

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:
Rated Assembly Inspection	Khanh Nguyen	Failed	Thursday, March 19, 2026

Corrective Action Required:

1	Misc	**MECHANICAL SHAFT AT D/16** 1st fl: -inner side, 2nd layer -outer side, corridor, 2nd layer -131 side, 2nd layer -129 side, 2nd layer 2nd fl: -inner side, 2nd layer -231 side, 1st layer -corridor sides, 2nd layer -229 side, 2nd layer 3rd fl: -inner side, 2nd layer -331 side, 2nd layer -corridor side, 2nd layer -329 side, 2nd layer 4th fl: -inner side, 2nd layer
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- 431 side, 2nd layer
- corridor side, 2nd layer
- 429 side, 2nd layer

****MECHANICAL SHAFT AT C/10****

1st fl:

- inner side, 2nd layer
- corridor side, 2nd layer
- 120 side, 1st layer
- south side, 1st layer

2nd fl:

- inner side, 2nd layer
- 220 and 218 sides, 2nd layer
- corridor side, 2nd layer

3rd fl:

- inner side, 2nd layer
- 320 side, 1st layer; 318 side, 2nd layer
- corridor side, 2nd layer

4th fl:

- inner side, complete 1st layer
- 420 and 418 sides, 2nd layer
- corridor side, 2nd layer

****LAUNDRY CHUTE SHAFT****

- 1st to 4th floor, inner side, 2nd layer
- 2nd to 4th floor, demise wall side, 2nd layer

****SHAFT AT C/3****

- non-shaft liner walls, inner side, 1st to 4th floor
- **corrections-repair damaged gypsum**

****SHAFT AT C/2****

- non-shaft liner walls, inner side, 1st to 4th floor
- **corrections-add wood backing in order to screw the verticle edge of gypsum board**

Corrective Action Required:

2 FIRST FLOOR

OK:

- Corridor ceiling from line 1-18 2nd layer
- R channels for ceiling
- Units walls and ceilings
- SW1 walls in units
- SW3 walls
- SW7 walls
- Ceiling RC north of line 2; walls and ceiling A-C/2-7

- Walls at shower, mud & taped
- Lobby

****Corrections:**

Corrective Action Required:

3 SECOND FLOOR

OK:

- Corridor ceiling, 2nd layer mud&taped
- Showers walls mud&taped
- Units only
- SW1 walls
- SW3 walls
- SW7 walls
- Floor gypcrete behind showers, except at plumbing chase in 220
- Elevator lobby ceiling

****Corrections:**

- Electrical panel in housekeeping shall be outside the rated 1-hr wall. GB type X shall be installed for the rated wall behind the electrical panel. Verification required

Corrective Action Required:

4 THIRD FLOOR

OK:

- Corridor ceiling, 2nd layer mud&taped
- Showers walls mud&taped, except 331
- RC channels at corridor and units
- All units and corridor screw pattern
- Elevator lobby walls
- SW1 walls
- SW3 walls
- SW7 walls
- Floor gypcrete behind showers, except at plumbing chase in 320
- Elevator lobby ceiling

****Corrections:**

- Electrical panel in housekeeping shall be outside the rated 1-hr wall. GB type X shall be installed for the rated wall behind the electrical panel. Verification required
- Elevator lobby-screw RC along the perimeter of ceiling

Corrective Action Required:

5 FOURTH FLOOR

OK:

- Corridor ceiling, 2nd layer mud&taped
- Corridor ceiling outside stair enclosures, 2nd layer
- Showers walls mud&taped
- RC channels at ceiling and walls in all units
- Unit walls and ceiling screw pattern
- Elevator lobby walls
- SW1 and SW3 walls-2nd layer installed on 1 side per RFI, mud&taped
- SW7 walls
- Floor gypcrete behind showers

****Corrections:**

- Have architect address protection of penetrations of fire assembly and area where only 1 layer of GB could be installed above the roof drain
- Electrical panel in housekeeping shall be outside the rated 1-hr wall. GB type X shall be installed for the rated wall behind the electrical panel. Verification required
- Elevator lobby-screw RC along the perimeter of ceiling

Corrective Action Required:
6 STAIR TOWER 1

****BOTH NORTH AND SOUTH STAIR TOWERS****

OK:

- Ceiling lid, 2nd layer

Corrective Action Required:
7 ELEVATOR 1

OK:

- top lid, 1st layer

Comments: