

July 23, 2021

Summit Homes
 120 SE 30th St.
 Lee's Summit, MO 64082

RE: Field Issue of omission of top plate above daylight window header and omission of double joists under kitchen island for Lot # 87 Manor at Stoney Creek – 4409 SW Alabaster Circle Lee's Summit, MO 64082 – Permit # PRRES20210595

This letter addresses the omission of top plate above daylight window header and omission of double joisting under kitchen island for 87 Manor at Stoney Creek.

- It is structurally acceptable to omit the top plate above daylight window header per IRC R602.3.2:
 - Omission of top plate is permitted over headers where the headers are adequately tied to adjacent wall sections in accordance with Table R602.3.2.
 - Strapping shall be 3' x 12" x 0.036" galvanized steel plate or equivalent with (12) 8d box (2-1/2" x 0.113") nails connecting top plate to header.

R602.3.2 Top plate.

Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset not less than 24 inches (610 mm). Joints in plates need not occur over studs. Plates shall be not less than 2-inches (51 mm) nominal thickness and have a width not less than the width of the studs.

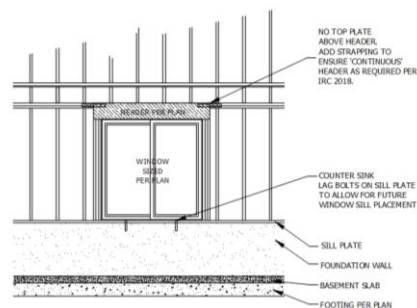
Exception: A single top plate used as an alternative to a double top plate shall comply with the following:

1. The single top plate shall be tied at corners, intersecting walls, and at in-line splices in straight wall lines in accordance with Table R602.3.2.
2. The rafters or joists shall be centered over the studs with a tolerance of not more than 1 inch (25 mm).
3. Omission of the top plate is permitted over headers where the headers are adequately tied to adjacent wall sections in accordance with Table R602.3.2.

TABLE R602.3.2 SINGLE TOP-PLATE SPLICE CONNECTION DETAILS

CONDITION	TOP-PLATE SPLICE LOCATION			
	Corners and intersecting walls		Butt joints in straight walls	
	Splice plate size	Minimum nails each side of joint	Splice plate size	Minimum nails each side of joint
Structures in SDC A-C; and in SDC D ₁ , D ₂ , and D ₃ with braced wall line spacing less than 25 feet	3" x 6" x 0.036" galvanized steel plate or equivalent	(6) 8d box (2 1/2" x 0.113") nails	3" x 12" x 0.036" galvanized steel plate or equivalent	(12) 8d box (2 1/2" x 0.113") nails
Structures in SDC D ₃ , D ₄ , and D ₅ with braced wall line spacing greater than or equal to 25 feet	3" x 8" by 0.036" galvanized steel plate or equivalent	(9) 8d box (2 1/2" x 0.113") nails	3" x 16" x 0.036" galvanized steel plate or equivalent	(18) 8d box (2 1/2" x 0.113") nails

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.



R602.3.2 TOP PLATE. EXCEPTION:
 ".....THE TOP PLATE MAY BE OMITTED OVER LINTELS THAT ARE ADEQUATELY TIED TO ADJACENT WALL SECTIONS WITH STEEL PLATES OR EQUIVALENT....."

DAYLIGHT WINDOW

SCALE: 1/4" = 1'-0"

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- Revision to double joists under kitchen island shall be as follows:
 - Install double joist in bay adjacent to HVAC chase underneath kitchen island.
 - Install double joist in bay adjacent to wall by stairs underneath kitchen island.
 - It is structurally acceptable to omit other double joisting under kitchen island.
 - Install solid #2 2x10 blocking at 48" oc underneath kitchen island and for one joist bay past each side of island.

Sincerely,



Bradley Huxol, PE

