

August 26, 2024

Development Services
Building Inspections
220 SE Green
Lee's Summit, MO 64063

**Re: 1404 NE Ernest Way
PRRES20236587**

To Whom it May Concern,

We are in receipt of rough in inspection comments dated August 14, 2024 and have the following responses.

1. The under-slab plumbing support is present based on evaluation of pictures and video taken before the slab pour.
2. The structural slab was designed and inspected by this office. The inspection report is attached. The broken slab at the basement bathroom has reinforcing showing at the edges based on a recent inspection.
3. The cracks in the rear foundation wall were evaluated in early March, soon after they manifested. There was lateral movement of the top of the wall near the center and the associated cracking that comes with it. It was determined that if the floor slab was connected to the top of the wall, the movement would be halted and the wall would have adequate strength to resist the lateral pressure of the backfill. Filling the cracks with epoxy will reduce the possibility of water getting into the wall and making the cracks bigger during freezing.
4. The LVL beams in the sunroom will be attached to the house with Simpson LSCZ angle brackets. Wall bracing will be continuous sheathing.
5. The beam under the front wall is a W14x48 supported on steel columns bearing on the wall footing. A stud wall is being installed under the beam to enclose the room. At the rear of the garage another W14x48 supports some of the garage slab.
6. The PFH braced wall detail at the garage door has been revised to a CS-WSP. The nailing pattern is 6" on center at the panel edges and 12" on center in the field. The mullions on either side of the door are wider than the 36" required in table R602.10.5.

If there are any questions, please let me know.

Yours truly,



Albert Hermans, P.E.





LEE'S SUMMIT MISSOURI

Third Party Inspection Report

| | | |
|---|--------------------------------------|--------------------------------|
| Inspector <i>AL HERMANS</i> | Date <i>3/11/24</i> | Time <i>10:15 AM</i> |
| Company <i>SDC ENGINEERING</i> | Permit # <i>PRRES20236587</i> | Permit Holder <i>MEDLIN</i> |
| Inspection Type <i>SLAB</i> | Address <i>1404 NE ERNEST WAY</i> | |
| E-Mail Address <i>alhermans@sdcorp.com</i> | | |

Instructions: This form must be completed when performing a third party inspection for any building permit in Lee's Summit. Submit form within 48 hours after inspection to the Development Services Department. If a subsequent inspection is performed by the City, this form must be submitted prior to that inspection being scheduled.

Check all boxes that apply to the site conditions and the inspection being performed.

Site Conditions:

- ☒ Plans stamped by the City on site with the plot plan included. (Copied plans are not acceptable)
- ☒ Erosion controls in place and maintained

*Note: If these requirements are not met no inspection shall be performed or accepted by the City.

Foundations and Footings:

- ☐ Foundation type and MBOE is equal to or above the plot plan
- ☐ Concrete encased electrode (ufer) ground installed (Location must be noted in comments)
- ☐ Foundation/Footing meets all City Code requirements and matches City approved plans or engineered design.

Foundation Walls:

- ☐ Elevation is sufficient to achieve 2% slope away from structure
- ☐ No openings below the MBOE
- ☐ Concrete encased electrode (ufer) ground exposed
- ☐ Foundation wall meets all City Code requirements and matches City approved plans or engineered design.

Development Services

220 SE Green Street | Lee's Summit, MO 64063 | P: 816.969.1200 | F: 816.969.1221 | cityofLS.net



LEE'S SUMMIT MISSOURI

Framing:

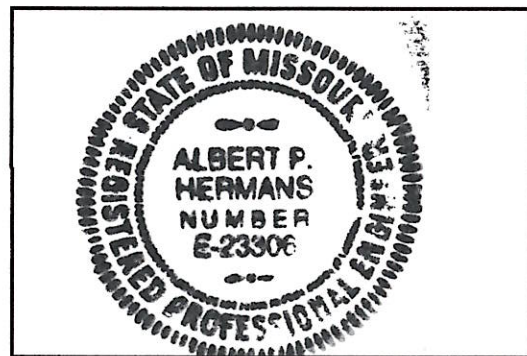
☐ Framing meets all City Code requirements and matches City approved plans or engineered design.

*Note: Framing can only be covered after mechanical, electrical, and plumbing inspections have been passed.

Corrective Actions and Comments:

STRUCTURAL BASEMENT SLAB PER
DESIGN BY SDC ENGINEERING.
#4 @ 8" O.C. E-W. 9 #4 CONT. @
3 GRADE BEAMS.

I certify that I have inspected, tested, and checked the work performed, and I find the work to be compliant with all applicable City ordinances and approved building plans and site plans and that the all information in this form is both accurate and true.



Signature: _____

Engineer/Architect Seal