

January 29, 2025

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

RE: Construction Inspection – 1408 NE Ernest Way

To Whom it May Concern:

We are in receipt of recent framing inspection comments for the referenced project and have the following responses.

- 1. "Plan shows the front porch double 2x10 beam and support post. If this is not built per house plan, then this must be addressed by the roof truss engineer".

  The correct support framing should be installed.
- 2. "Framing above upper deck is covered \*\*corrections: secure wiring per code; need to verify hangers and truss tie down"

  This will be addressed in the field.
- 3. "Fb wall space vertically at maximum ten ft intervals \*\*fb as discussed" This will be addressed in the field.
- 4. "I joist plan shows M1-3 beam above front basement bedroom. Have the plan revised and approved by the floor joist engineer"

  The I-joist plan has been revised to delete the beam M1-3 and replace with a bearing wall. (attached)
- 5. "Engineer address for cut off of TJI joist top flanges below master shower \*\*Revise plan to denote all bearing walls in basement"

  A bearing wall plan has been added (F3) to the plan set.
- 6. "Engineer address for notched joist outside rear basement bathroom \*\*Support I joist per engineer letter recommendation"

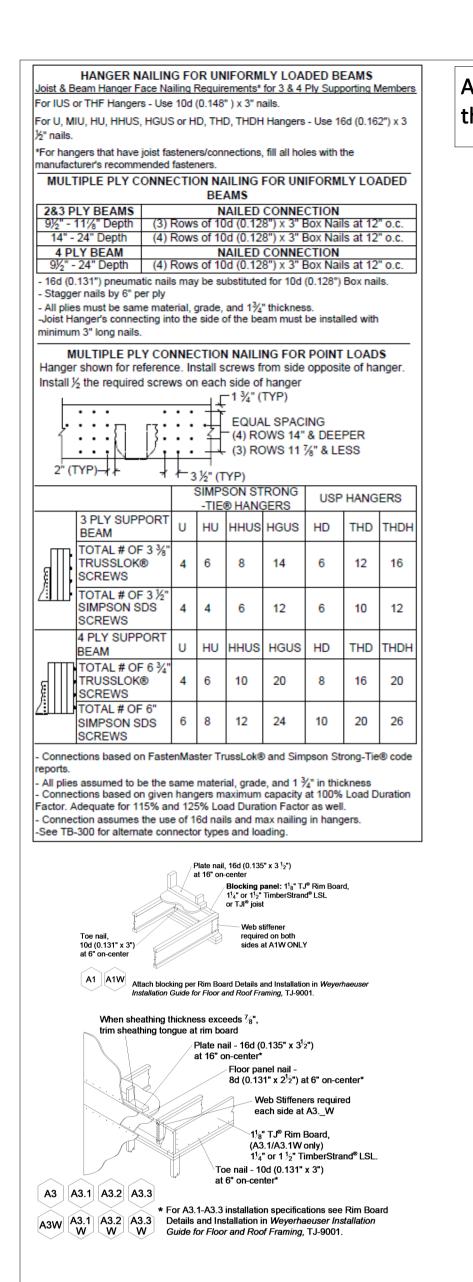
  This will be addressed in the field.
- 7. "Engineer address missing I beam above theater room \*\*The revised plan still shows the I beam above the theater room and the foundation wall supporting the suspended garage slab. The revised plan must show the as-built construction with all bearing walls identified. Engineer did not address that the east wall of the theater room is offset about 2'10" from the location of the missing I beam. There's no footing under the east theater room wall to carry the suspended garage slab"

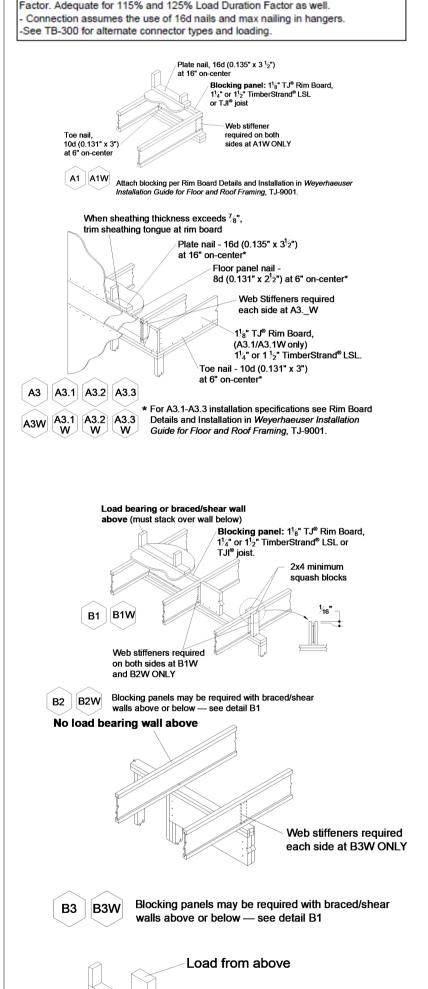
The floor plan (page 2) has a note referring to the engineer's pages (sheet F2) for alternate suspended slab design which reflects the as-built construction. The basement floor is a structural slab with #4 bars at 8" o.c.e.w. In the area of the front theater room bearing wall the slab is bearing on original soil, not fill. As such, the design uniform load at the wall of 1538 plf is transferred directly to the soil below. Using an effective width of 15" (5" thick slab & 5" thick wall) for soil bearing, the design soil pressure is 1230 psf which is well below the assumed value of 2000 psf. A footing is not required for this application.

If there are any questions, please let me know.

Yours truly,

Albert Hermans, P.E.





2x4 minimum

squash blocks

SCAN WITH YOUR SMARTPHONE
INSTALLATION GUIDE FOR
FLOOR AND ROOF FRAMING

Use 2x4 minimum squash blocks to

**FLOOR AND ROOF FRAMING** 

DAMAGE REPORTING

Web stiffeners

required on both

sides at E1W ONLY

E1 E1W

8" diameter maximum hole for  $11\frac{7}{8}$ "

16" deep blocking panels; 6" diameter

maximum for blocking panels 91/2"

deep or shorter than 12" long.

11/8" TJ® Rim Board or

Do not cut flanges

1<sup>1</sup>/<sub>4</sub>" or 1<sup>1</sup>/<sub>2</sub>" TimberStrand<sup>®</sup> LSL.

Nail with 10d (0.131" x 3")

nails, one each at top and

Adjust joist up to 3" to allow for

Max clear span at L/480 and max

24" o.c. spacing.

9 1/2" 210 16" o.c. 15'9"

11 7/8" 210 16" o.c. 18'8"

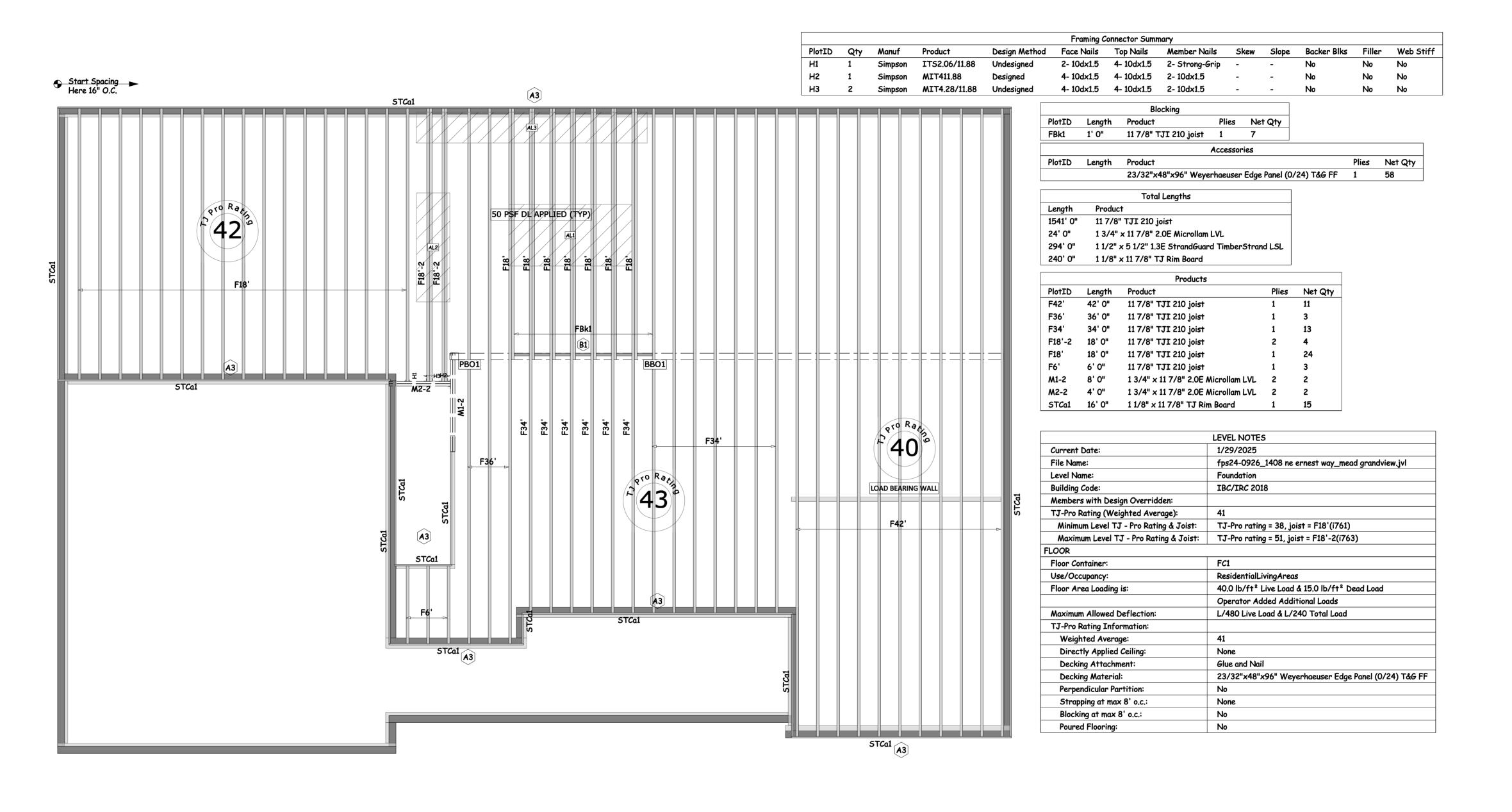
Plumbing and Mechanical installation.

transfer load around TJI® joist

Actual materials and quantities may vary due to jobsite conditions, design changes and installation variations. It is the responsibility of the Builder for this Layout to be reviewed and Approved by an appropriate Design Professional as required by the permitting authority.

ALL ROOF LOADS ASSUMED TO BE SUPPORTED AT EXTERIOR WALLS AND BEAMS BY OTHERS, IF APPLICABLE, UNLESS OTHERWISE NOTED. NO ROOF LOADS APPLIED TO FLOOR MEMBERS.

210'S 16" O.C. UNLESS OTHERWISE NOTED





## **WARNING** oists are unstable until braced laterally Bracing Includes:





DO NOT stack building materials on unsheathe joists. Stack only over beams or walls.

∩ One 8d (0.113" x 2½") nail each side. Drive nails at an angle at least 11/2" from end. 13/4" minimum end bearing Shear transfer: Connections eq to floor panel nailing schedule

11/8" TJ® Rim Board or

11/4" or 1 1/2" TimberStrand® LSL

3½" minimum Also see detail B intermediate bearing 51/4" may be required Rim to TJI® Joist 1½" TJ® Rim Board, 1¼" or 1½" TimberStrand® LSL. or TJI® 110 rim joist: Toe nail with 10d (0.128" x 3") nails, one each side of One 10d (0.131" x 3") nail into TJI® 560 floor joist TJI® 210, 230, and 360 rim joist: One 16d (0.135" x 31/2") nail into each flange.

13/4" minimum bearing With depths > 16", use TJI® 360 rim joist.

NAILING AT BEARING (FLOOR)

Squash Blocks to TJI® Joist

(Load bearing wall above)

One 10d (0.128" x 3")

This layout is intended for product application assurance and is not intended to circumvent the need for a design professional as determined by the Building Codes. The designer of record and/ or builder/ framer is responsible to assure these drawings are compatible with the overall project.

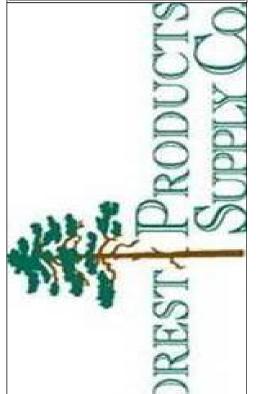
Weyerhaeuser Symbol Legend

User Defined Point Load

**♦** Layout Start Location **Construction Detail Callout** 

(See Framer's Pocket Guide) Excessive Point Load include this load. Special consideration

is required by the designer of record.) Required Bearing Length (Only placed at insufficient bearing



T PREPARED BY MIKE CARIOSCIA FOREST PRODUCTS SUPPLY 913-441-7000

WAY GRANDVIEW ERNEST MEAD

岁 408

**SCALE** 

1/4"=1'-0"

PROJECT #: FPS 24-0926 1/29/2025

1. All blocking, hangers, rim boards and rim joists at the end supports of the TJI® joists must be completely installed and properly nailed. 2. Lateral strength, like braced end wall or an existing deck, must be established at the ends of the bay. This can also be accomplished by a temporary or permanent deck (sheathing) fastened to the first 4 feet of joists at the end of the bay. 3. Safety bracing of 1x4 (minimum) must be nailed to a braced end wall or sheathed area (as in note 2) and to each joist. Install bracing with 2 - 8d(.0113" x 2.5") nails each joist and end support at 8 ft on center (6 ft for TJI 110 joists). Without this bracing, buckling sideways or rollover is highly probable under light construction loads - such as a worker or one layer of unnailed sheathing.

4. Sheathing must be completely attached to each TJI® joist before additional loads can be placed on the system. 5. Ends of cantilevers require safety bracing on both the top and bottom flanges. 6. The flanges must remain straight within 1/2" from true alignment