



De Soto Building Inspections Changes in Building Occupancy

Buildings are constructed with unique code requirements based on their proposed use. Hospitals, residences, schools, day care facilities, mercantile buildings and other occupancies have different requirements for structural adequacy, exits, fire alarm systems, stair construction, floor construction, door hardware, and many other building components.

The City of De Soto has adopted the 2018 International Existing Building Code (IEBC), and Section 1001 – Change in Occupancy, establishes the regulations for changing the occupancy classification of a building. Section 1001.3 requires that no change in use be made unless the building is made to comply with all the requirements of the building code, and that a new Certificate of Occupancy be obtained from the City of De Soto, Building Inspection Department for the building.

The evaluation of a building's compliance with code requirements can be a lengthy and complex project. The City of De Soto may require that parties interested in changing the occupancy classification of a building hire a Kansas registered architect to evaluate the building for code compliance. The American Institute of Architects has an internet site (<http://www.aiaakc.org>, select "Architect Search") that may help in finding a qualified architect for this purpose.

A written report of compliance for the proposed occupancy, prepared by the architect, must be submitted to the Building Inspection Department prior to obtaining a Certificate of Occupancy. The architect should also prepare any plans, showing required remedial work, where needed. A building permit may be necessary to complete the remedial work. Contact Building Inspection Department at 913.586-5277 or building@desotoks.us, should you have any questions.

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