pro shop) may be classified under Mercantile (M) if they are for merchandise storage. The area currently labeled as mechanical may need reclassification if its continued use is for merchandise storage. (site-visit observation)

4. Egress & Life Safety – Code compliant lights and signage are installed per code and shown. Egress is shown on the drawing.

- (a) Show code-compliant exit signage and emergency lighting as required per IBC Sections 1008 & 1013.
- (b) Identify the path of egress to the public way from the Club Room, ensure minimum egress requirements, and provide a structural evaluation of the landing and stairway serving the exit.

5. Fire Protection & Rated Assemblies - This area has been revisited. No changes in occupancy classification have been made. No changes to storage areas are made.

- (a) Fire barriers, rated corridors, and sprinkler requirements should be revisited, as changes in use or occupancy classification may necessitate new fire protection measures.
- (b) Storage areas may require fire-rated separation based on the occupancy classification, per IBC Chapter 7. (see #7)

6. Mechanical, Electrical, and Plumbing Compliance Permit has been granted and work is complete. Electrical and plumbing fixtures are compliant.

- (a) Unpermitted HVAC work installed in late 2024 should be corrected by obtaining proper permits. The occupants' fresh air requirements should be taken into consideration.
- (b) Existing electrical and plumbing systems must be verified for code compliance, including GFCI protection and fixture counts, per IBC Chapters 27 and 29.

7. Mixed Use and Occupancy Classification The occupancy classifications are compliant with IBC 2018 No changes or alterations are necessary.

- The building may be considered a mixed-use structure. Review IBC Chapter 5.

(a) Separated Occupancies:

- (1) Requires physical separation by fire barrier walls and/or horizontal assemblies with a fire-resistance rating between occupancies.
- (2) IBC Table 508.4 provides the required hourly ratings for these separations.
- (3) The allowable height and number of stories must comply with the most restrictive occupancy classification.

(b) Non-Separated Occupancies:

- (1) No separation is required between occupancies.
- (2) The total allowable building size is limited to the most restrictive of the occupancies in the area of non-separated occupancies.

- (c) Clarify the chosen approach for mixed-use compliance to ensure adherence to code requirements.

8. Door Hardware – Exit door hardware is compliant with current codes.

- (a) Exit doors serving assembly occupancies with an occupant load of 50 or more must be equipped with panic hardware. Provide a door schedule where applicable.

9. Fire – Building has passed fire inspection. Knox Box installed and registered with HPD.

- (a) Identify proper placement and accessibility of portable fire extinguishers per code requirements.
- (b) Provide a Harrisonville-specific Knox Box adjacent to the front entry door.

10. Accessibility Building is ADA compliant. Bathrooms are ADA Compliant.

Please ensure that the plans include all necessary accessibility provisions in accordance with the 2018 IEBC, 2018 IBC and ICC A117.1-2009.

Specifically, the following accessibility requirements should be shown:

- (a) Accessible entrances and paths of travel.
- (b) Accessible restrooms and facilities (including clearances and required fixtures).
- (c) Accessible parking spaces, ramps, and elevators where applicable.
- (d) Accessible signage as required for wayfinding.
- (e) Ensure that all elements comply with the minimum dimensions and specifications outlined in the referenced codes.

11. Garbage - Current Garbage receptacles on the premises are code compliant.

Per Municipal Ordinance, commercial properties are required to screen trash receptacles.

<https://ecode360.com/40496930>

12. Type of Construction - Chapter 6 reviewed. No changes necessary.

Attachment 3: Mr. Morris' cropped screenshot of photographer's blog from 2021 about a model-shoot at Twin Pines. This blog is describing the Country Club as "a beautiful place for entirely outdoor weddings".

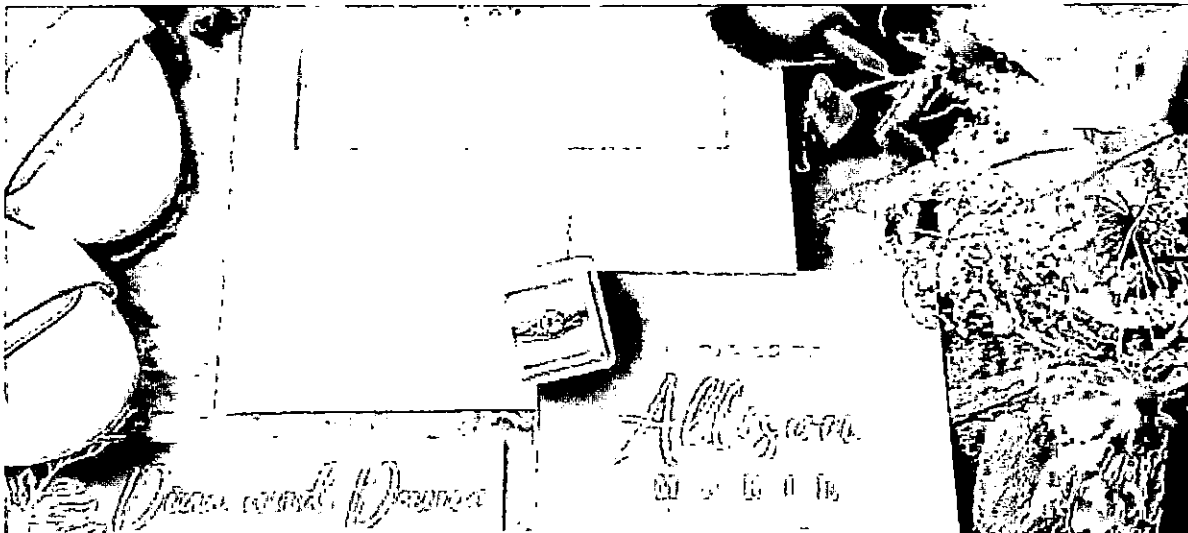
dding-inspiration/

TWIN PINES COUNTRY CLUB | WEDDING INSPIRATION

June 19, 2021

A few days ago, I had the privilege of photographing the first shoot at Twin Pines Country Club, a new venue in Harrisonville, Missouri.

Twin Pines Country Club was recently rented by Greg Snow, who also owns Enchanted Acres wedding venue. I've known Greg for years and even got married at Enchanted Acres, so I was so excited when he asked to partner with me on this wedding inspiration.



Attachment 4: Continuation of of photographer's blog from 2021 about a model-shoot at Twin Pines, describing the Country Club as a beautiful place for entirely outdoor weddings. Note: Mr. Morris did not use this screencap in his justification even though it was the next paragraph in the same blog post.

Twin Pines Country Club has been around for decades, but never got into the wedding market. That is until Greg decided to make it happen. While the venue part is still being built, larger weddings will take place entirely outside. Greg custom built an arbor overlooking the golf course and a tent will be housed a few steps over for the reception space. Smaller weddings and events can use their inside space that is completed with a full bar and tons of natural light.

Additional Note: There are no plans to build a new venue at this location!

Before wedding festivities begin, brides will be able to hang out in a large getting ready area while the groom and groomsmen are playing pool and foosball on the bottom level.



Attachment 5: Mr. Morris' screenshot of the Twin Pines website. No indication why this screenshot is included or what is inferred regarding code compliance.

com



Attachment 6: Mr. Morris' screenshot of the Enchanted Acres "about us" website linking to the Twin Pines website. Note: This partnership was originally made while a previous business was operating as an event space at Twin Pines.

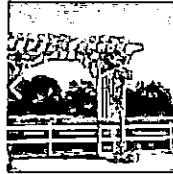
-acres.com/about/



Check Out Our Newest Venue!

Twin Pines Country Club is our newest wedding venue partner!

Also located in Harrisonville, MO, Twin Pines offers gorgeous landscaped golf course backgrounds, beautiful country club amenities, and much larger capacity options! Check them out today!



www.TwinPinesClub.com



Ask about Active Military, Off-Day, and Paid-In-Full Discounts!
Book A Tour Today And Start Your Journey Together!



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