

April 14, 2022

Summit Homes  
120 SE 30<sup>th</sup> St.  
Lee's Summit, MO 64082

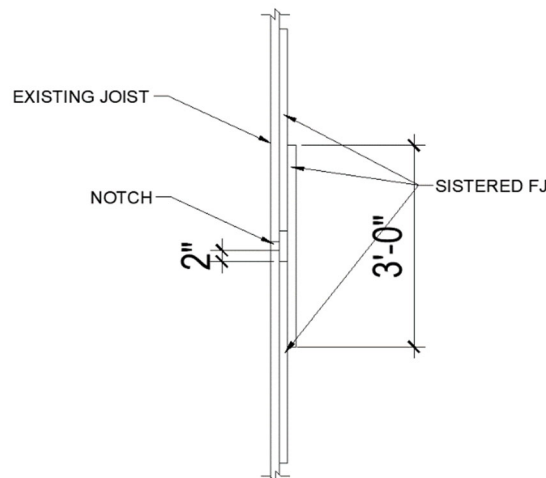
**RE: Field Issue of over-notched floor joist, drilled floor joist, non-continuous top plate above HVAC chase, and non-continuous (3) floor joist for Lot #88 Reserve at Stoney Creek – 1532 SW Georgetown Dr. Lee's Summit, MO 64082 – Permit # PRRES20212957**

Over-notched floor joist in basement:

- Floor joist is located under bath #1 and supporting main level flooring system.
- Floor joist has been notched to allow for plumbing DWV line.
- Notch is approximately 5" deep by 4" wide.

**Recommendations:**

- Fasten (2)-3 foot 2x10 members to existing notched floor joist.
  - Additional members shall be no more than 2" from notch.
  - Fasten to existing floor joist with 4 fasteners per linear ft in "W" pattern with 2-1/2" structural screws or 16D nails.
- Fasten addition 3' 2x10 floor joist to (2) 2x10 sistered floor joists (see image below).
  - Fasten to sistered floor joists with 4 fasteners per linear ft in "W" pattern with 2-1/2" structural screws or 16D nails to each floor joist added



Drilled floor joist:

- Floor joist is located under office closet and is supporting main level flooring system.
- Floor joists has multiple holes bored for electrical lines.
- Holes are less than 2" from the bottom of the floor joist.

**Recommendations:**

- Install CS16 strap on the bottom of the floor joist and centered below the area with holes. Strap shall extend out 1 foot from the edge of the last hole on either side.
- Fasten with 10D nails, per manufacturers specifications.

Non-continuous top plate:

- Top plate in the garage/owners entry has been cut to allow for HVAC.
- Top plate cut is located between a floor joist bay.
- Floor above the non-continuous top plate is used as a HVAC chase.

**Recommendations:**

- The non-continuous top plate is not a structural concern during the time of inspection.

Non-continuous (3) 2x10:

- Triple joist is continuous and located under bath #2, office, and pantry area.
- Triple joist is supporting load-bearing 2x6 stud wall.
- Triple joist is supported by W10x26 steel beam and load-bearing wall in the basement.
- Triple joist has been cut for DVW.
- Triple joist has a single continuous member supporting main level floor system.

**Recommendations:**

- The triple joist has been cut outside of the region that is supporting the 2x6 load-bearing wall. The load bearing region of the triple joist is continuous and supported on both sides. The only area requiring a (3) 2x10 floor joist has been indicated on the plans and the non-continuous portion is outside the region requiring (3) 2x10. A single floor joist remains continuous and adequate to support the main level floor system.
- No modifications are required.



Sincerely,

Bradley Huxol, PE

