

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 #: PRRES20200317
Address: 1904 SW RIVER RUN DR, 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:
All Rough Inspection - Residential	John Morris	Failed	Tuesday, April 27, 2021

Corrective Action Required:

1	Misc	<ul style="list-style-type: none">-Install flashing above both garage doors-Install exterior doors-Minimum 12" field 6" edge exterior sheathing fastening. Also see sheathing below top plate in bedroom/office-solid block, Insulate and provide exterior bottoms at floor cantilevers-insulate exterior HVAC furr out-Braced wall method CS-PF framing and fastening per detail, Wall between dining and four seasons-Provide engineered solution for rafters bearing on blocks throughout-12" oc fastening, stud to stud and abutting studs at intersecting braced walls-Midpoint strap for all vertical 2 inch smaller DWV-Provide proper nail protection at top and bottom plate Penetrations, plumbing/Radon throughout-Repair damaged areas of vapor barrier-Fireblock top plate Penetration in dining room-Fireblock vertical to horizontal above four seasons fireplace-Security blocking exterior doors-Strap non-continuous studs at gable walls-All ridges, hips and valleys one nominal size larger than intercepting rafters per plan-Hardwired and interconnected smoke/carbon alarm Required outside of
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sleeping area, Front bedroom/office

- Repair vertical to horizontal fireblock at entry
- Provide minimum 16g galvanized metal ties 1.5" wide at over bored top plates of interior load bearing walls. Fasten ties across and to the plate at each side of the opening with minimum 4-10dx1.5" at each side. The metal tie must extend a minimum of 6" past the opening. Required on both sides of top plate
- Provide nail protection of water distribution piping in master shower at drop ceiling Penetrations
- Fireblock vertical to horizontal with approved materials, wall between fireplace and master bed, where Fireplace concealed space opens into attic space above master bed ceiling level
- Tighten anchor bolts throughout
- Seal all joints in ductwork
- Provide engineered solution four cut top plate at HVAC duct out the basement wood framed wall, also address minimum exterior sheathing fastening at this location
- Maintain clearance to combustibles at water heater gas vent
- Properly fireblock vertical to horizontal at all soffit/wall connections
- Seal penetrations in floor joists intended to be used as Plenum
- Electrical conductors may not run the long dimension in plenums
- Roof framing support per plans
- Collar ties or straps at ridges
- rafters not to offset more than 1" at ridge connections

Comments: