

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

Inspection Summary

Permit #: PRCOM20235207
Address: 2931 SE SHENANDOAH DR, LEES SUMMIT, MO 64063

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	Khanh Nguyen	Partial	Monday, June 30, 2025

Corrective Action Required:

1	Misc	Front garage PFH walls only: -Provide 2 anchors per wall sill plate -Nail wall top plate to header w/ 2 rows of 16d @ 3" oc
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Corrective Action Required:

2	Misc	Interior and exterior sheathed shearwalls: -lower level, 1st, and 2nd fl -exterior shearwalls
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Corrective Action Required:

3	LOWER LEVEL	OK: -Pre-rock behind tubs and showers **Check all -Fb corridors wall per code -Nail balcony joist hangers -Repair trusses per engineer letter -Extend dryer and bath fans duct to ceiling level 001: -Fb gap at top of wall; vertical fb at max 10 ft -Anchor sill plate near door -Protect plumbing
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002:

-Squash block above doorway

003:

-Patch wall behind tub

-3x squash block above window

004:

-Fc edges and penetrations of elevator wall

-Fc penetration of corridor wall behind tub

005:

-Add another anchor at short sill plate near door

006:

-Squash block above doorway

-Fc penetration of corridor wall behind tub

-Add another anchor at short sill plate near door

-Laundry venting

007:

-Protect water lines

-Squash block above window

008:

-Fb gap at top of wall; vertical fb at max 10 ft

Corrective Action Required:

4

FIRST FLOOR

OK:

-Pre-rock behind tubs ad showers

-Demising/shearwall in-wall

**Dwelling units only

**Check all:

-Nail balcony hanger

101:

-Missing stud at closet wall

-Damaged trusses near entry door and at kitchen

102:

103:

104:

105:

106:

107:

108:

109:

110:

-Not ready

Corrective Action Required:
5 SECOND FLOOR

OK:

-Pre-rock behind tubs ad showers

-Demising/shearwall in-wall

**Check all

-Nail hanger at balcony

211:

-Squashed blocks above windows not having min 1.5" of bearing

Corrective Action Required:
6 THIRD FLOOR

-Access to roof space above end units

-Frame the cantilevered balcony roof per 2/S3.42

-1st layer inside ceiling space at stair towers wall needs more work. Add blockings where required and nail GB

302:

-Tie down trusses to balcony beam; tie down beam

301:

-Tie down trusses to balcony beam; tie down beam

Corridor:

-Secure EM light wiring at max 4.5 ft intervals

Corrective Action Required:
7 FOURTH FLOOR

Dwelling units-OK

Corridor- OK

Comments: