

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 #: PRRES20212524  
Address: 1816 SW SAGE CANYON RD, 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>	Patrick Schonfeldt	Failed	Tuesday, December 28, 2021

Corrective Action Required:

1	Misc	<ul style="list-style-type: none"><li>-Anchor bolts required within 12" of plate breaks at garage and basement</li><li>-Anchor bolt garage PFH, 5/8" bolt with 2"x2"x 3/16" plate washer</li><li>-PFH portal design single car garage per plans</li><li>-Bolt bottom plate between dbl/sgl car garage</li><li>-Rafter/ceiling joist/top plate connection per code- have engineer address rafters landing on blocks and smart siding above ceiling joist, rafters landing on blocks above top plate, have engineer address hips landing on blocks and not top plate</li><li>-Fireblock at bottom plate steel beam garage</li><li>-provide structural straps at all interior load bearing walls and all exterior walls bored 50% or more, strap should be 16 ga, 1 1/2" wide and extend 6" passed both side of opening with (4) 10D nails each side of strap</li><li>-provide bocca protection plate at DWV garage wall, plate must protect at plate and either 2" below top plate or 2" above bottom plate</li><li>-provide protection plate at pex bottom plate kitchen fridge</li><li>-solid block between studs at cripple wall above lvl kitchen/great room per plans</li><li>-fireblock between studs at great room fireplace lid, open to attic space above</li><li>-provide joist hanger at dbl joist ceiling box out foyer</li><li>-fireblock master shower soffit ends</li></ul>
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- add security blocking at master bed door and breakfast door to deck
- CS-PF wall bracing at breakfast windows per plans, see detail A4
- purlins not less than 45 degree angle
- Ensure proper slope all DWV vents span across tops of ceiling joists in attic space
- complete electrical at suspended slab basement
- no inspection performed suspended slab
- add joist hangers at sgl to dbl joist connection at fireplace cantilever basement
- provide joist hangers at joist to dbl joist connection, both sides stair wall at basement
- 2x4 laid flat at furred downs, connect to ceiling joists above to support the ceiling load
- provide bocca protection plate at top plate wet bar
- solid block between joists at cantilevers
- Have engineer update plans to reflect change of fireplace locations with cantilever
- Unable to inspect nail pattern at exterior sheathing with siding cover
- Nail exterior sheathing per plans
- No pier inspection performed at covered deck, submit engineer letter

**Comments:**