



June 16, 2022

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

RE: Field Issue of city inspection comments for Lot #116 Reserve at Stoney Creek –1924 SW Hightown Dr. Lee's Summit, MO 64082 – Permit # PRRES20215839

Inspection Comments: have engineer address C11 gable truss not provided with bearing on top plate. Have engineer address B1 gable truss that has had webs cut and bottom chord removed.

Recommended modifications:

- Gable end has been modified to be field framed with 2x4's @ 16" O.C.
- Trusses have been cut and are only supporting self-weight.
- Install a sistered 2 x 4 stud to existing 2x4 gable truss studs at 6' O.C. on exterior gable wall.
- Attach existing truss webs to sistered 2 x 4 studs with SDS structural screws or 10D nails @12" O.C.

Inspection Comments: provide joist hangers at joist to dbl rim connection basement den.

Recommended modifications:

- Add (1) A34 framing angle at end of floor joist (side above window).
- Install per manufacturer's installation instructions.
- See table below for more information.

Inspection Comments: address floor joist over notched for DWV basement bath

Recommended modifications:

- Install a 24" CS-16 strap centered underneath the notch.
- Install additional 2x6 stud beneath the notch to support floor joist.
 - Build out wall as necessary to install stud.
 - Stud shall have a bottom plate and be fastened to blocking or another member tied to an existing wall.

Inspection Comments: address (1) ply of dbl 2x10 joist not provided with full bearing at steel beam above basement bed hall.

Recommended modifications:

- Fasten members together w/ 4" structural screws or 10D nails w/4 fasteners per linear ft in "W" pattern.
- Fasten 3' portion of joists located between the W8x10 and W8x13 steel beams.

Inspection Comments: have engineer address dbl top plates that have been notched around full height studs on exterior gable walls, also the 2x4 studs are over 12'.

Recommended modifications:

- Rotated studs are in addition to structural 2x4 @ 16" oc studs.
- No structural modifications are required at the time of inspection.

Framing Angles and Plates (cont.)

These products are available with additional corrosion protection. For more information, see p. 14. For stainless steel fasteners, see p. 21. Many of these products are approved for installation with Strong Drive® SD Connector screws. See pp. 348-352 for more information.

Model No.	Type of Connection	Fasteners (in.)	Direction of Load	DF/SP Allowable Loads			SPF/HF Allowable Loads			Code Ref.
				Floor (100)	Roof (125)	(160)	Floor (100)	Roof (125)	(160)	
A34	1	(8) 0.131 x 1 1/2	F ₁	395	480	545	340	415	480	IBC, FL, LA
			F ₂ ^a	395	430	430	340	370	370	
		(8) #9 x 1 1/2" SD	F ₁	640	640	640	550	550	550	
			F ₂	495	495	495	425	425	425	
A35	2	(8) 0.131 x 1 1/2	Uplift	240	240	240	170	170	170	IBC, FL, LA
			A ₁	295	350	350	255	300	300	
			E	295	360	385	255	310	330	
		(12) 0.131 x 1 1/2	C ₁	185	185	185	160	160	160	
			A ₂	295	325	325	255	280	280	
			C ₂	295	330	330	255	285	285	
	3	(12) 0.131 x 1 1/2	D	225	225	225	195	195	195	IBC, FL, LA
			F ₁	590	650	650	510	560	560	
			F ₂ ^a	590	670	670	510	575	575	
		(12) 0.131 x 1 1/2	F ₁	555	555	555	475	475	475	
			F ₁	420	420	420	360	360	360	
			G	580	715	715	500	615	615	
LTP4	7	(12) PH6121	H	525	525	525	450	450	450	IBC, FL, LA
LTP5	8	(12) 0.131 x 1 1/2	G	565	565	565	485	485	485	
			H	490	490	490	420	420	420	

Model No.	Total L	Ga.	DF/SP		SPF/HF		Allowable Tension Loads (160)	Code Ref.
			Fasteners	End Length	Fasteners	End Length		
CMST12	40'	12	(74) 16d (86) 10d	33" 39"	(84) 16d (98) 10d	38" 44"	9,215 9,215	I4, L3, FL
CMST14	52 1/2'	14	(56) 16d (66) 10d	26" 30"	(66) 16d (76) 10d	30" 34"	6,490 6,490	
CMSTC16	54'	16	(50) 16d sinker (26) 10d	20" 15"	(58) 16d sinker (30) 10d	25" 16"	4,585 2,490	
CS14	100'	14	(30) 8d	16"	(36) 8d	19"	2,490	
CS16	150'	16	(20) 10d (22) 8d	11" 13"	(22) 10d (26) 8d	13" 14"	1,705 1,705	
CS18	200'	18	(16) 10d (18) 8d	9" 11"	(18) 10d (22) 8d	11" 12"	1,370 1,370	
CS20	250'	20	(12) 10d (14) 8d	6" 9"	(14) 10d (16) 8d	9" 9"	1,030 1,030	
CS22	300'	22	(10) 10d (12) 8d	7" 7"	(12) 10d (14) 8d	7" 8"	845 845	

1. Fastener quantities and end lengths are calculated using an increase for wind or seismic loading.
2. Use half of the required nails in each member being connected to achieve the listed loads.
3. Calculate the connector value for a reduced number of nails as follows:
$$\text{Allowable Load} = \frac{\text{No. of Nails Used}}{\text{No. of Nails in Table}} \times \text{Table Load}$$

Example: CMSTC16 in DF/SP with 40 nails total.
(Half of the nails in each member being connected)
$$\text{Allowable Load} = \frac{40 \text{ Nails (Used)}}{50 \text{ Nails (Table)}} \times 4,585 \text{ lb.} = 3,668 \text{ lb.}$$

4. Tension loads apply for uplift when installed vertically.
5. Nails: 16d = 0.162" dia. x 3 1/8" long. 16d sinker = 0.148" dia. x 3 1/4" long.
10d = 0.148" dia. x 3" long. See pp. 26-27 for other nail sizes and information.

Sincerely,

Bradley Huxol

Bradley Huxol, PE

