

CITY OF LEE'S SUMMIT
Development Services Department
220 SE Green Street
Lee's Summit, MO 64063
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Inspection Summary

Permit #: PRCOM20232356

Address: 457 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081459 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081461 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081463 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081465 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081467 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081455 SW LONGVIEW BLVD, 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 - Commercial	Shawn Hoffman	Failed	Wednesday, February 21, 2024

Corrective Action Required:

1 Misc

**** Complete framing for rear balcony per engineer**

***Fb = fire block**

Unit 455:

- Complete installing all windows
- Install all required hold downs per plan
- Protect plumbing at 1st floor bedroom bottom wall plate
- Provide receptacle within 3ft of 1st floor study/bedroom bath sink
- Anchor all sill plates per code
- Leave gap between stairs and common fire separation wall for fire GB
- Fb stair stringer space from horizontal space
- Install fire pad per listing requirement
- Wall space receptacle must be within 6 ft of any point along the duct chase/stair wall. FYI: the guardrail adjacent to stair is considered as a wall space

- Fb duct chase from horizontal spaces
- Protect roof deck within 4 ft of firewall per IRC R302.2.4(2) exception. This protection must extend min 4 ft out from side of common fire separation wall
- Secure 3rd floor rear bathroom sink circuit per code
- Install TJC57 support at corner trusses connection to girder truss
- Nail together girder truss per truss detail (nail @ 7" oc)
- Fb dryer duct penetration of floor
- Use 3/4" sheathing for fire blocking; seal gaps

Unit 465:

- Complete installing all windows
- Install all required hold downs per plan
- Install puffy pad per listing requirement. Fully cover the boxes
- Leave gap between stairs and common fire separation wall for fire GB
- Fb double-stud garage and fire separation wall vertically at max 10 ft intervals
- Wall space receptacle must be within 6 ft of any point along the duct chase/stair wall. FYI: the guardrail adjacent to stair is considered as a wall space
- Dryer duct cannot be distorted from its round shape
- Protect roof deck within 4 ft of firewall per IRC R302.2.4(2) exception. This protection must extend min 4 ft out from side of common fire separation wall
- Complete installing bathroom tub
- Fb 3rd duct chase at floor and ceiling. Use 3/4" sheathing for fire blocking and seal all gaps; fb dryer penetration of wall plate
- Provide a wall receptacle in master bedroom for wall wider than 2 ft
- Fb space at rear bathroom from attic

Unit south 467:

- Complete installing all windows
- Install all required hold downs per plan
- Anchor all sill plate per code
- Leave gap between stairs and common fire separation wall for fire GB
- Fb stair stringer space from horizontal space; Fb duct chase from horizontal spaces; Fb bathroom wall from ceiling space
- Wall space receptacle must be within 6 ft of any point along the duct chase/stair wall. FYI: the guardrail adjacent to stair is considered as a wall space
- Protect vent pipe at kitchen exterior wall top plate
- Fb bath fan duct penetrations of wall plates; Fb hole at master bedroom bottom wall plate; Fb dryer duct penetration of floor
- Protect roof deck within 4 ft of firewall per IRC R302.2.4(2) exception. This protection must extend min 4 ft out from side of common fire separation wall
- Install TJC57 support at corner trusses connection to girder truss
- Nail together girder truss per truss detail (nail @ 7" oc)
- Protect vent pipe at rear bedroom exterior wall top plates
- Strap top plates where bored more than 50%

Corrective Action Required:
2 Misc -Relocate attic access opening to location that allows min 30" of headroom clearance
455 sw Longview

** Complete framing for rear balcony per engineer
- FRONT STOOP TO BE 36" all

*Fb = fire block

2/20/24

**UNIT 457

- Fb top plate penetrations second floor refrigerator wall
- Nail double girder to code at second floor top of stairs
- Provide Boca plate at DWV kitchen bottom plate
- Fb floor around 4" duct in HVAC chase second floor
- Fb floor and top plate penetrations of double 4" duct at top of stairs 3rd floor
- Repair damaged duct in attic space above bathroom
- Seal gaps at third floor chase at stairs op plate fire blocking
- Provide missing windows
- Fire blocking to be 3/4" through out
- Provide outlet at second floor stair wall , over 6'

** UNIT 459

- Provide Boca plate for SE cable below electrical panel
- Fb top of mechanical room to prevent vertical to horizontal flame spread
- Complete balcony framing
- Window second floor stairs to be tempered (at final)
- Fb penetration second floor toilet top plate
- Protect DWV kitchen top and bottom
- Fb floor penetrations in second floor HVAC chase
- Complete vent ductwork third floor toilet
- Complete fire blocking third floor front wall to demise wall in chase
- Seal penetration above top plate demise wall master closet
- Provide missing windows
- Fb DWV third floor back closet top plate
- Fb dryer vent third floor laundry

**UNIT 461

- Fb vertically every 10' demise wall garage and first floor
- Window to be tempered second floor front of building with in 6' of stairs
- Solid block sheeting break by kitchen sink
- Add outlet second floor stairs wall at front. Over 6'
- Provide missing windows
- Fb floor and top plate third floor landing bathroom wall @ (2) 4" ducts
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Corrective Action Required:
3 Misc

** UNIT 463

- Fb ceiling of mechanical room

- Fb floor penetration second floor toilet room
- Fb second floor pantry demise wall studs
- Fb top of HVAC chase second floor
- Fb floor penetrations HVAC chase second floor
- Window at second floor stairs front building to be tempered (at final)
- Provide Boca plate at third floor laundry supply line
- Fb floor penetration laundry dryer duct
- At chase between third floor laundry and shower, Fb floor around ductwork and top plate to attic space
- Provide missing window third floor

Comments: