

October 21, 2020

File No.: CD - The Goat Brewing Co

Attn: Michael Weissenbach & Joe Frogge
City of Lee's Summit

Subject: Plan Review Response
Project: The Goat Brewing Co :: Tenant Finish

Pursuant to the Plan Review - Request for Revisions correspondence provided regarding the above referenced project, we have developed a narrative response that addresses each of the Plan Review comments as follows:

Fire Plan Review:

Item 1: 2018 I.F.C. 1004.3 - Posting of occupant load.

Response: Drawing A-1 has been modified to reflect a note for the occupant load signage to be installed prior to final inspection.

Item 2: Door D-5 (overhead door) note to be used as an exit.

Response: Drawing A-1 has been modified to reflect no exit through the overhead door.

Item 3: 2018 I.F.C. 1010.1.2.1 - Direction of swing.

Response: Drawing A-1 has been modified to reflect the main entrance (west) to swing outward in the direction of egress travel.

Building Plan Review:

Item 1: For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Response: Deferred to Jeremy Kneeland (Goat Brewing owner).

Item 2: 2018 I.B.C. 1010.1.2 - Door Swing.

Response: Drawing A-1 has been modified to reflect the main entrance (west) to swing outward in the direction of egress travel.

Item 3: 2018 I.B.C. 1109.2 - Toilet and bathing facilities.

Response: Deferred to Jeremy Kneeland (Goat Brewing owner).

Item 4: 2018 I.B.C. 1109.11 - Seating at tables, counters, and work surfaces.

Response: Drawing A-2 has been developed to reflect the conceptual seating plan.

Item 5: 2018 I.B.C. 1111.1 - Signs

Response: Deferred to Jeremy Kneeland (Goat Brewing owner) for installation of all signage required, prior to final inspection.

Item 6: 2018 I.P.C. 802.1 - Food-handling equipment. If proposed sink will be used as stated above the sink will need to be indirect waste. Please clarify.

Response: Drawing P-1 has been modified to reflect an indirect drain shall be installed for the brewery sink.

Item 7: 2018 I.B.C. 1010.1.2 - Overhead Doors are not allowed to be used as an exit.

Response: Drawing E-1 has been modified to reflect an exit sign with emergency lighting at the door between the brewery and taproom.

Item 8: Sheet E-1 and P-1 refer to the 2012 International Building Code. Please change to reflect 2018 International Building Code.

Response: Drawings E-1 and P-1 have been modified to reflect the 2018 I.B.C.

Item 9: Provide information on contractors when determined.

Response: Deferred to Jeremy Kneeland (Goat Brewing owner).

Item 10: Any proposed exterior signage must be reviewed and permitted prior to installation. Sign permits can be obtained by submitting documents to DevTech@CityOfLS.net.

Response: Deferred to Jeremy Kneeland (Goat Brewing owner).

If you have any questions regarding this information, please contact me at your convenience.

Sincerely,



Carl E. Martin, P.E.
Principal Engineer
Engineering Perspective

CEM/sdl

Enclosures: None