

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, November 13, 2025

Corrective Action Required:

1 LOWER LEVEL Pre-rock for corridor ceiling corrections:
-1st layer of fire rated drywall above ceiling has been installed

****Dwelling units only****

****All units**

- Protect wiring where within 1.25" of nailing surface
- Complete wiring makeup
- Vertical fire blocking at max 10 ft intervals

001:

- Fb wall space at entry door; fb wall at tub
- Complete fresh air duct
- Protect 3" pvc at bottom wall plate
- Support dryer duct every 4 ft

002:

- Add another stud at compromised stud at laundry
- Fc penetration of fire-rated wall behind tub
- Protect 4" PVC at bathroom bottom wall plate

003:

- Add another stud at compromised stud at bathroom
- Anchor within 12" of sill plate break

004:

- Fix shear wall
- Anchor within 12" of sill plate break
- Minimum 1.5" of truss bearing at bedroom wall plate

005:

- Install stud pack underneath lvl point load
- Protect fire-rated wall behind tub
- Vertical fire blocking at max 10 ft intervals

006:

- Damaged truss at bearing end in bedroom
- Redo floor-floor screw for above floor
- Protect 3" PVC at bathroom top plate

007:

- Protect 4" PVC at bathroom bottom wall plate
- Fire collar for 4" drain and Fc at subfloor
- Protect water lines at closet top plate
- Add another stud at compromised stud at mechanical/bedroom wall

008:

- Draftstop floor space per plan
- Fasten end of bathroom wall to foundation wall
- Stud pack underneath point load

Corrective Action Required:

2 FIRST FLOOR Pre-rock for corridor ceiling-OK

****Dwelling units only****

****Check all:**

- Complete panel makeup. Tape ungrounded conductors with proper color

110:

- Not ready

Corrective Action Required:

3 SECOND FLOOR Pre-rock for corridor ceiling-Ok
Pre-rock at shearwall-Ok

****check all**

- Complete electrical panel makeup

Corrective Action Required:

4 THIRD FLOOR Units, corridor, and balconies-OK

- Provide attic access to roof space above end units

315:

-Engineer fix for damaged truss above balcony

317:

-No header above transom windows **engineer letter calls for 3 rows

Corrective Action Required:

5 FOURTH FLOOR

Units, corridor, and balconies-OK

Corrective Action Required:

6 STAIR TOWER 1

-Provide support at all lvl beam hangers

Corrective Action Required:

7 STAIR TOWER 2

-Provide support at all lvl beam hangers

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: