

**PLANNING AND CODES ADMINISTRATION DEPARTMENT  
220 SE GREEN STREET  
LEE'S SUMMIT, MO 64063  
(816) 969-1200 FAX (816) 969-1201**

## Inspection Summary

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Permit #:PRRES20163192, Building Permit - Residential  
Address: 1329 NE BRANDYWINE RD, LEES SUMMIT, MO 64064

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This work has been inspected and the inspection results noted below. Please call for re-inspection once all corrective actions have been completed. Do not cover any work until approved.

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Inspection:	Inspector:	Outcome:	Date:
<b>All Rough Inspection - Residential</b>	Khanh Nguyen	Failed	Thursday, May 11, 2017

### Corrective Action Required

1 Misc

#### FRAMING:

-PROVIDE FULL CITY APPROVED PLAN ON SITE

**\*\*INSTALL DOUBLE LVL BEAM ABOVE GARAGE PER PLAN**

**\*\*HAVE ENGINEER OK THE LARGER I BEAM AT STAIR IN BASEMENT. PLAN CALLS FOR SMALLER BEAM WITH ADDITIONAL COLUMN SUPPORT**

**\*\*INSTALL STEEL COLUMNS AS CALLED FOR ON PLAN**

**\*\*THE REAR DINING RM WALLS ARE CS-PF WALLS PER PLAN.**

HAVE ENGINEER ADDRESS FIX

**\*\*THE TRIPLE BEAM ABOVE FRONT BED NOT EXTENDING ALL THE WAY TO THE BEARING WALL. HAVE ENGINEER ADDRESS**

-NAIL ALL EXTERIOR SIDING PER CODE

**\*\*NAIL THE SIDING TO SILL PLATE @ 6" OC**

-GARAGE PORTAL BRACE WALLS: COMPLETE INSTALL SHEATHING TO THE REST OF THE WALL; SEAMS MUST BE WITHIN 24" OF MID-WALL HEIGHT; NAIL SHEATHING 3" OC

-PROVIDE ATTIC ACCESS TO ROOF SPACE ABOVE GARAGE

**\*\*HAVE YOUR ELECTRICIAN PROTECT THE WIRING NEAR THE ATTIC ACCESS**

-COMPLETE GARAGE SOFFIT AND FIREBLOCK AS REQUIRED

**\*\*UNBLOCK THE COLD AIR RETURN SPACE**

**\*\*PAN OFF THE RA SPACE FROM SOFFIT**

-ABOVE GARAGE, FIX THE OVERNOTCHED JOIST AT SHOWER TRAP BY HEADER OFF TO ADJACENT JOIST. \*\*INSTALL ANOTHER HEADER JOIST TO REDUCE SUBFLOOR SHEATHING SPAN TO 24" OR LESS

-AT GARAGE WALL&CEILING RETURN AIR SPACE, PROVIDE R-15 THERMAL ENVELOP AT WALL AND R-19 AT CEILING  
\*\*FUR OUT TO ALLOW R-15 INSULATION AT WALL AND R-19 AT CEILING

-NAIL DOUBLE HANGER NEAR SUN RM INTERIOR DOOR

-COMPLETE INSTALLING SUN RM EXTERIOR DOOR; INSTALL SECURITY BLOCKING; FILL IN ANY EXCESSIVE GAP AT HINGES AND STRIKE PLATE SIDE PER SECURITY CODE

-HAVE THE ENGINEER ADDRESS THE FULL SUPPORT FOR THE I BEAM THAT SPANS FROM EAST SIDE OF HOUSE TO CORNER OF DUCT CHASE  
\*\*PLAN ALSO CALLS FOR STEEL COLUMN SUPPORT

-ABOVE FRONT DINING AREA, INSTALL A BEAM UNDER POINT LOAD OF THE ROOF SUPPORT BEAM ABOVE FRONT BED. CHECK WITH THE ENGINEER  
\*\*SEE THE FIRST DEFICIENCY

-BRACE INTERIOR WALLS PER PLAN  
\*\*MASTER BED WALL

MECHANICAL:

-COMPLETE DUCTING OF BATH FAN AND HOOD TO OUTDOOR

\*\*\*OK TO INSULATE

**Gas Service Inspection - Khanh Nguyen**      Passed  
**Residential**

Thursday, May 11, 2017

**Comments:**