



July 1, 2024

Lee's Summit Development Services  
(816) 969-1200  
220 SE Green Street  
Lee's Summit, MO 64063

New Single Family  
1805 SW Hightown Dr  
Lees Summit, MO 64082

**RE: CITY COMMENTS FOR PERMIT # PRRES20241619**

Everstead Engineering & Design, LLC has received the following comments from the rough in framing inspection. Please accept this letter as the engineer's response:

**Inspection Comment** "Have plan designer address meaning of EC3, EC1 and load bearing option for roof A&C"

Engineer's Response:

- "EC" is listed in the Abbreviations list on S000 and is an "End Condition". The IRC requires end conditions for CS-WSP. The different code compliant end conditions are shown on 6/S530 of the plans, which is a copy of R602.10.7 the IRC.
- The Load bearing option for roof A&C note is a specifier that should have been hidden prior to finalizing the plans to prevent confusion. It means that roof types A and C for the Avalon floor plan require that portion of wall to be constructed as a load bearing wall. Please note that the Craftsman elevation at the above referenced address is a roof type "A" so the wall is to be constructed as a load bearing wall.

**Inspection Comment:** "Have engineer better address (3) 2x4 at dining room window"

Engineer's Response: This is the number of jack studs required under the header to support the design loads. Everstead calls out jack studs when the quantity is greater than 2, as implied by the framing notes in section D.1 on S000. Kings studs are to be provided per table R602.7.5 of the IRC (min 1 king stud for headers under 8' in width and min 2 king studs for headers over 8' and under 18' in width).

Please feel free to contact us with any further questions on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Davis", is written over a light blue horizontal line.

Chris Davis, PE

