

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

Corrective Action Required:

1 Misc
-Approval required from: Fire, Planning, Water, FEI
-Submit 3rd party inspection report
-Submit elevator certificate

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: