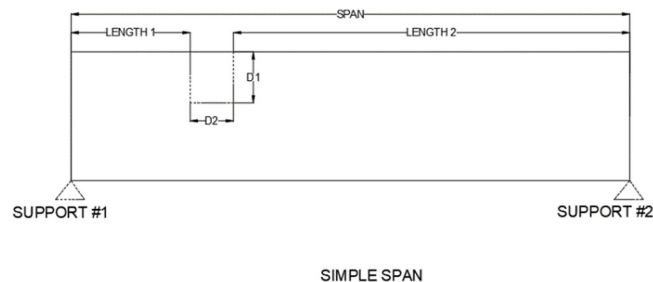


June 24, 2022

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

RE: Field Issue of over-notched floor joists for Lot #152 Hawthorne Ridge – 3208 SW Arboridge Drive, Lee's Summit, MO 64082 – Permit # PRRES20215298

Findings: over-notched floor joist located under W.I. Closet.



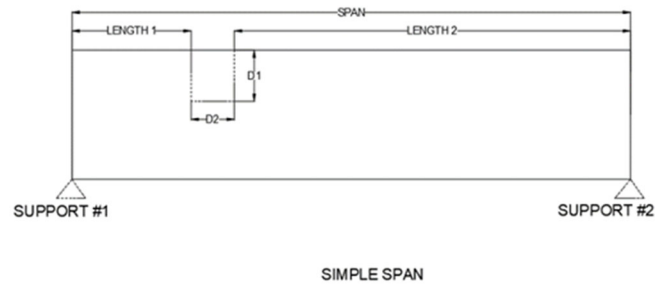
- D1 – 4' 6"
- D2 – 3' 6"
- Length 1 – 1' 7"
- Length 2 – 13' 2"
- Span – 14' 9" clear
- Support #1 – Foundation wall
- Support #2 – W8x10 Steel beam
- Location – Near foundation wall/ sump.
- Loading -
 - Dead = 15 psf @ 16" oc
 - Live = 40 psf @ 16" oc

Recommendations:

Recommended modifications:

- Header off notched floor joist with (2) #2- 2x10
- Blocking shall be installed if space of headered off area is greater than 2' in either direction.

Findings: over-notched floor joist located under Bath #1.



- D1 – 5' 6"
- D2 – 5"
- Length 1 – 8' 1"
- Length 2 – 6' 8"
- Span – 14' 9" clear
- Support #1 – Foundation wall
- Support #2 – W8x10 Steel beam
- Location – Near foundation wall/ sump.
- Loading –
 - Dead = 15 psf @ 16" oc
 - Live = 40 psf @ 16" oc

Recommendations:

Recommended modifications:

- Install full length #2- 2x10 adjacent to the notched 2x10.
- Installed floor joist shall be installed as close as possible to notched floor joist.

Or

- Move toilet flange so that a #2-2x10 can be sistered to over-notched stud.
- Sistered floor joist must be for 6' length with 4 fasteners per linear ft in "W" pattern with 2-1/2" structural screws or 10D nails to existing notched floor joist.

Sincerely,

Bradley Huxol, PE

