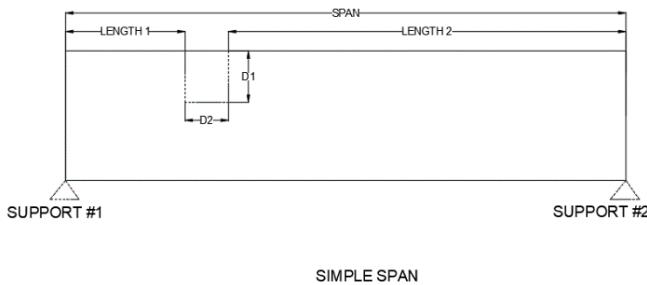


August 12, 2022

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

**RE: Field Issue of over notched joist for Lot #70 Reserve at Stoney Creek – 1521 SW Georgetown Dr
 Lee's Summit, MO 64082 – Permit # PRRES20215236**

1. Over notched floor joist in garage:



- D1 – 2"
- D2 – 3"
- Length 1 – 5' 5"
- Length 2 - 6'
- Span – 11' 8"
- Support #1 – Rear LBW at garage
- Support #2 – Garage W12 X 26 STL beam
- Location – Garage, under bath #2
- Loading -
 - Dead = 15 psf @ 16" oc
 - Live = 40 psf @ 16" oc

Model No.	Strap Qty.	Installation	Fasteners (Per Strap) (in.)	Allowable Loads DF/SP		Allowable Loads SPF/HF	
				Compression (160)	Tension (160)	Compression (160)	Tension (160)
CTS218	1	One sided	(24) 0.148 x 1 1/2	1,125	2,270	970	1,970
	2	One sided		2,250	4,535	1,935	3,900
	2	Two sided		2,515	4,535	2,165	3,900
	3	Two sided		3,310	6,805	2,845	5,850
	4	Two sided	5,035	9,070	4,330	7,800	
	1	One sided	(24) #9 x 1 1/2" SD	1,175	2,510	1,010	2,160
	2	One sided		2,350	5,020	2,020	4,315
	2	Two sided		2,735	5,020	2,350	4,315
	3	Two sided		4,130	7,530	3,550	6,475
	4	Two sided	5,470	10,040	4,700	8,635	

Recommended modifications:

- **Sister a 6' length DFL #2 2x10 centered on joist notch. Attach with glue and 4 fasteners per linear ft. in a "w" pattern.**

2. Over notched floor joist in great room:

- D1 – 4.5"
- D2 – 3.5"
- Length 1 – 9'-6"
- Length 2 - 5' -2.5"
- Span – 15'-11" with a 2' cantilever
- Support #1 – Rear LBW at great room
- Support #2 – (2) 3.5" X 9.25" LVL
- Location – Great room under bath #3.
- Loading -
 - Dead = 15 psf @ 16" oc double every other
 - Live = 40 psf @ 16" oc double every other
 - Point load on cantieliver from floor above

Recommended modifications:

- **Install CTS218 strap at top of floor joist on both sides of floor joist per manufacturer's specifications.**

Sincerely,



Bradley Huxol, PE

