



March 14, 2023

Attn: Joe Frogge
Lee's Summit Development Services
220 SE Green Street, Lee's Summit, Missouri 64063
(816) 969 - 1241

RE: Response to Lee's Summit Building Permit Application – Plan Review dated March 9, 2023, International Tap House

Project Name: **International Tap House**

Location: **228 SW Main Street, Lee's Summit, Missouri 64063**

Permit #: **PRCOM20230780**

Below you will find our responses to your review comments.



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.

Response:

- Jeff Munden with JWM Contracting to provide sub list. See below for his contact information.

- C: (913) 530 - 4205

- E: jeff.jwmcontracting@gmail.com

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.

Response:

- Noted. Ownership has submitted to the health department. Forthcoming approval expected.

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 Occupancy from the City of Lee's Summit.

Action Required: Comment is informational.

Response:

- Noted. Ownership has submitted to the health department. Forthcoming approval expected.

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.

Response:

- Noted. CMR submitted by CWA on 3/08/2023.



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.

Response:

- Food will be on premises for all patrons. Food vendor to provide forthcoming permit. The current fixture count is adequate for both bar and restaurant use.

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.

Response:

- Not applicable for interior work.

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).

Response:

- Layout for deli counter location is provided for reference. See G003 for path of egress and clearances. No egress will take place through food prep areas.



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)

Response:

- See sheet M201 for location of mechanical equipment with general note 3.

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

Response:

- Noted. Plans submitted.

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.

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

Response:

- Noted. See G003 for new location.

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.

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

Response:

- JWM: Forthcoming sub-contractor provided submittal

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

Response:

- Noted. See G003 for notation.



4. 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.

Response:

- Noted. See G003 for notation.

5. 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.

Response:

- JWM: Forthcoming sub-contractor provided submittal.

Engineering Review

Reviewed By: Susan Nelson, P.E.

Pending

End of comments.

If you have any questions, please let me know.

Best Regards,

A handwritten signature in black ink that reads 'Addie Forton' in a cursive, flowing script.

Addie Forton
Interior Design Associate
collins | webb ARCHITECTURE