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**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

March 30, 2023

EVERSTEAD  
3741 NE TROON DR, Unit 200  
LEES SUMMIT, MO 64064

Permit No: PRCOM20231142  
Project Title: GENERAL ADMISSION SPORTS BAR EXPANSION  
Project Address: 3512 SW MARKET ST, LEES SUMMIT, MO 64082  
Parcel Number: 70500031400000000  
Location / Legal: SUMMITCREST PLAZA LOT 1--- LOT 1  
Description:  
Type of Work: CHANGE OF TENANT  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: expand existing bar space / overflow for special events

***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**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Actions required:

- Updated Code Information with correct construction type which is 5B.
- Include entire suite in occupancy calculations so we can verify restroom fixture quantities. Also, show existing restroom fixtures. (existing bar has occupant load of 104 - total will be 176)

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.

Action required: Rear door must swing outwards.

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3. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Update records to show correct address which is 3512.

4. 2018 IBC Exit Signs 1013.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Provide exit and emergency lighting.

5. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted.

Action required: Comment is for informational purposes. After credit for previous office occupant the fee will be \$14,990.25

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. 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 business shall use one address. All front and rear doors shall be marked accordingly. Verified at inspection.

2. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required- Provide a minimum of one, 2A:10B:C fire extinguisher in the space.

3. 2018 IFC 1010.1.2.1 Direction of swing. 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.

Action required- If left, the front door shall swing outward.

4. Provide Exit lighting over the cased opening from the new to the existing space.

5. Provide a Code Analysis for the project including the existing space.

6. What is the width of the new cased opening and what is the exiting capacity of the existing space? The exit on the front of the existing space is not shown.

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For information only- Verified at inspection.

7. 2018 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

Action required- The fire alarm and fire sprinkler system shall have documentation of a current annual inspection. Verified at inspection.

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