

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 #: PRCOM20235207  
Address: 2931 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>Occupancy Inspection - Codes Commercial</b>	Khanh Nguyen	Failed	Thursday, January 08, 2026

Corrective Action Required:

- |   |      |  |
|---|------|--|
| 1 | Misc | -Approval required from: Fire, Planning, Water, FEI<br>-Submit 3rd party inspection report |
|---|------|--|
- Outside:
- Provide guardrail at retaining walls
  - Provide address on each side of the building, pending approval from Fire dept.
- Rooftop:
- Provide guardrail within 10 ft of middle rooftop access
  - Remove all debris from rooftop
  - Fasten covers to doghouse; Water proof doghouse
  - Complete installing remaining RTUs at middle rooftop
- Sprinkler room:
- Install sprinkler head in sprinkler room
  - Cover ceiling with 5/8" fire GB
  - Mud&tape all joints; Fire caulk all penetrations
- Stair enclosures:
- Check all guardrail for min 42" in height
  - Missing smoke seals at stairwell doors

\*\*\*\*\*Lower Level\*\*\*\*\*

Common:

- Install spark rings where boxes are recessed more than 1/4" behind non-combustible wall finish. Check throughout, including the balcony receptacles, outlets in corridors and stairs
- Install AC breakers sized per labels
- Fire caulk and install cover at clean out in bathroom

Corridor mechanical closet:

- Fc ceiling penetration

001:

- Seal gap around laundry fire sprinkler head
- Complete kitchen sink plumbing

002:

- Fc mechanical closet ceiling penetration
- Fire caulk and install cover at clean out in bathroom

003:

004:

- Bath fan not working

005:

006:

007:

- Range not engaged with anti-tipping device
- Kitchen receptacle right of sink not tripping
- Smoke alarm missing outside bedroom

008:

- Seal gap around bathroom fire sprinkler head

Closet 19:

- Fire caulk around PVC penetrations of ceiling

Storm shelter:

- Fire caulk around duct and AC line penetrations of ceiling
- Secure MC within 12" of j-box
- Complete thermostat line to air handler

\*\*\*\*\*1st Floor\*\*\*\*\*

Common:

- Install spark rings where boxes are recessed more than 1/4" behind non-combustible wall finish. Check throughout, including the balcony receptacles, outlets in corridors and stairs.

- Install AC breakers sized per labels
- All doors along corridor shall be self-closing
- Fire caulk clean outs in garages and install covers
- Uncover smoke detectors
- Seal around garage 13 sprinkler head
- Patch hole in storage 15
- Patch hole in garage 1 wall
- Install labels for storage and garages
- Complete everything inside electrical rm

Mechanical closet:

- Exposed NM cables above mechanical closet. Protect per NEC 334.15
- Provide means to clean out the condensation drain pipe

101:

- Mud and tape mechanical closet ceiling seam
- Seal gap around fire sprinkler head outside bedroom
- Support balcony receptacle

102 ADA:

- Provide ADA compliance for kitchen sink
- Install kitchen sink air admittance valve
- Mud and tape mechanical closet ceiling seam
- Condensate drain receptor is below floor. Patch broken gypcrete
- Install spark rings where boxes are recessed more than 1/4" behind non-combustible wall finish. Check throughout
- Panel breakers must be within 48" of floor
- The water closet lever to be on the approach side
- Shower not ADA compliant
- Provide knee protection under bathroom sink

103:

- Loose range anti-tipping device
- Mud and tape mechanical closet ceiling seam
- Patch hole at demising wall inside master bathroom
- Install spark rings where boxes are recessed more than 1/4" behind non-combustible wall finish. Check throughout

104:

- Loose range anti-tipping device
- Kitchen countertop circuit 1 short-circuited
- Install spark rings where boxes are recessed more than 1/4" behind non-combustible wall finish. Check throughout

105:

- Install spark rings where boxes are recessed more than 1/4" behind non-combustible wall finish. Check throughout

106:

- Install spark rings where boxes are recessed more than 1/4" behind

- non-combustible wall finish. Check throughout
- Mud and tape mechanical closet ceiling seam
- Master bathroom receptacle not gfci-protected
- Open ground balcony receptacle

107:

- Install spark rings where boxes are recessed more than 1/4" behind non-combustible wall finish. Check throughout
- Reseat kitchen range to engage anti-tipping device

108:

- Fc mechanical closet ceiling penetration
- Install spark rings where boxes are recessed more than 1/4" behind non-combustible wall finish. Check throughout
- Kitchen countertop circuit keeps tripping
- Close electrical box above closet

109:

- Receptacle located within six ft of kitchen sink must be gfci-protected
- Inside closet, fix damaged air transfer duct; Fc floor penetration
- Patio not completed

110:

- Door not self-closing
- Seal gap around fire sprinkler head above laundry
- Complete circuit to water heater; Fc penetration of demising wall
- Fc mechanical closet ceiling penetrations
- Install kitchen sink air admittance valve
- Secure MC raceway under kitchen sink per code
- Install cover plate at kitchen peninsula
- Install spark rings where boxes are recessed more than 1/4" behind non-combustible wall finish. Check throughout
- Label all breakers
- Non power to balcony receptacle

Janitor:

- Support fire alarm cable

\*\*\*\*\*2nd Floor\*\*\*\*\*

Common:

- Install spark rings where boxes are recessed more than 1/4" behind non-combustible wall finish. Check throughout, including the balcony receptacles, outlets in corridors and stairs.
- Install AC breakers sized per labels

Storage closet, north side:

- Fire caulk penetration
- Secure MC cable per code
- Exposed NM cables above mechanical closet. Protect per NEC 334.15

201:

- Install cover plates throughout
- Install smoke alarm in west bedroom
- Receptacle spacing in master bedroom or compliant

202:

- Correct disposal/dishwasher circuit ground fault condition, won't reset trips#8.
- Install cover plates right bedroom

204:

- Kitchen countertop receptacle
- Gfci for clothes washer shall be readily accessible
- Complete balcony electrical and exterior wall covering

206:

- Fix ground/arc fault condition at kitchen countertop circuit 10

208:

- Support receptacle below bedroom window

210:

- Provide verification of the 6" roof drain fire stop collar inside closet
- Secure receptacle box at kitchen peninsula. Install cover plate
- Complete bathroom receptacle installation

212:

- Open neutral receptacles in living room
- Floor gypcrete at mechanical closet drain receptor

211:

- Box extension at balcony light switch

214:

- Sprinkler head covered above balcony
- Box extension patio switch
- sprinkler head painted in Furnace room

216:

- Paint on sprinkler head
- Missing bathroom plumbing

217

- Gap over 4" at balcony railing

218:

- Secure island receptacle and install spark ring, install spark rings at all kitchen backsplash receptacles
- Install hammer arrestor at dishwasher
- Install switches in bathroom and install cover plate

-Loose receptacles in bathroom

\*\*\*\*\*3rd Floor\*\*\*\*\*

Common:

-Install spark rings where boxes are recessed more than 1/4" behind non-combustible wall finish. Check throughout, including the balcony receptacles, outlets in corridors and stairs.

-Install AC breakers sized per labels

Mechanical closet:

-Fc floor and ceiling penetrations; Fc penetration of firewall

-Provide clean out for condensation drain pipe

-Complete electrical to heating & cooling units

-Secure MC cable and other wiring per code

301:

302:

303:

304:

-Gap over 4" at balcony railing

306:

305:

-Fire caulk in mechanical closet

307:

308:

Elevator MEP closet

-fire caulk all floor and ceiling penetrations

310:

309:

-Broken window rear living room

312:

-Missing balcony light switch cover plate

311:

-Secure kitchen peninsula receptacle

314:

316:

313:  
-face plate missing in kitchen

315:

317:  
-Water heater drain pan covers the floor drain receptor

318:

South corridor closet:  
-Fc ceiling penetration  
-Power and fire alarm wirings exposed. Exposed NM cables-Protect per NEC 334.15

\*\*\*\*\*4th Floor\*\*\*\*\*

411-ok

409-ok

407:  
-Missing cover on outlet in kitchen  
-Seal gaps around sprinkler sconce on deck

405:  
-Cover off outlet in kitchen

403:  
-Open electrical outlets in kitchen

402:  
-Guard opening over 4"

401:  
-Provide spark rings at kitchen outlets

**Comments:**