

August 26, 2022

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

**RE: Field Issue of embedded holdown device omitted for Lot #13 Cobey creek – 537 SE Carter Rd.
Lee's Summit, MO 64082 – Permit # PRRES20220859**

- One 3500# embedded strap holdown was omitted for PFH portal frame at 16' garage door opening:

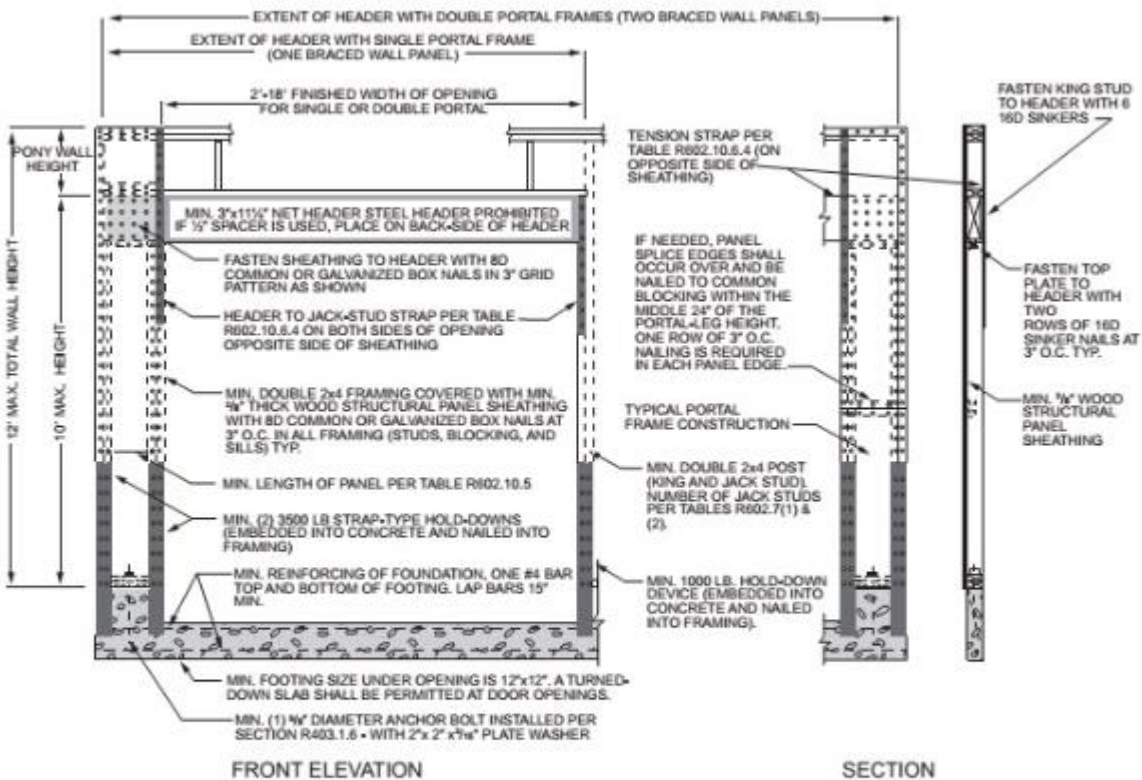


FIGURE R602.10.6.2 METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

Model No.	Ga.	Dimensions (in.)					Fasteners (in.)		Minimum Wood Member Size (in.)	Allowable Tension Loads (160)		
		W	H	B	CL	SO	Anchor Bolt Dia. (in.)	Wood Fasteners		DF/SP	SPF/HF	Deflection at Allowable Load (in.)
▶ HDU2-SDS2.5	14	3	8 $\frac{1}{16}$	3 $\frac{1}{4}$	1 $\frac{1}{16}$	1 $\frac{1}{16}$	$\frac{5}{16}$	(6) $\frac{1}{4}$ x 2 $\frac{1}{2}$ SDS	3 x 3 $\frac{1}{2}$	3,075	2,215	0.088
▶ HDU4-SDS2.5	14	3	10 $\frac{1}{16}$	3 $\frac{1}{4}$	1 $\frac{1}{16}$	1 $\frac{1}{16}$	$\frac{5}{16}$	(10) $\frac{1}{4}$ x 2 $\frac{1}{2}$ SDS	3 x 3 $\frac{1}{2}$	4,565	3,285	0.114
▶ HDU5-SDS2.5	14	3	13 $\frac{1}{16}$	3 $\frac{1}{4}$	1 $\frac{1}{16}$	1 $\frac{1}{16}$	$\frac{5}{16}$	(14) $\frac{1}{4}$ x 2 $\frac{1}{2}$ SDS	3 x 3 $\frac{1}{2}$	5,645	4,340	0.115
▶ HDU8-SDS2.5	10	3	16 $\frac{1}{16}$	3 $\frac{1}{2}$	1 $\frac{1}{16}$	1 $\frac{1}{2}$	$\frac{7}{16}$	(20) $\frac{1}{4}$ x 2 $\frac{1}{2}$ SDS	3 x 3 $\frac{1}{2}$	6,765	5,820	0.11
									3 $\frac{1}{2}$ x 3 $\frac{1}{2}$	6,970	5,995	0.116
									3 $\frac{1}{2}$ x 4 $\frac{1}{2}$	7,870	6,580	0.113
▶ HDU11-SDS2.5	10	3	22 $\frac{1}{4}$	3 $\frac{1}{2}$	1 $\frac{1}{16}$	1 $\frac{1}{2}$	1	(30) $\frac{1}{4}$ x 2 $\frac{1}{2}$ SDS	3 $\frac{1}{2}$ x 5 $\frac{1}{2}$	9,535	8,030	0.137
									3 $\frac{1}{2}$ x 7 $\frac{1}{4}$	11,175	9,610	0.137
▶ HDU14-SDS2.5	7	3	25 $\frac{1}{16}$	3 $\frac{1}{2}$	1 $\frac{1}{16}$	1 $\frac{1}{16}$	1	(36) $\frac{1}{4}$ x 2 $\frac{1}{2}$ SDS	3 $\frac{1}{2}$ x 5 $\frac{1}{2}$	10,770	9,260	0.122
									3 $\frac{1}{2}$ x 7 $\frac{1}{4}$	14,390	12,375	0.177
									5 $\frac{1}{2}$ x 5 $\frac{1}{2}$	14,445	12,425	0.172

Recommended modifications:

- Install PFH at garage per IRC figure as shown in image above.
- Install HDU8-SDS2.5 at omitted embedded strap location per manufacturer's spec's.
- HDU8-SDS2.5 shall be drilled and epoxied into foundation wall at 6" depth.

Sincerely,



Bradley Huxol, PE

