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June 7, 2021

Mr. Mark Yancik
508 NW Manor Drive
Blue Springs, MO 64014

Re: 105 NW Ambersham Dr
Lee's Summit, MO
Lot 108 Reserve at Woodside Reserve
Kyle V
Framing Issues Raised by Development Services of LSMO

Dear Mr. Yancik:

I have reviewed the comments from the June 3, 2021, Inspection Summary prepared by Lee's Summit Development Services and have the following responses:

Provide 2x6 exterior wall garage per plan – crew built 2x4.

The 2x4 walls, as framed, are capable of supporting the imposed loads.

Provide 2x8 ceiling joist garage per plan – Installed 2x6

The maximum allowable span for 2x6's @ 16" O.C. is 13'-9". The span from the front of the double wide garage to the ceiling support beam is 14'. You can either install additional 2x6 joists so that you have ceiling joists @ 8" O.C. or you can eliminate the ceiling access in the garage. The allowable span for 2x6's @ 16" O.C. for 10 psf LL No Storage Gypsum Ceiling is 17'-4".

Address (3) 24" LVL replace with steel beam great room/kitchen

The alternate steel beam specified as W18x35 is more than adequate to support the roof rafters. A W14x26 steel beam would be adequate for the load imposed.

2x6 balloon frame exterior wall at stairway per plan

The exterior wall framing as installed at the stairway is structurally adequate.

Cordially,

David P. Ainsworth

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