



PLAN REVIEW CONDITIONS

October 28, 2020

Jeremy Kneeland
1512 NE Whitestone Drive
Lee's Summit, MO 64086

Permit No: PRCOM20203613
Project Title: THE GOAT BREWING CO
Project Address: 817 NE RICE RD, LEES SUMMIT, MO 64086
Parcel Number: 52840072900000000
Location: SU-NOR ADD 4TH PLAT LOT 4
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR BREWERY WITH TAP ROOM

The following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

1. 2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

(Verified At Inspection)

Post occupant load at 85.

Building Plan Review

Reviewed By: Joe Frogge

Pending

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

Action required: Comment is for informational purposes.

2. "2018 IBC 1010.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for exceptions.)

2018 IBC 1010.1.2.1 Direction of swing. Pivot or side-hinged swinging doors shall swing in the direction of

egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy."

3. 2018 IBC 1109.2 Toilet and bathing facilities. Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. Except as provided for in Sections 1109.2.2 and 1109.2.3, at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible. (See code section for possible exceptions.)

The plans state the restrooms are existing and do not indicate any work in those areas. The use you are proposing is not a change in use. However the restroom accessibility standards have change and we would strongly recommend you incorporate all changes feasible.

4. 2018 IBC 1109.11 Seating at tables, counters and work surfaces. Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible. (see code for exception)

Seating is not shown on the plan. This is for informational purposes when seating is installed.

5. "2018 IBC 1111.1 Signs. Required accessible elements shall be identified by the International Symbol of Accessibility at the following locations:

1. Accessible parking spaces required by section 1106.1 except where the total number of parking spaces provided is four or less, identification of accessible parking spaces is not required.
2. Accessible parking spaces required by Section 1106.2 except in I-1, R-2, R-3 and R-4 facilities, where parking spaces are assigned to specific dwelling units or sleeping units, identification of accessible parking spaces is not required.
3. Accessible passenger loading zones.
4. Accessible rooms where multiple single-user toilet or bathing rooms are clustered at a single location.
5. Accessible entrances where not all entrances are accessible.
6. Accessible check-out aisles where not all aisles are accessible. The sign, where provided, shall be above the check-out aisle in the same location as the check-out aisle number or type of check-out identification.
7. Family or assisted-use toilet and bathing rooms.
8. Accessible dressing, fitting and locker rooms where not all such rooms are accessible.
9. Accessible areas of refuge in accordance with Section 1009.9.
10. Exterior areas for assisted rescue in accordance with Section 1009.9.
11. In recreational facilities, lockers that are required to be accessible in accordance with 1109.9."

Please incorporate signage as needed per code. This is for informational purposes at this time and can be verified during field inspections.

6. 2018 IPC 802.1 Where required. Food-handling equipment, in other than dwelling units, clear-water waste, humidifiers, dish-washing machines and utensils, pots, pans and dishwashing sinks shall discharge through an indirect waste pipe as specified in Sections 802.1.1 through 802.1.8. Fixtures not required to be indirectly connected by this section and the exception to Section 301.6 shall be directly connected to the plumbing system in accordance with Chapter 7.

If proposed sink will be used as stated above the sink will need to be indirect waste. Please clarify.

7. IBC 1010.1.2 Overhead doors are not allowed to used as an exit. Remove exit sign/emergency lighting above overhead door. Also verify exiting remains compliant related to travel distance and common path without the use of overhead door as exit. May want to put exit sign/emergency lighting above man door D1 in Brew House Area.

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

9. Provide information on contractors when determined.

General Contactor?

Plumbing Contractor?

Mechanical Contractor?

Electrical Contractor?

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

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.