

CITY OF LEE'S SUMMIT
Development Services Department
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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	Friday, January 16, 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:

- Shower walls at all units
- Corridor and elevator lobby walls
- Housekeeping walls, except below

****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

-Move electrical panel outside of 1-hr lobby/housekeeping wall

Corrective Action Required:

3 THIRD FLOOR

OK:

-Pre-rock at corridor ceiling-OK

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

-Corridor

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

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

320:

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

318:

316:

331:

327:

323:

317:

315:

311:

307:

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

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

-OK to rock corridor

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

Units only:

-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)

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

-Draft-stop penetrations and openings above demising walls

-Install blockings for edge screwing of shear walls gypsum board

-Repair all floor trusses where required (west exterior wall and at showers)

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

-Secure and support all new NM wirings and fire caulk all plate penetrations

232:

230:

-Fix subfloor at water closet for min gypcrete thickness

228:

-Fix subfloor at water closet for min gypcrete thickness

226:

224:

222:

220:

-At plumbing chase, provide GB top lid and fire-stop penetration of floor/ceiling assembly

218:

216:

214:

212:

210:

208:

206:

-Panel inside 1-hr wall

231:

-Fc top lid penetration behind shower

229:

227:

225:

223:

221:

219:

217:

215:

213:

211:

-Protect water lines at sink

209:

207:

205:

203:

201:

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

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: