

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 #: PRCOM20241886
Address: 251 NE ALURA WAY, LEES SUMMIT, MO 64064

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	Tuesday, October 28, 2025

Corrective Action Required:

1 Misc

SW4 shear walls:

- Nail all shear wall base plates per shear wall schedule
- Shear wall blocking panels not fully completed
- Nail together stud packs per 1/S531

Exterior combustible wall outside the stair enclosure shall be fire-block per IBC 718

Corrective Action Required:

2 FOURTH FLOOR

-OK to rock shower walls at all units

****Only units and corridor inspected. See below****

- Brace trusses at shear walls per 7/S541
- Brace trusses at corridor wall per 5/S541
- Solid blockings between roof trusses underneath parapet walls per 2/S540
- Nail diagonal brace to each truss
- Install shear wall blocking panels to end of shear wall
- Nail girder trusses together per truss detail
- Interior partition wall at roof truss per 3/S540
- Provide draft stop of roof truss space per A4/A500 and C3/A503

- Fire-caulk all floor and wall plate penetrations
- Complete fire sprinkler
- Complete alarm and other low voltage wiring. Fc all wall plate penetrations
- Exterior wall top plates not lapped minimum 4 ft; nail lapped section of top plates per plan. See 3/S531
- Shear wall header detail at door opening per 4/S531

-Support PVC at intervals no more than 4 ft

- Color grounded and ungrounded conductors per code
- Protect all back-back electrical boxes or boxes in same stud space
- Protect wiring at top plate outside bathroom where wiring is located within 1.25" of nailing surface

432:

426:

- Fix subfloor

424:

422:

- Fb rear dead space from roof space
- Holes at rear wall
- Provide fire-collar protection of floor and ceiling penetrations in dead space; install GB top lid; complete wall framing

418:

- Fb rear dead space from roof space

416:

414:

412:

410:

408:

406:

431:

- Fc top of wall space behind shower
- Install stud shoe for non-bearing wall stud bored more than 60%
- Provide shear wall blocking panel at chase

429:

427:

425:

423:

421:

-Fb dead space at rear

419:

417:

-Fb dead space at rear

415:

413:

411:

-Fb dead space at rear

-Full support for girder truss at bearing end

409:

-Provide revised structural plan (support framing for parapet walls) above this unit and adjacent 407. Support LVL beams fully all the way down to foundation/beams

407:

-Fc penetration of rear wall bottom wall plate

405:

-Full support for girder truss at bearing wall

-Complete shear wall blocking panel to ends of wall

403:

-Full support for girder trusses at all bearing walls

-Nail parapet corner studs

-Fb dead space at rear

-Provide framing of parapet wall per 2/S541

Corrective Action Required:

3

THIRD FLOOR

-Pre-rock at corridor ceiling-OK to rock corridor ceiling and wall 2 ft down from ceiling. Call for fasteners pattern inspection

**Corrections for pre-rock at showers:

-At 331, fire block gaps at floor and ceiling level around stair enclosure; in bathroom, strap wall plates at plumbing and fire block wall per code

-OK to rock shower walls at all other units

Corrective Action Required:

4	SECOND FLOOR	-Pre-rock at corridor ceiling-OK to rock corridor ceiling and wall 2 ft down from ceiling. Call for fasteners pattern inspection **Corrections for pre-rock at showers: -At 231, fire block gaps at floor and ceiling level around stair enclosure; in bathroom, strap wall plates at plumbing and fire block wall per code -OK to rock shower walls at all other units - Shower rock is OK to tape and mud
Corrective Action Required:		
5	FIRST FLOOR	-Pre-rock at corridor ceiling (C-D/1 to 16.5)-OK to rock corridor ceiling and wall 2 ft down from ceiling. Call for fasteners pattern inspection
Corrective Action Required:		
6	STAIR TOWER 1	**THIS IS THE SOUTH STAIR TOWER**
Corrective Action Required:		
7	STAIR TOWER 2	**THIS IS THE NORTH STAIR TOWER**

Comments: