

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 #: 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	Friday, January 30, 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\*\***

- 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

**\*\*Deficiencies below\*\***

320:

- At plumbing chase, protect penetration of floor/ceiling assembly
- Support waste stack at floor

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

Housekeeping walls only, not including ceiling:

- Move electrical panel outside of 1-hr wall
- Provide vertical fire-blockings at max ten ft intervals and fb all gaps

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 and units, except unit area listed below

**\*\*Deficiencies below\*\***

220:

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

206:

- Panel inside 1-hr wall

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
- Support waste stacks at floor

Housekeeping walls only, not including ceiling:

- Move electrical panel outside of 1-hr wall
- Provide vertical fire-blockings at max ten ft intervals and fb all gaps

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

**\*\*Deficiencies below\*\***

Common deficiencies:

- Anchor SW7 wall plate per shear wall schedule
- Install an anchor within 16" of SW1 hold-down
- Fc wall plate penetration by low voltage cable
- Support and securely fasten SE cables every 4.5 ft
- Strap bathroom wall top plates lapped less than 4 ft
- Fc wall plate penetration by low voltage cable

132:

130:

128:

126:

-Support shower drain

124:

122:

-Nail corner studs inside exterior box-out wall; fb gaps at top; install blocking panel. Detail 2/S534

120:

-Complete exterior hose bib and protect water lines at top plates

-Need space for 2 layers of GB at tub shaft wall

-Provide GB top lid, fc gap, and protect penetrations

113:

-Complete exterior hose bib and protect water lines at top plates

115:

117:

-Nail corner studs inside exterior box-out wall; fb gaps at top; install blocking panel. Detail 2/S534

119:

-Support shower drain

121:

-Nail corner studs inside exterior box-out wall; fb gaps at top; install blocking panel. Detail 2/S534

-Provide mid-wall lateral support for the water line and 2" or smaller PVC exceeding 10 ft in height

123:

-Provide mid-wall lateral support for the water line and 2" or smaller PVC exceeding 10 ft in height

125:

-Provide mid-wall lateral support for the water line and 2" or smaller PVC exceeding 10 ft in height

127:

129:

-Provide mid-wall lateral support for the water line and 2" or smaller PVC exceeding 10 ft in height

131:

-Anchor SW2 and SW6 per schedule

-Check to make sure the 3" PVC is not punctured, then install nail plate

-Provide mid-wall lateral support for the water line and 2" or smaller PVC exceeding 10 ft in height

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:**