

CITY OF LEE'S SUMMIT  
Development Services Department  
220 SE Green Street  
Lee's Summit, MO 64063  
(816)969-1200  
**DEVSERVICES.CITYOFLS.NET**

Inspection Summary

Permit #: PRRES20204075  
Address: 1920 SW RIVER RUN DR, LEES SUMMIT, MO 64082

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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:
<b>All Rough Inspection - Residential</b>	John Morris	Failed	Monday, May 24, 2021

Corrective Action Required:

1	Misc	<ul style="list-style-type: none"><li>-deck not ready for inspection</li><li>-Rafter bearing per plan throughout</li><li>-Rafter to joist connection per plan throughout</li><li>-Tighten anchor bolts throughout</li><li>-Top plate splices to offset minimum 24 inches</li><li>-Fireblock vertical to horizontal at furr out in garage</li><li>-Fireblock vertical to horizontal at all soffit to wall connections</li><li>-Furr out return pan in garage ceiling for insulation</li><li>-Provide joist hangers at floor joist connection to LVL above utility</li><li>-Provide minimum 16g galvanized metal ties 1.5" wide at over bored top plates of load bearing walls. Fasten ties across and to the plate at each side of the opening with minimum 4-10dx1.5" at each side of straps. The metal tie must extend a minimum of 6" past the opening. See figure R602.6.1</li><li>-Braced wall method CS-PF fastening &amp; straps per plan, dining room &amp; master bed</li><li>-three continuous full height king studs at rear 2x6 wall left of living room windows</li><li>-Fireblock all through floor Penetrations</li><li>-Nail joist hangers above entry (2)</li><li>-Complete bath exhaust duct installation</li><li>-three 2x12 at master bed box ceiling per plan</li></ul>
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- tie walls at master bed/bath
- midpoint strap for vertical 2" and smaller DWV
- 12" oc fastening, stud to stud and abutting studs at all intersecting braced walls
- Provide collar ties at ridges
- Provide end Support of Valley and hip rafters
- Opposing rafters may not offset more than 1 inch at Ridge connection
- three 2x4 under beam above loft
- Two load bearing jack studs under header per plan, bedroom five entry to bathroom
- Two load bearing jack studs under header, bedroom 4/5 bathroom pocket door
- Install snow block, bedroom five
- Identify white insulated conductors to be used as current carrying conductors at both points of termination
- Pressure test gas piping minimum 10 psi for 15 minutes
- Support 2x4s laid flat in soffits exceeding 4 feet in length to floor joists above
- Address missing stud packs in exterior basement walls per plan
- Provide full depth solid blocking over all beams and cantilevers
- Full depth solid blocking under kitchen island per plan
- three 2x10 foundation to beam for garage floor cantilever & stringer attachment
- Address column to beam attachment, under basement stairs
- Minimum 12" field 6" edge exterior sheathing fastening per plan throughout
- complete plumbing & electrical

**Comments:**