

CITY OF LEE'S SUMMIT
Development Services Department
220 SE Green Street
Lee's Summit, MO 64063
(816)969-1200
OnlinePortal at DEVSERVICES.CITYOFLS.NET

Inspection Summary

Permit #: PRCOM20235208
Address: 2911 SE SHENANDOAH DR, LEES SUMMIT, MO 64063

This work has been inspected and the inspection results noted below. Please schedule inspections once all corrective actions have been completed. Do not cover any work until approved.

Inspection:	Inspector:	Outcome:	Date:
All Rough Inspection - Commercial	Khanh Nguyen	Failed	Thursday, September 18, 2025

Corrective Action Required:

1	LOWER LEVEL	Pre-rock for corridor ceiling corrections: -complete framing outside north stair; install hanger support for joists
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Corrective Action Required:

2	FIRST FLOOR	Pre-rock for corridor ceiling-OK
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Corrective Action Required:

3	SECOND FLOOR	Pre-rock for corridor ceiling-OK
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Pre-rock at shearwall:

- Fc all holes, penetrations, and gap at top of wall
- Reinforce over-bored studs at 213

****check all**

- Complete electrical panel makeup
- Strap top plates lapped less than 4 ft
- Protect ducts at balcony
- Trusses not having min 1.5" of bearing on demising wall plate
- Block at shear wall sheathing seams

201:

- strap top plate at door and at closet
- Fc around 4" roof drain at subfloor

- Engineer repair for damaged truss above shower
- Install GB at kitchen wall and fb as required

202:

203:

- Block above door to bathroom; have engineer address floor truss offset from bearing wall
- Damaged truss above door to balcony

204:

- Protect wiring at kitchen wall top plate

206:

- Protect wiring at kitchen wall top plate
- Fc 6" roof drain at subfloor

205:

- Fc 4" roof drain at subfloor
- Protect wiring at wall top plate throughout

208:

- Fb gap at top plate of double stud wall

207:

- Fb gap at top plate of double stud wall; fb at top of laundry wall

210:

- Block above doors

209:

- Strap top plates lapped less than 4 ft
- Fc elevator wall

212:

- Fb gap at top plate of double stud wall

211:

214:

- Fix drywall at tub

216:

- Fb gap at top plate of double stud wall

213:

- Install floor-floor screws at rear wall

215:

217:

218:

Corrective Action Required:

4 THIRD FLOOR -Pre-rock for corridor ceiling-OK

**Check all

-Exterior wall not rated 1-hr per plan

-Balcony framing not completed

-Provide attic access to end units

317:

-No header above transom windows

Corrective Action Required:

5 FOURTH FLOOR -Framing of balcony ceiling not per plan

Corrective Action Required:

6 STAIR TOWER 1

Corrective Action Required:

7 STAIR TOWER 2

Corrective Action Required:

8 STAIR TOWER 3

Corrective Action Required:

9 ELEVATOR 1

Corrective Action Required:

10 Misc Interior and exterior sheathed shear walls:
-Lower floor, 1st, 2nd fl

Comments: