

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

March 22, 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

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved with Conditions**

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. If the door to the Deli is to be used as an accessible means of egress, provide exit signage over the door to the deli from the party room space. Also provide signage at the passageway from the Bar/Dining area to the party room.

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.

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Action required- Provide shop drawings for alarm notification appliances.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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.

3/16/23 - acknowledged in letter

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.

**3/16/23 - Pending review of CMR**

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.

**3/16/23 - Per ITAP website this is a beer hall where patrons are allowed to bring food which is not the same as a restaurant. Water Closet calcs need to be 1:40.**

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.

**3/16/23 - Noted as not relevant due to project being interior, but roof loading has been altered due to new roof top mounted hvac.**

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)

**3/16/23 - Letter references general note on M201 which is not found. general notes on M101 also do not reference screening.**

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

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**DEVELOPMENT SERVICES**

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.

3/16/23 - acknowledged in letter

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