

DATE: August 10, 2021

TO: Pfeifer Homes Inc.
1550 SW Market St., Suite 210
Lee's Summit, MO 64081
Attn: Rick Holbrook

JOB: City Review Comments
329 NW Ambersham Drive,
Lees Summit, MO 64081



Dear Rick,

Three Items were mentioned in the City Review at the above mentioned and they are as follows:

1. Cut floor joist in the front coat closet:
Plumbing fixture cut thru joist – the joist has a short span distance. The joist on the east side will cantilever the other side is not supported. It is suggested that the back loading wall framing or a trim 2x10 be placed between the top of the wall and the subfloor. This will support the subfloor on that side of the plumbing fixture.
2. There was also a cut floor joist in the basement at a plumbing fixture. That area has been headered off and is more than adequate for this condition.
3. On the exterior wall framing solid blocking has been used between the ceiling or roof joist. The blocking serves two purposes. It braces the ceiling or roof joist and prevents them from rolling. This is particularly true in a wind or storm event. Secondly the blocking allows the roof rafters which are on a steeper pitch to have a solid seat for bearing. I believe the flat seat of the roof rafter on the blocking allows the vertical load component of the rafters to be distributed to the load bearing walls below. As the roof pitches get steeper I believe you will see this detail more frequently.

I have also included a photo joist in the coat closet that will required solid blocking or wall extension..

If you have any questions or concerns regarding this item please feel free to contact me.

Sincerely,

Michael H. Skeens

Michael H. Skeens, P.E

