INSPECTION WORKSHEET (BLDG-095789-2022)

CITY OF COLUMBIA
701 E Broadway 573-817-5050

Case Number:	CTWR-001426-2021	**Case Module:**	Permit
Inspection Date:	Fri Dec 16, 2022	**Inspection Status:**	Re-inspection required (with fee)
Inspector:	Hazlett, Harlan	**Inspection Type:**	BSD-Framing and Rough In's

Job Address:	28 N EIGHTH ST CELL COLUMBIA, MO, 65201	**Parcel Number:**	1632000180030001

Contact Type	Company Name	Name
Applicant	SKYNET LLC	
Property Owner		HUGHES, KIMBERLY
Applicant	Site Acquisition Solutions	Kellis, Karen
Applicant	Site Acquisition Solutions	Jeffers, Wendi
Applicant	NOKIA OF AMERICA CORPORATION	
Applicant	Skynet LLC	Huynh, Vu
Other	PCE	McCullem, Ryan

Checklist Item	Status
General Comments - General	Failed

1. Permit has expired but work has started and no inspections have been called for or performed to date by building and site development 2. Currently installed antennas at roof/elevator access tower is currently collapsing and swaying in the wind and must be secured immediately 3. Current drawing show that the structure in the SW corner requires to be anchored to the parapet wall but can only be done so with approval of the building Owner's Professional Engineer of record and may require alternate engineering due to current concerns with parapet walls. 3A. There is in excess of 10 inches of rubber mats used to level the frame and need Engineering verification of proper installation 4. Permitting and Work needs to be completed or all construction materials and debi will need to be removed 4a. Remove any damaged ballasted or debi caused from it. 5. Inspections of any work or/and course of action will require inspections per Building and Site Development 573-874-7474

Checklist Item	Status
BSD-RA103.3Solar-ready zone area. - The total solar-ready zone area shall be not less than 300 square feet (27.87 m2) exclusive of mandatory access or set back areas as required by the International Fire Code. New townhouses three stories or less in height above grade plane and with a total floor area less than or equal to 2,000 square feet (185.8 m2) per dwelling shall have a solar-ready zone area of not less than 150 square feet (13.94 m2). The solar-ready zone shall be composed of areas not less than 5 feet (1524 mm) in width and not less than 80 square feet (7.44 m2) exclusive of access or set back areas as required by the International Fire Code.	NA
BSD P2603.5 Freezing. - A water, soil or waste pipe shall not be installed outside of a building, or concealed in outside walls, or in any place subjected to freezing temperature, unless adequate provision is made to protect such pipe from freezing by insulation, heat or both. Water pipes shall not be installed in an exterior wall cavity in one and two family dwellings. For purposes of this section exterior wall cavities shall mean all walls that rain can fall upon. Water service piping shall be installed below recorded frost penetration but not less than thirty (30) inches below grade.	NA
Manual J must match Energy Documents - Address, area, volume, # windows, etc.	NA
BSD R807.1 Attic access. - Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches or greater over an area of not less than 30 square feet. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. Where located in a wall, the opening shall not be less than 22 inches wide by 30 inches high. When the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.	NA

Checklist Item	Status
BSD R403.1.6 Foundation ANCHORAGE/lateral support - R403.1.6 Foundation anchorage. Add the following to the end of the section, prior to the Exceptions: The connection of the foundation walls to floors shall be per the alternatives labeled 1.1, 1.2, 1.3, 1.4, 2.1, 2.1, 3.1, 3.2 or 4. ANCHOR BOLTS-Wood sole plates at all exterior walls on monlithic slabs, wood sole plates of braced wall panels at building interiors on monlithic slabs and all wood sill plates shall be anchored to the foundation with minimum 1/2-inch diameter anchor bolts spaced a maximum of 6 feet on center or APPROVED anchors (Titen HD-6") or anchor straps spaced as required to provide equivalent anchorage. Bolts shall extend a minimum of 7 inches into concrete or grouted cells of masonry units. The bolts shall be located in the middle third of the width of the plate. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches or less than 7 bolt diameters from each end of the plate section.	NA
BSD Erosion 24-9 Dirt, debris on city streets - It shall be unlawful for any person to place, deposit or dump or to cause or allow the placing, depositing or dumping, washing or eroding of any earth, dirt, rock, clay, sand, shale, building material, debris or rubbish from property or vehicles owned or controlled by them, onto any street, sidewalk or thoroughfare within the city or upon the property of any other person without that person's permission.	NA
Sec. 12A-70. Proper install and maintenance - The temporary erosion control measures described in the site grading and drainage plan, or in the plot plan for a site exempt from the land disturbance permit requirement, shall be properly installed prior to commencement of any land disturbance activity and shall be properly maintained at all times until all land surfaces on the property become stable and non-erosive.	NA
BSD R301.1.3 Engineered design. - Where a building of otherwise conventional construction contains structural elements exceeding the limits of Section R301 or otherwise not conforming to this code, these elements shall be designed in accordance with accepted engineering practice. The extent of such design need only demonstrate compliance of nonconventional elements with other applicable provisions and shall be compatible with the performance of the conventional framed system. Engineered design in accordance with the International Building Code is permitted for buildings and structures, and parts thereof, included in the scope of this code. eg: Raised concrete deck piers. An Missouri Licensed Professional Engineering report will be required on the installation of the work performed to include general installation, anchorage, structural/loading of building	Failed

Hazlett, Harlan