

CITY OF LEE'S SUMMIT
Development Services Department
220 SE Green Street
Lee's Summit, MO 64063
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DEVSERVICES.CITYOFLS.NET

Inspection Summary

Permit #: PRRES20171187
Address: 3400 SW LOIS LN, LEES SUMMIT, MO 64082

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:
Occupancy Inspection - Codes Residential	Mark Harding	Failed	Wednesday, September 11, 2019

Corrective Action Required:

1	R801.3 Roof drainage	**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. Handrail installed on North side of stairs does not meet code. under 34" and not able to grab rail , it sits under the 2x6,(2x6 can be changed to 2x4 top rail and meet code) Verify Driveway and sidewalk are approved before issuing a CofO. Still Outstanding issues.
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Corrective Action Required:

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 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
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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.

Comments: