

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	Monday, November 24, 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 combustibile 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****

- S104 requires blocking of the edges of the roof deck diaphragm of the shaded area. Have engineer address that the blockings are not installed at the edges of the roof deck sheathing at the shaded area shown on page S104
- 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
- Color heating/cooling ungrounded conductors per code
- Protect all back-back electrical boxes or boxes in same stud space

432:

426:

-Fix subfloor

424:

422/420:

-Provide fire-collar protection of floor and ceiling penetrations in dead space;
install GB top lid

418:

416:

414:

412:

410:

408:

406:

431:

-Install stud shoe for non-bearing wall stud bored more than 60%

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

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

-Repair electrical

407:

-Fc penetration of rear wall bottom wall plate

-Repair electrical

405:

-Repair electrical

401/403:

-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: