



VAN DEURZEN AND ASSOCIATES, P.A.
CONSULTING STRUCTURAL ENGINEERS
11011 KING STREET, SUITE 130
COMMERCE TERRACE BUILDING D
OVERLAND PARK, KANSAS 66210
(913) 451 - 6305 FAX (913) 451 - 1021

February 27, 2020

Mr. Cory Tworkowsky
JFE Construction Inc.
1314 SW Market St
Lee's Summit, MO 64081

Re: 121 NW McKenzie Drive – Framing Evaluation Report
Lee's Summit, MO
Bldg Permit No.: PRRES20192817

Dear Mr. Tworkowsky,

This letter in regard to framing discrepancies noted by the City of Lee's Summit during a rough-in framing inspection of the above mentioned residence which required engineering evaluation. The following are the noted discrepancies along with recommended corrective action.

- **Provide min one 5/8" anchor bolt per plan PFH portal frame garage.** We had noted that the base of the portal frames was constructed utilizing two 5/8" diameter bolts and a triple plate with the anchor bolts only anchored to the bottom plate in lieu of a single 5/8" diameter bolt attached to a double plate. The installed framing was evaluated by our office. Based on our evaluation, the double anchor bolts extending through a single plate is structurally adequate to resist the imposed shear loads. The anchor bolts do not need to extend through the upper two plates. No corrective action is required.
- **Address rafters landing on multiple blocks throughout house.** We had noted that at isolated locations that the roof rafters were installed on top of and in line with the ceiling joists in order to allow the fascia boards to align due to the different roof pitches. In order to provide a tie from the roof rafters to the ceiling joists, a diagonal 2x4 was installed from the ceiling joist to the roof rafter. Based on our evaluation of the installed framing, the diagonal 2x4 brace is structurally adequate to provide the required connection to adequately tie the roof rafters to the ceiling joists. No corrective action is required.

We trust this information will meet your needs. If you need any additional information, please contact this office.

Sincerely,

VAN DEURZEN AND ASSOCIATES, P.A.


Chad M. Streeter, P.E.

