



VAN DEURZEN AND ASSOCIATES, P.A.
CONSULTING STRUCTURAL ENGINEERS
11011 KING STREET, SUITE 130
COMMERCE TERRACE BUILDING D
OVERLAND PARK, KANSAS 66210
(913) 451 - 6305 FAX (913) 451 - 1021

October 4, 2024

Mr. Jordan Jackson
JFE Construction Inc.
1314 SW Market St
Lee's Summit, MO 64081

Re: 2229 NW Killarny Lane – Framing Evaluation Report
Lee's Summit, MO

Dear Mr. Jackson,

This letter is in regard to deficiencies noted during a rough-in inspection performed by the City of Lee's Summit for the above mentioned residence. We will respond to those items which require engineering evaluation.

- **Submit new revised plan with slide doors at rear of house. CSPF framing and nailing per revised plan.** The wall containing the sliding door at the breakfast area is projected five feet beyond the rear wall of the house. Since the projection is less than eight feet, per the prescriptive bracing guidelines, the wall is considered part of the braced wall line along the entire rear of the house and is not its own braced wall segment. There is adequate braced wall panel length along the length of the rear wall to not require a portal frame at the sliding door. The opening as constructed is correct and a portal frame is not required at this location.
- **Header off joist at pantry duct chase.** The second floor joist which bisects the duct chase was discontinued at the chase opening and is bearing on the wall of the duct chase. A double 2x10 joist is located below the wall the joist is bearing on and is adequate for the support of the floor joist. The joist may bear on the chase wall as constructed. No corrective action is required.
- **Support ceiling framing above master bedroom.** The raised ceiling area above the master bedroom is framed as a catenary structure. The sloping ceiling joists framing the raised ceiling are restrained at the base by the lower ceiling structure which prevents the raised area from spreading out and falling. Adequate restraint from the lower structure has been provided to allow the raised ceiling to be self-supported. No corrective action is required.

Mr. Jordan Jackson
2229 NW Killarney

2

October 4, 2024

We trust this report will meet your needs. If you need any additional information, please contact this office.

Sincerely,

VAN DEURZEN AND ASSOCIATES, P.A.



Chad M. Streeter, P.E.



10/4/2024