

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 #: PRRES20203202
Address: 1213 NE GOSHEN DR, LEES SUMMIT, MO 64064

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	Khanh Nguyen	Failed	Friday, June 25, 2021

Corrective Action Required:

1	Misc	<ul style="list-style-type: none">-Landscaping at back of the lot shall be in compliance with city ordinance. Require two 3" caliper ornamental trees, three 8 ft evergreen, and three bushes. See the plot plan for details-Grading at rear of the house is not per plot plan. Submit as-graded plot plan with new enlarged patio-Final grade, sod, downspout and sump pump extensions-Receptacle near AC not gfci-protected-Install spark ring at floor receptacle box-Install box extensions for switch & receptacle boxes recessed more than 1/4" behind kitchen countertop backsplash-Secure water service and lawn irrigation pex lines at mid-wall height; secure pex line above future bath-Bond gas piping-Install steel or treated wood post for the triple joist beam in basement and secure to floor
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-Handrail profile not compliant with either profile I or II of IRC311.7.8.5

**From city ordinance:

Section R311.7.8.5 is hereby amended to read as follows: 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 $1\frac{1}{4}$ inches (32 mm) 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 $6\frac{1}{4}$ inches (160 mm) with a maximum cross section of dimension of $2\frac{1}{4}$ inches (57 mm). 2.

Type II. Handrails with a perimeter greater than 6- $\frac{1}{4}$ inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of $\frac{3}{4}$ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least $\frac{5}{16}$ inch (8 mm) within $\frac{7}{8}$ inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least $\frac{3}{8}$ inch (10 mm) to a level that is not less than $1\frac{1}{4}$ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be $1\frac{1}{4}$ inches (32 mm) to a maximum of $2\frac{1}{4}$ inches (70 mm). 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- $\frac{1}{2}$ inches and shall be easily graspable.

(Ord. No. 8584, § 1, 3-19-2019)

Comments: