

CITY OF LEE'S SUMMIT  
Development Services Department  
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**OnlinePortal at DEVSERVICES.CITYOFLS.NET**

## Inspection Summary

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

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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>All Rough Inspection - Commercial</b>	Khanh Nguyen	Failed	Monday, January 12, 2026

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
- OK to rock corridor and elevator lobby walls
- OK to rock housekeeping wall adjacent to the elevator CMU wall for electrical equipment mounting

**\*\*Corrections below\*\***

422/420:

- Inside plumbing space, provide fire gypsum board at ceiling and fire-collar protection at ceiling penetration for 4" or larger pipe and fire caulking for 3" pipe

401/403:

-Inside plumbing space, provide fire gypsum board at ceiling and fire-collar protection at ceiling penetration for 4" or larger pipe and fire caulking for 3" pipe

Lobby area front of elevator and housekeeping room:

-Fb housekeeping exterior wall vertically at max 10 ft interval

-Complete electrical

-Move electrical panel outside of 1-hr elevator lobby wall

Corrective Action Required:

3 THIRD FLOOR

-Pre-rock at corridor ceiling-OK

-OK to rock housekeeping wall adjacent to the elevator CMU wall for electrical equipment mounting

\*\*\*\*\*

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

-Complete all shower trap and protect floor penetration \*\*Fc around PVC

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

-Repair trusses throughout

332:

330:

328:

326:

324:

322:

320:

-At plumbing chase, protect penetration of floor/ceiling assembly

-Tighten brick relief nut

318:

-Install brick relief bolts

316:

314:

312:

310:

308:

306:

331:

329:

327:

-Tighten down brick relief nut

325:

323:

321:

319:

317:

315:

-Install brick relief bolt washer

313:

311:

309:

307:

-Install brick relief bolt

305:

301/303:

-At spaces adjacent to bathroom, complete top GB lid and fire caulk penetrations; protect penetration of floor with fire-stop assembly for 8" PVC

Corrective Action Required:

4 SECOND FLOOR

-Pre-rock at corridor ceiling-OK

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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 blockings for edge screwing of shear walls gypsum board
  
- 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

\*\*OK to rock housekeeping wall adjacent to the elevator CMU wall for electrical equipment mounting

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.
- OK to rock shower walls at all units

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:**