
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 09, 2023

COLLINS WEBB ARCHITECTURE LLC
307 SW MARKET ST, Unit B
LEES SUMMIT, MO 64063

Permit No: PRCOM20230780
Project Title: INTERNATIONAL TAP HOUSE
Project Address: 228 SW MAIN ST, LEES SUMMIT, MO 64063
Parcel Number: 61340223600000000
Location / Legal: LEES SUMMIT TOWN OF E 59.5' OF W 100' OF LOTS 1 & 2 BLK 6, & TH N 12.5' OF TH W41' OF
Description: LOT 2 BLK 6, ALL LOT3 BLK 6 & S 2 1/2' OF LOT 4
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: CRAFT BEER/COCKTAIL BAR, FUTURE FOOD SERVICE AND PATIO SPACE

Revisions Required

One or more departments have not approved the permit and 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 address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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.

Action required: Comment is informational.

2. 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

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Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

3. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions)

Actions required: Code Modification Request (CMR) required if your intention is to use 2021 IBC/IPC for shared gender restrooms.

4. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Revise Plumbing Fixture Requirements schedule on G003 to show correct calculations which will be for Bar/Tavern, not Restaurant.

5. The design loads, including live loads, dead loads, snow loads, wind load and seismic design, shall be provided.

Action required: Revise design criteria on S101, and engineer's report if applicable, to show correct snow load which is 20 psf.

6. 2018 IBC 1009.1 Accessible means of egress required. Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by Section 1006.2 or 1006.3 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

Action required: Provide more information as to how Deli T101 is to be used if it is your intention to route egress through there. (egress through kitchens or similar would not be allowed)

7. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Screen new rooftop equipment or provide verification that existing parapets are sufficient.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (any questions about screening need to be directed to our Planning staff at 816.969.1600)

8. Submit engineered plans for fire suppression piping to be ran into building.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. The location of the FDC has moved to the southwest corner of the building. Relocate the Knox box to the same location 6' AFF. Also coordinate with the alarm contractor to move the exterior horn/strobe.

The FDC shall be marked to indicate the addresses served. Verified at inspection.

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2. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Provide shop drawings for modifications to the sprinkler system to provide coverage under the bar canopy and in the cooler.

3.

4. The door to the sprinkler and fire alarm room shall be marked.

5. 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Action required-The doors to the individual tenants shall be posted with the address and unit number.

6. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. .A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Action required- Provide shop drawings for alarm notification appliances.

Engineering Review

Reviewed By: Susan Nelson, P.E.

Pending

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