

CITY OF LEE'S SUMMIT
MISSOURI
CODES ADMINISTRATION



Project Address 2151 NE Independence Ave. Project Name Instant Auto

Permit No. _____ Special Inspection Agency or Agent Terracon

This is to certify that I or qualified individual(s) working under my direction inspected and/or tested the following items in accordance with Chapter 17 of the 2006 International Building Code. The work was found to be in substantial compliance with the City approved plans, specifications, and applicable provisions of the City of Lee's Summit building code.

Check appropriate items

- INSPECTION OF WOOD FABRICATION PROCESS per 1704.2.1
- INSPECTION OF STEEL FABRICATION PROCESS per 1704.2.1
- INSPECTION OF STEEL per 1704.3-1704.3.3.3
- INSPECTION OF CONCRETE per 1704.4-1704.4.1
- INSPECTION OF MASONRY per 1704.5
- INSPECTION OF SOIL CONDITIONS per 1704.7-1704.7.3
- INSPECTION OF PILE FOUNDATIONS per 1704.8
- INSPECTION OF PIER FOUNDATIONS per 1704.9
- INSPECTION OF EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) per 1704.12
- SPRAYED FIRE-RESISTIVE MATERIALS per 1704.11
- EARTH RETAINING STRUCTURE per 1704.13

RECEIVED

DEC 20 2013

CITY OF LEE'S SUMMIT
CODES ADMINISTRATION

Signature 

Professional Seal



CODES ADMINISTRATION, 220 SE GREEN ST, LEE'S SUMMIT, MO 64063
Phone (816) 969-1200 FAX (816) 969-1201

December 18, 2013

Instant Credit Auto Sales
105 North Main St
Grain Valley, MO 64029

Attn: Dustin Ireland

Re: **Final Special Inspection Letter**
Instant Auto
2151 Northeast Independence Avenue
Lee's Summit, MO 64064
Terracon Project No. 02131147

Dear Mr. Ireland:

In accordance with our Agreement for Services, representatives of Terracon Consultants, Inc. provided construction observation and testing services for the referenced project. Our services were provided on an as-requested basis with site visits scheduled by the superintendent for Meyer Brothers Building Company.

We have received the attached sealed letter from the Engineer-of-Record which resolves the outstanding items of the attached Deviation Log.

We are unaware of further Special Inspection requirements for this project. Since the previously documented deviations have been resolved, this letter constitutes our final Special Inspection Report for the referenced project.

We appreciate the opportunity to be of service to you on this project. If you have any questions regarding the information presented in this report or if we can be of further assistance to you, please feel free to contact us.

Sincerely,
Terracon Consultants, Inc.



Eric J. Yindrick, CWI
Steel Services Manager

CC: (1) Instant Credit Auto Sales, dustin@instantcreditkc.com (1) Commerce Bank, tricia.edsell@commercebank.com (1) Davidson Architecture & Engineering, brent@davidsonae.com (1) Davidson Architecture & Engineering, Chris@davidsonae.com (1) Instant Credit Auto Sales, russ@instantcreditkc.com (1) Meyer Brothers Building Co., brandonr@meyerbro.com (1) Meyer Brothers Building Co., dinoS@meyerbro.com

Terracon Consultants, Inc. 13910 West 96th Terrace Lenexa, Kansas 66215
P [913] 492 7777 F [913] 492 7443 terracon.com



KRUDWIG

STRUCTURAL ENGINEERS

December 12, 2013

Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207

Attention: Chris Hafner, AIA

Subject: **Deviation Log Response Letter**
Project Name: **Instant Auto**
Project Location: **Lee's Summit, Missouri**

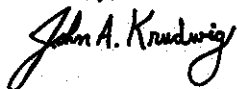
This letter is being provided to address the open deviation items in the Deviation Log Report dated 12/3/2013 by Terracon. Their Deviation Log is attached to this letter for reference. Each of these deviations has been reviewed by our office and many of these items we were aware of during the construction of the building and we were able to provide input for their resolution during construction. We are not aware of any structural deficiencies at the project site regarding these or any other deviations.

Deviation No. KSE Response

D0002	The installed condition meets the design intent and is acceptable as installed.
D0003	The installed condition meets the design intent and is acceptable as installed.
D0004	The installed condition meets the design intent and is acceptable as installed.
D0005	The installed condition meets the design intent and is acceptable as installed.
D0006	The installed condition meets the design intent and is acceptable as installed.
D0007	The installed condition meets the design intent and is acceptable as installed.
D0008	The installed condition meets the design intent and is acceptable as installed.

If you have any questions concerning this letter in response to the project deviation log, please feel free to contact me.

Sincerely,

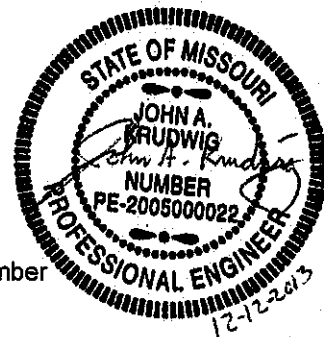


John A. Krudwig, P.E.

Structural Engineer – Missouri P.E. 2005000022

MO State Certificate of Authority 2010008888

▪ ACI – American Concrete Institute Kansas Chapter Board of Directors Member



DEVIATION LOG

Report Date: 12/18/2013



13910 W. 96th Ter.
Lenexa, KS 66215
913-492-7777

Client

Instant Credit Auto Sales
Attn: Dustin Ireland
105 North Main St
Grain Valley, MO 64029

Project

Instant Auto
2151 Northeast Independence Avenue
Lee's Summit, MO 64064

Project Number: 02131147

Deviation No.	Report No.	Service	Service Date	Description/Comments	How Resolved	Date Resolved	Status
D0002	0061	Masonry Observations	09/13/13	CMU Wall Construction - Grids 6/C to G-7: The first lift at elevations 100' to 104' was not consolidated using mechanical vibratory equipment. As-built, the contractor attempted to consolidate the grout by rodding. Mechanical vibratory equipment was utilized on the subsequent lift from 104' to 108'.	As-built condition accepted by the sealed letter dated 12/12/13 by John Krudwig, P.E.	12/12/13	Closed
D0003	0074	Structural Steel Observations	09/26/13	Column to Foundation Connection - Grid 4/G: The northwest corner anchor bolt appeared to be broken off at the foundation.	As-built condition accepted by the sealed letter dated 12/12/13 by John Krudwig, P.E.	12/12/13	Closed
D0004	0074	Structural Steel Observations	09/26/13	Joist End-Bearing Connection - Grid 1/C: The joist bottom chord extension did not engage the stabilizer plate on the column due to the stabilizer plate being mislocated 1'-0" below the joist bottom chord extension.	As-built condition accepted by the sealed letter dated 12/12/13 by John Krudwig, P.E.	12/12/13	Closed

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Deviation No.	Report No.	Service	Service Date	Description/Comments	How Resolved	Date Resolved	Status
D0005	0074	Structural Steel Observations	09/26/13	Joist End-Bearing Connection - Grid 4/C: A 1/2"x6"x1-1/2" shim plate was installed between the joist shoe and the top of the column cap plate. The shim was welded to the column cap plate with 1/4" fillet weld 6" in length on the north and south sides and intermittent square groove butt welds on the east and west sides. The joist was welded to the shim plate per the project documents. Reference photographs 1 and 2 of Terracon's 09/26/13 Photo-Log for the as-built condition.	As-built condition accepted by the sealed letter dated 12/12/13 by John Krudwig, P.E.	12/12/13	Closed
D0006	0074	Structural Steel Observations	09/26/13	Roof Framing - Grids 5/D.8 and F.2: The joist shoe appeared to be modified due to interference with the adjacent HSS brace and gusset plate. As-built, the joist shoe had approximately 2" of bearing on the roof steel and 5-3/4" remaining of the shoe. Additionally, the bottom side of the HSS brace had a 3"x2-1/2" x6" section removed. There were two plates installed where the HSS brace was altered. Reference photographs 3 to 6 of Terracon's 09/26/13 Photo-Log for the as-built condition.	As-built condition accepted by the sealed letter dated 12/12/13 by John Krudwig, P.E.	12/12/13	Closed

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Deviation No.	Report No.	Service	Service Date	Description/Comments	How Resolved	Date Resolved	Status
D0007	0074	Structural Steel Observations	09/26/13	Roof Framing At The Following Locations: <ul style="list-style-type: none"> • Grids 4 and 5/A • Grids 1/A and C • Grids 2/E and F • Grids 4 and 5/J <p>Terracon was not scheduled to provide special inspections during the installation of the complete penetration groove weld moment connections. We cannot comment on the joint preparation or the welding procedures utilized. We request that the Engineer-of-Record provide written documentation regarding the acceptance of these connections.</p>	As-built condition accepted by the sealed letter dated 12/12/13 by John Krudwig, P.E.	12/12/13	Closed

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Deviation No.	Report No.	Service	Service Date	Description/Comments	How Resolved	Date Resolved	Status
D0008	0080	Structural Steel Observations	10/14/13	Column to Foundation Connections - Grids 7/D.7 and F.3: The base plates were modified by flame-cutting. The anchor holes were slotted and a 3/8"x3"x2" plate washer was utilized over the slotted holes. At grid 7/D.7 the southeast anchor was accessible for review without the plate washer. At this location the modified hole measured 1" x 1-3/4", and 1/4" of edge distance was present from the edge of the base plate. Reference photographs 1 to 3 of Terracon's 10/14/13 Photo-Log. **UPDATE 10/15/13** The noted plate washers were welded all-around with 1/4" fillet welds.	As-built condition accepted by the sealed letter dated 12/12/13 by John Krudwig, P.E.	12/12/13	Closed