

CITY OF LEE'S SUMMIT  
Development Services Department  
220 SE Green Street  
Lee's Summit, MO 64063  
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**OnlinePortal at DEVSERVICES.CITYOFLS.NET**

Inspection Summary

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

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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:
<b>All Rough Inspection - Commercial</b>	Khanh Nguyen	Failed	Tuesday, October 14, 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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**\*\*Dwelling units only\*\***

**\*\*Check all:**

- Complete panel makeup. Tape ungrounded conductors with proper color
- Protect duct at balcony
- Fc demising wall at tub
- Protect wiring at top plates where within 1.25" of nailing surface throughout

101:

- Fb double stud wall at entry door
- Anchor sill plates per plan
- Install fire stop for 4" pipe
- Engineer address for damaged truss above shower and kitchen

102:

- Tie down lvl beam against uplift
- Fb double stud wall at mechanical closet

-Protect plumbing at demising wall; install structural strap

103:

- Install fire stop collar
- Fb gap at top wall plate at balcony beam

104:

- Straighten laundry wall and fb as required
- Over bored studs at laundry drain
- Tape damaged NM cable jacket at bedroom window
- Tie down lvl beam against uplift

105:

106:

- Move sprinkler head min 3 ft from fan box
- Missing floor-floor screw at window
- Fb gap at top wall plate at balcony beam
- Install new stud at bathroom within 24" of other studs
- Protect plumbing in bathroom

107:

- Move sprinkler head min 3 ft from fan box
- Install fire stop for 4" pipe

108:

- Full support for beam at bathroom door

109:

- Replace broken electrical box

110:

- Not ready

Corrective Action Required:  
3 SECOND FLOOR

Pre-rock for corridor ceiling-OK

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
- Protect ducts at balcony
- Trusses not having min 1.5" of bearing on demising wall plate

201:

- Engineer repair for damaged truss above shower

202:

203:

- Have engineer address floor truss offset from bearing wall (above doorway to bathroom); add stud under truss and block truss end
- Damaged truss above door to balcony

204:

206:

205:

- Protect wiring at wall top plate in bedroom

208:

207:

210:

- Block above door offset from point load

209:

212:

211:

214:

216:

213:

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:**