

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, February 06, 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
- Area from A-C/3-10
- All units, except below

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

Common deficiencies:

- Anchor sill plates at boxed-out walls

120:

- Need space for 2 layers of GB at tub shaft wall
- Provide GB top lid, fc gap, and protect penetrations w/ fire collar

026:

- Nail corner studs inside exterior box-out wall

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:**