

CITY OF LEE'S SUMMIT
Development Services Department
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Lee's Summit, MO 64063
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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	Wednesday, December 03, 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
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Corrective Action Required:

2	FOURTH FLOOR	-OK to rock shower walls at all units
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****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

****Inspection of units only. Deficiencies below****

- Complete panel EGC connection and tape ungrounded conductor with proper color
- Complete all shower trap and protect floor penetration
- Complete all low voltage and fire caulk penetrations of wall plates and floor as required
- SW2 nailing of the bottom plates shall be (2)16d @ 2" oc
- Framing not per 2A/S532 and 2B/S532. 7/8" through bolts not installed every 16" at some places. Double 2x12 not nailed to wall top plates per plan. Missing washers and self-locking nuts for some through bolts. Have engineer address framing not in compliance with 2A&B/S532.
- Provide shear blocking panels above sinks or where missing; or have engineer OK as is.
- Nail shear blocking panels with 8 nails at top and bottom per 8/S531
- Fire wrap around back-back electrical boxes or boxes in same stud space
- Support condensate drain line every 4 ft or less intervals; slope pipe toward drain
- Fc all condensate drain line penetrations of floor and at wall plate penetrations
- Protect condensate drain at top and bottom wall plates
- Exterior wall top plates are not lapped min 4 ft and nailed together at the lapped section per plan
- Secure and support SE cables every 4.5 ft or less intervals
- Over-notched studs at lights outside unit doors
- Install truss hangers for all trusses along exterior and corridor walls. Clarify this with the truss engineer
- Draft-stop penetrations at party wall
- Fc wall top plate penetration above panels

- Fire wrap falling off from some of the electrical boxes
- Bond metal boxes in bathroom

332:

- Framing not per 2A and 2B/S532A. 7/8" through bolts not every 16". Double 2x12 not nailed per plan. Missing washers and self-locking nuts

330:

328:

326:

324:

322:

- Install top lid at rear dead space
- Framing per 2/S534
- Nail SW1 bottom plate adjacent to doorway

320:

- At plumbing chase, protect penetration of floor/ceiling assembly
- Support storm water and sewer waste stack at every floor level

318:

- Provide shear blocking panels near entry and in bathroom
- Install top lid at rear dead space
- Framing per 2/S534

316:

- Fc wall top plate penetration above panel

314:

- Fc wall top plate penetration above panel

312:

- Fc wall top plate penetration above panel
- Slope the condensate drain line

310:

- Fc wall top plate penetration above panel
- Install missing stud

308:

- Fc wall top plate penetration above panel

306:

- Fc wall top plate penetration above panel
- GB at shower/corridor wall screwing missing the stud

331:

- Install nail plate at bottom wall plate for sprinkler pipe
- Nail all stud shoe holes
- Fc penetration at top lid of space behind shower

329:

327:

- Missing stud at bathroom

325:

- Floor truss above sink-gusset got torn out. Have truss engineer address fix

323:

321:

- Frame per 2/S534

319:

317:

- Frame per 2/S534

315:

313:

311:

- Frame per 2A/S532

309:

- Provide full stud support underneath the point load of parapet-supporting LVL beams at lines 4/5/6

307:

- Provide full stud support underneath the point load of parapet-supporting LVL beams at lines 4/5/6

305:

- Provide full stud support underneath the point load of parapet-supporting LVL beams at lines 4/5/6

301/303:

- Complete electrical to panel
- Frame corner per 2&4/S534
- Floor hangers not nailed to girder truss properly
- Floor truss gussets torn off at 3 locations at south wall
- At spaces adjacent to bathroom, complete top GB lid and fire caulk penetrations; protect penetration of floor with fire-stop assembly for 8" PVC
- Support plumbing at floor

Corrective Action Required:

4

SECOND FLOOR

-Pre-rock at corridor ceiling-OK

Units only:

-Complete all low voltage and fire caulk penetrations of wall plates and floor as required

-Complete all shower trap and protect floor penetration

-Where water lines are within 1.25" of framing surface, protect water lines at top and bottom wall plates with BOCA plates (in bathroom and at sink counter)

-Fc water line penetrations of corridor wall plates

-SW2 nailing of the bottom wall plate per schedule (2)16d @ 2" oc

-SW7 nailing of the bottom wall plate per schedule (2)16d @ 3" oc

-Exterior wall top plates are not lapped min 4 ft and nailed together at the lapped section per plan

-Draft-stop penetrations and openings above demising walls

-Provide shear blocking panels above sinks or where missing

-Make sure to nail shear blocking panels with 8 nails at top and bottom per 8/S531

-Install stud support above doorway and window king studs

-Install truss hangers for all trusses along exterior and corridor walls. Clarify this with the truss engineer

-Support condensate drain line every 4 ft or less intervals; slope pipe toward drain

-Fc all condensate drain line penetrations of floor and at wall plate penetrations

-Protect condensate drain at top and bottom wall plates

-Fc SE penetration of wall plate above panels

-Securely fasten SE cable every 4.5 ft or less intervals

-Fire wrap falling off from some of the electrical boxes

-Fire wrap around back-back electrical boxes or boxes in same stud space

232:

230:

-Fix subfloor at water closet for min gypcrete thickness

228:

-Fix subfloor at water closet for min gypcrete thickness

226:

224:

222:

-Framing per 2/S534

220:

- At plumbing chase, protect penetration of floor/ceiling assembly
- Support storm water and sewer waste stack at every floor level

218:

- Framing per 2/S534

216:

214:

212:

210:

208:

- Fc penetration of the demising wall behind shower

206:

- Fc penetration of the demising wall behind shower

231:

- Fc top lid penetration behind shower

229:

227:

- Color ungrounded conductor in panel

225:

223:

221:

- Frame per 2/S534; fb gaps; nail together corner studs

219:

217:

- Frame per 2/S534; fb gaps; nail together corner studs

215:

- Install stud support above window king studs

213:

- Fb gap at top of rear dead space

211:

- Fc hole at bottom wall plate below rear sprinkler head

209:

- Provide full stud support underneath the point load of parapet-supporting LVL beams at lines 4/5/6
- Fb gap at top of rear dead space

207:

- Provide full stud support underneath the point load of parapet-supporting LVL beams at lines 4/5/6

205:

- Provide full stud support underneath the point load of parapet-supporting LVL beams at lines 4/5/6

203:

201:

- Install blocking panels per 2/S534; nail corners studs; fb gap at top
- Complete electrical to panel
- At spaces adjacent to bathroom, complete top GB lid and fire caulk penetrations; protect penetration of floor with fire-stop assembly for 8" PVC
- Support plumbing at floor

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: