



**CITY OF DES MOINES, IA  
PERMIT AND DEVELOPMENT CENTER  
CENTER**

602 Robert D Ray Drive  
Phone: 515-283-4200



**PLAN SUBMITTAL REQUIREMENTS FOR OUTDOOR/PATIO AREAS ADDED  
TO RESTAURANTS/BARS:**

1. The items described in sections 2&3 must be provided at the time of permit application.
  - **If the project involves an addition, or if additional occupant load of the patio area requires the building to be provided with additional restroom fixtures, PLANS MUST BE PREPARED BY AN IOWA LICENSED ARCHITECT.**
  - Permit and Development Center Staff can calculate occupant loads, fixture requirements, and determine if an architect is required when the items described in sections 2&3 are provided.
  
2. Provide a plan of the existing building that includes the following:
  - Fully dimensioned plan of the space including layout of seating areas, kitchen, storage, and restrooms.
  - Total area of the building and each room.
  - Location of exits, exit widths, and type of exit hardware.
  
3. Provide a plan of the outdoor/patio area that includes the following:
  - Site plan showing location of the patio in relation to the existing building, property lines, and other structures.
  - Fully dimensioned layout of patio area to scale.
  - Identify any area covered by a roof or canopy.
  - Location and type of outdoor cooking equipment.
  - Total area of outdoor facilities including parking, patio, and other buildings. If patio is placed on existing parking lot, a parking analysis will be required
  - Description of the type of fencing enclosure, noting height, materials, construction details, and an elevation view.
  - Locations of exits, exit widths, and type of exit hardware. Exit doors/gates are required to swing in the direction of travel and be provided with panic hardware in areas with 50 or more occupants.
  - Seating layout.
  - An accessible route must connect the patio area to the interior space. This may be accomplished by use of ramps, elevators, or chair lifts. Identify how the accessible route will be achieved. If ramps are used, identify rise, landings, slope, and handrails.
  - Explain if there will be outdoor speakers, musical performances, amplified sound and outdoor lighting locations on the patio.

**\*\*Please note that if alcohol is sold or consumed on the premises of the patio addition of a bar or tavern, a Conditional Use Permit will be required before permits can be issued. Restaurants serving alcohol are exempt from this requirement. Please check with staff for more information\*\***