

Temporary Certificate of Occupancy

Permit #: PRRES20171187
Address: 3400 SW LOIS LN, LEES SUMMIT, MO 64082
Inspected On: Friday, June 15, 2018
Inspected By: Mark Harding
Expiration Date: 8/3/2018 12:00:00 AM

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:	Inspector:	Outcome:	Date:
Occupancy Inspection - Codes Residential	Mark Harding	Temporary C of O	Friday, June 15, 2018

Corrective Action Required:

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| 1 | R801.3 Roof
drainage | -ESTABLISH FINAL GRADE, SOD, 36" DRAINANGE FROM
FOUNDATION AT DOWNSPOUTS. |
| | | **INSTALL GUARD FOR THE DECK STAIRS EACH SIDE AND A
GRASPABLE HANDRAIL. INCOMPLETE*
triangle area south side of stairs is over 6".
no grippable handrail , top of rail is a 2x6, max is a 2x4.
Varify Driveway and sidewalk are approved before issuing a CofO. |

Corrective Action Required:

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| 2 | R311.5.6.3
Handrail grip size | MEANS OF EGRESS. AMENDED 7-912. All required handrails shall
be of one of the following types or provide equivalent graspability.
1. Type I. Handrails with a circular cross section shall have an
outside diameter of at least 1-1/4 inches (32mm) and not greater
than 2 inches (51 mm). If the handrail is not circular it shall have a |
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perimeter dimension of at least 4 inches (102 mm) and not greater than 6-1/4 inches (160 mm) with a maximum cross section of dimension of 2-1/4 inches (57 mm). 2. Type II. Handrails with a perimeter greater than 6-1/4 inches (160mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8mm) within 7/8 inch (22mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10mm) to a level that is not less than 1-3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches (32 mm) to a maximum of 2-3/4 inches (70mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm). EXCEPTION: Handrails provided at other non-required exterior stairs may have a maximum horizontal cross-sectional dimension of 3-1/2 inches and shall be easily graspable.

Corrective Action Required:

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| 3 | R312.2 Guard opening limitations | GUARDS. AMENDED 7-913. Required guards on open sides of stairways, ramps, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm) or more in diameter. EXCEPTIONS: 1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such size that a sphere 6 inches (152 mm) cannot pass through. 2. Openings for required guards on the sides of stair treads shall not allow a sphere 4-3/8 inches (107 mm) to pass through. |
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