



ENGINEERING, INC.

Consulting Structural and Civil Engineers

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Raytown, Missouri 64133
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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.



