

CITY OF LEE'S SUMMIT
Development Services Department
220 SE Green Street
Lee's Summit, MO 64063
(816)969-1200
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	Monday, March 09, 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 - Tape and mud for soffit 3rd & 4th floor ok Exterior combustible wall outside the stair enclosure shall be fire-block per IBC 718
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Corrective Action Required:

2	FOURTH FLOOR	OK: -Shower walls at all units -Corridor and elevator lobby walls -Housekeeping and elevator lobby area walls and ceiling
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****Corrections below****

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

Corrective Action Required:

3	THIRD FLOOR	OK to cover: -Pre-rock at corridor ceiling -Housekeeping wall adjacent to the elevator CMU wall for electrical equipment mounting -Corridor
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-Housekeeping and elevator lobby area walls and ceiling. Remove all SE metal support for drywall installation. Fire caulk all penetrations

****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

Corrective Action Required:

4

SECOND FLOOR

OK to cover:

- Pre-rock at corridor ceiling-OK
- OK to rock housekeeping wall adjacent to the elevator CMU wall for electrical equipment mounting
- Corridor and units, except unit area listed below
- Housekeeping and elevator lobby area walls and ceiling. Remove all SE metal support for drywall installation. Fire caulk all penetrations

****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

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; C-J/3-7
- All units, except below

****Deficiencies below****

Common deficiencies:

120:

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

012:

-Complete elevator pit drainage

Remaining area from A-J/1-7:

-Reconnect dryer duct

-Have engineer address fire protection of the I beam. Submit engineer fix for the lvl-truss

-Protect plumbing at laundry wall

-Dryer duct cannot be distorted from round shape; fc penetrations of top plates

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

Corrective Action Required:

6 STAIR TOWER 1

****THIS IS THE SOUTH STAIR TOWER****

-Install plastic bushings at ends of metal raceways

-Fc all penetrations of wall plates and CMU wall

Corrective Action Required:

7 STAIR TOWER 2

****THIS IS THE NORTH STAIR TOWER****

-Install plastic bushings at ends of metal raceways

-Fc all penetrations of wall plates and CMU wall

Comments: