



May 16, 2022

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

RE: Field Issue of top plate connection, over-bored rim joist, and basement slider header for Lot #19A/B – Lee's Summit, MO 64082 – Permit # PRRES20214081

City of Lee's Summit Comment:

1. Provide engineer's report on top plates, rear wall of house.
2. Address double rim bored for electrical above basement sliding glass door. Rim not touching top plate.
3. Have engineer address CS-PF portal bracing at basement window per plans, double rim 2x10 installed.

1. Top plate connection (Unit B):

- Top plates are non-continuous at the interior great room wall, approximately 2' from the rear wall.
- Top plates have been connected with blocking and straps.
- A single top plate is used for the 2' span.
- Top plates do not align due to roof pitch.

Recommendations:

- Cut the (3) angled studs nearest to the rear great room wall down 3" and install 2 additional #2-2x4 top plates to align with great non-sloped top plates.
- Top plates shall be connected together with CS-16 straps.
- Nail top plates together with 16D common nails @ 12" O.C.

2. Over-bored rim (Unit A):

- Rim has over-bored for electrical lines.
- Hole is approximately 4" diameter and 3" from the bottom of the rim.
- Hole is approximately 2' from the closest end support.

Recommendations:

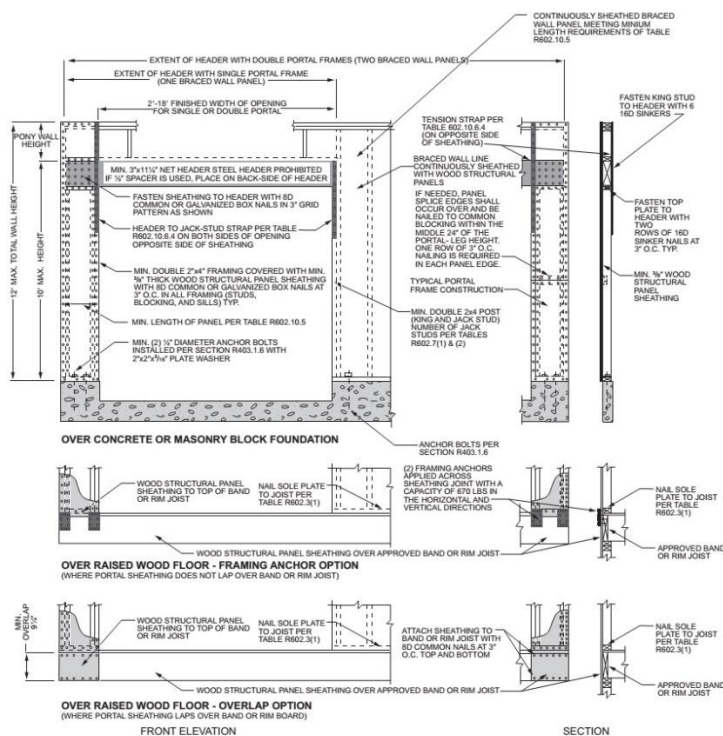
- Install a (2) #2- 2x6 header beneath the over bored rim.
- Header shall span over the patio door and be supported by (1) jack stud.
- Shim gap between the top plate and rim with DFL#2 wood shims or steel shims as needed.

3. CS-PF Bracing in the basement (Unit A):

- (2) 2x10 rim was installed above basement window.
- Plans call for (2) 2x12 header with CS-PF.

Recommendations:

- Install a dropped (3) #2- 2x12 header with CS-PF per detail as shown in image below.
- Drill and epoxy anchor bolts per CS-PF detail.



Sincerely,

Bradley Huxol, PE

