

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 #: PRRES20222996
Address: 2058 NW OBRIEN RD, LEES SUMMIT, MO 64081

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	Robb Popp	Failed	Wednesday, February 22, 2023

Corrective Action Required:

1	Misc	<ul style="list-style-type: none">-Address no suspended slab inspection of file-Install entry door and back door-Complete exterior nailing pattern at PFH-eyebrow will also need removed to nail header-Seal plate penetrations in garage-Fur down for insulation at hvac-Seal penetrations and gaps in ceiling line fireblocking in garage-Seal fireblocking in both hvac chases-Anchor bolts to be in middle third of plate in garage-(9) studs required at main beam in garage-Strap both sides of top plate lapped less than 24" near beam/dining-Load bearing stud notched greater than 25% near SE garage-Seal plate and through floor penetrations at shower seat/garage-Address holes bored closer than 2" together and closer than 2" from bottom of joist at pex lines in garage and dining-Nail rafter to joist connections per code-Complete blocking for lateral restraint above load bearing wall at owner's entry-Seal through floor and 3" plate penetration in bath near bed 5-(3) stud pack required under each end of I beam in bed 5-Complete blocking of cantilevered joists at bed 5
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- Seal plate and floor penetrations in kitchen/bed 5 sill plate
- Pex lines bored too close to bottom of joists and closer than 2" in bed 5
- Address no bearing for joists in pantry, and joist cut short of bearing
- Seal bottom plate penetrations in pantry
- Missing joist hangers at pantry/ kitchen
- Provide bearing for deck beam in 2x6 wall-one side only 1 trimmer, other side has none
- Beams for deck to be (2) 2x12 per plan
- Expose LVL ridge beam and connections at covered deck for inspection
- (2) trimmers and (3) king studs per plan under (3) 2x12 header at SGD
- Studs in both 2x6 walls to be 12" oc
- Solid block and nail horizontal seams in exterior sheathing
- Land electrical at book cases by fireplace
- Complete gas Pilar FP-CSST in not allowed through fp enclosure
- Seal top plate penetration in 2x6 wall by stairs
- Provide snow blocking at roof line above fireplace
- (3) stud pack required at great room/ hallway in line with steel beam
- Seal penetration at 2x6 wall near entry door
- Midpoint strap 2" dwv at entry
- Support notched sub floor under bath above dining
- Fireblock tub trap above dining
- (3) king studs per plan at entry door
- (3) studs per plan under 16" LVL upstairs hallway/ laundry
- Protect pex and nm less than 1.25" to face of framing at bath 2
- Seal top plate penetrations at bed/bath 2
- Secure vertical pex max 48" oc at bath 2
- Have engineer address rafters landing on 2x4s on edge and connections to joists in bed 2
- Support ridge beam above window in bed 2
- Seal bottom plate penetrations in bath 2
- Support ridge beam above window in bed 3
- Fireblock ceiling line bed 3 at window and bed 4 wall and exterior wall
- Solid block and nail horizontal seams in bed 4
- Fireblock tub trap bath 3/4
- Seal top plate penetration bed 4 by bed 3
- Address joists landing on non load bearing wall in laundry/ master wall
- Missing hangers by entry to master/ laundry
- (3) studs under each side of LVL in master per plan
- Solid block and nail seams at master
- Provide hanger at joist cut for attic access
- Address joists and roof loads bearing on non bearing walls in master bath and walk in closet
- Missing hangers in master bath
- Provide lateral restraint for LVL upset for roof loads in master
- Protect dryer duct 2" below plate line in master
- Seal stud penetration in return air stud cavity in master
- Seal bottom plate penetration at stairwell/ dining
- Fireblock top of fur out walls at basement landing and vertical 10' oc max
- Joist hangers at joists to stair header
- Light switch required at top and bottom of stairs for stair lighting

- Anchor steel column bases
- Missing all hangers at (3) 2x10
- Missing stud packs in exterior walls at stairwell per plan
- Provide (3) studs at exterior corners in basement per code
- Provide anchor bolts at end of plates at SGD and return walls
- Overnotched stud at exterior wall by electrical panel
- Identify ground conductor at sub panel
- Seal space from basement to garage near HVAC
- Secure water service line
- No pressure on gas, bond metallic gas piping
- Address deck post to beam connections
- Provide hanger at end joist to ledger

Comments: