

August 2, 2022

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

RE: Field issue of omission of solid blocking and holes in floor joists bored closer than 2" to each other for Lot #113 Manor at Stoney Creek – 4417 SW Grindstone Circle Lee's Summit, MO 64082 – Permit # PRRES20220089

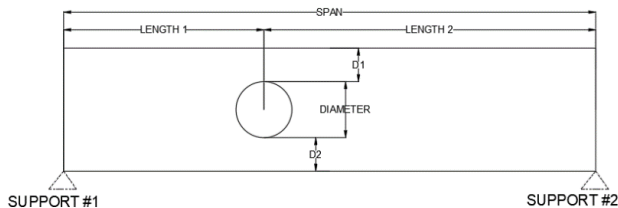
Omission of blocking under kitchen island:

- Plans call for continuous solid blocking between floor joists under kitchen island.

Recommended modifications:

- Blocking shall be omitted if HVAC or plumbing lines are in floor joist bays requiring blocking.

Holes within 2" of each other in floor joist:



- D1 – at least 2"
- D2 – at least 2"
- Diameter of hole – 1"
- Holes within 2" of another hole
- Length 1 – varies from 5'-7'
- Length 2 – varies from 6'-8'
- Span – 13'
- Support #1 – foundation wall
- Support #2 – W8x21 continuous steel beam
- Location – above bed 4 closet
- Loading -
 - Dead = 10 psf @ 16" oc
 - Live = 40 psf @ 16" oc

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	33"	(84) 16d	38"	9,215	14, L3, FL
			(86) 10d	39"	(85) 10d	44"	9,215	
CMST14	52 1/2'	14	(86) 16d	26"	(85) 16d	30"	6,490	
			(86) 10d	30"	(76) 10d	34"	6,490	
CMSTC16	54'	16	(50) 16d sinker	20"	(58) 16d sinker	25"	4,585	
CS14	100'	14	(26) 10d	15"	(30) 10d	16"	2,490	
			(30) 8d	16"	(36) 8d	19"	2,490	
CS16	150'	16	(20) 10d	11"	(22) 10d	13"	1,705	
			(22) 8d	13"	(26) 8d	14"	1,705	
CS18	200'	18	(16) 10d	9"	(18) 10d	11"	1,370	
			(18) 8d	11"	(22) 8d	12"	1,370	
CS20	250'	20	(12) 10d	6"	(14) 10d	9"	1,030	
			(14) 8d	9"	(16) 8d	9"	1,030	
CS22	300'	22	(12) 8d	7"	(12) 10d	7"	845	
			(12) 8d	7"	(14) 8d	8"	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:
 Allowable Load = No. of Nails Used / No. of Nails in Table x Table Load
Example: CMSTC16 in DF/SP with 40 nails total.
 (half of the nails in each member being connected)
 Allowable Load = 40 Nails (Used) / 50 Nails (Table) x 4,585 lb. = 3,668 lb.
 4. Tension loads apply for uplift when installed vertically.
 5. Nails: 16d = 0.162" dia. x 3 3/4" long; 10d 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.

Recommended modifications:

- Install 24" length of CS-16 centered under the hole along bottom of floor joist per manufacturer's spec's.

Sincerely,



Bradley Huxol, PE

