

PUBLIC WORKS ENGINEERING DIVISION

Inspection Summary

Permit #: PRRESRES20171187, Building Permit - Residential

Address: 3400 SW LOIS LN, LEES SUMMIT, MO 64082

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.

Inspection Item:

Inspection:	Inspector:	Outcome:	Date:
DEI-Sidewalk Inspection	Matt Munger	Failed	Monday, April 09, 2018

Informational

1 Matt Munger 03/22/2018 12:42 PM

Matt Irmer and I went out to explain the ADA details to Carlos and his crew since they were still having issues figuring out how to set up the turning space area. The contractor had to redo the ramp and frame up the turning space. I checked the forms as they were working on the turning space. They were going to be over 8.33% for their running slope so we had them go back 15ft and start there to have a continuous slope.

Corrective Action Required

2 Matt Munger 03/22/2018 2:33 PM

I came back to check on the work that they had completed between going to my next site. They did not have an adequate amount of gravel in place from where they had to dig to adjust the forms. The sidewalk forms going to the ADA turning space were over 2%. I informed the contractor that I wanted to see 4" of compacted gravel and the forms set correctly before they pour any concrete. The contractor was trying to get me to just check the forms and wanted to bring gravel after I had left. I explained to him they were not ready and if he pours the concrete it is going to have to be torn out.

Informational

3 Matt Munger 03/23/2018 12:38 PM

The forms were not set to achieve ADA requirements. Tom C. and I explained to the contractor the requirements and they made the adjustments to the forms to be within specifications. We checked the cross slope and informed them to be cautious when they finish the concrete so that they stay under 2% to meet ADA requirements. They are going to wait to pour next week to make sure the sub-grade isn't soft due to the rain coming in over the weekend.

Informational

4 Matt Munger 03/28/2018 8:36 AM
Troy T. and I checked the forms and they met ADA standards. The contractors covered the gravel and forms with plastic tarps to keep the sub-grade dry. The sub-grade was compact and there was an adequate amount of gravel. I contacted Carlos to let him know his forms were in compliance but cautioned him that they need to check the cross slopes and running slopes as they finish the concrete to be in compliance.

Corrective Action Required

5 Matt Munger 04/09/2018 10:32 AM
One section of sidewalk was over the 2% ADA requirement for the cross slope. I took pictures and marked the panel with pink paint. There were 3 spots on the panel that were over 2%.

I contacted Carlos and explained to him the section that I marked will need to be replaced. I informed him to call in for a inspection before he pours.

DEI-Driveway Inspection	Matt Munger	Failed	Monday, April 09, 2018
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Corrective Action Required

1 Matt Munger 04/09/2018 10:42 AM
The sidewalk within the driveway approach did not meet ADA standards. There were several spots that were over 2%. I contacted Carlos and informed him the approach will need to be replaced. I told him to call in for an inspection before they pour the approach.

Occupancy Inspection - Codes Residential	Mike Copeland	Failed	Monday, April 09, 2018
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Corrective Action Required

1 -ESTABLISH FINAL GRADE, SOD, 36" DRAINANGE FROM FOUNDATION AT DOWNSPOUTS.
-FIREPLACE HEARTH: HEARTH SHALL BE NON-COMBUSTABLE FOR 16" IN FRONT OF THE BOTTOM OF THE FIREPLACE OPENING AND EXTEND 8" EACH SIDE OF THE OPENING.
INSTALL GUARD FOR THE DECK STAIRS EACH SIDE AND A GRASPABLE HANDRAIL.

Comments:
