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Dave Richards
Dave Richards Homebuilding, Inc.
P.O. Box 1325
Blue Springs, MO 64013

Re: Framing Issues
4740 NE Jamestown Dr
Lee's Summit, MO
Monticello Lot 135

Dear Mr. Richards:

At your request I have addressed issues raised by the Building Inspector at the above referenced property.

4740 NE Jamestown Dr LSMO Monticello Lot 135

- Install rear basement door. Engineer address proper size header beam for span
- Over spanned 9.25" lvl beam above stair. Have engineer check this beam spanning over 16.5 ft

The header size for the rear basement door should be 2@1-3/4" x 11-7/8" LVL or greater.

The actual span of the 2@ 1-3/4" x 9-1/4" LVL is 16'-2". For that span to not be overloaded, there needs to be no attic access to that area. That means either removing the attic access in the Garage or walling off the Garage attic from the rest of the attic.

The other option would be to add a third LVL which would not be easy.

Cordially,

David P. Ainsworth, P.E.

