

CITY OF LEE'S SUMMIT
Development Services Department
220 SE Green Street
Lee's Summit, MO 64063
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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	Thursday, February 05, 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

OK:

- Pre-rock at corridor ceiling (C-D/1 to 16.5)-OK to rock corridor ceiling and wall 2 ft down from ceiling.
- Shower walls at all units
- Electrical room walls

****Deficiencies below****

Common deficiencies:

- Have engineer address support of the pool trusses not per 7/S532

132:

130:

128:

126:

124:

122:

- Nail corner studs inside exterior box-out wall

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

115:

117:

- Nail corner studs inside exterior box-out wall

119:

121:

- Nail corner studs inside exterior box-out wall

123:

125:

127:

129:

- Anchor wall plate within 16" of hold down

131:

- Anchor SW2 within 16" of hold down

030:

028:

027:

026:

- Nail corner studs inside exterior box-out wall

-Complete truss repair

007:

-Protect plumbing at bottom wall plate

006:

009:

010:

013 and 013A:

-Supporting studs for the pool truss are cut at bottom

014:

-Anchor wall plate near break

029:

012:

-Complete elevator pit drainage

Remaining area from A-J/1-7:

-Anchor exterior wall sill plate per plan

-Anchor SW4 wall near underground raceways; tighten down one loose anchor

-Install blockings for ADA grab bars for 020&021 restrooms

-Provide top lid at dead space adjacent to east exterior door

-Frame bracing per detail 3/S402 and 7/S535; frame bracing per 1B/S511

-At fitness room, provide (3)2x10 window headers and (2)2x6 king studs; add squash studs directly aligned with king studs above

-Protect guest laundry plumbing at bottom wall plate

-Fb top gap between CMU and TV lounge stud wall; fb vertically at ten ft intervals

-Block parallel joists @24" oc per 8/S532

-Dryer duct cannot be distorted from round shape

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: