JSM
ENGINEERING
PO Box 804
Apex, NC 27502

Monday, March 21, 2022

Ko Konstruction
Client: Daniel Thornton
193 Chic Ennis Road
Coats, NC 27521

Professional Engineer Inspection and Design of Load Bearing Beam
22.023 – 193 Chic Ennis Road Coats NC

To Whom It May Concern:

Mark G. Johnson, PE with JSM Engineering PLLC reviewed site-specific information to perform a third-party engineering inspection for the design of a first-floor ceiling beam between the kitchen and living room to ensure compliance with the 2018 NC Residential Building Code:

- In order to remove the approximate 16'-0" of load bearing wall between the kitchen and living room, an engineered beam is required.

  The beam shall be (2) 1 ¾" x 14" 2.0E LVL nailed together using (3) 16D x 3 ½" common nails spaced at 16" O.C.

  The engineered beam shall be supported on each end with a (4) 2 x 4 stud column nailed together with 16D common nails and wrapped with coil strapping spaced at 16" O.C. vertically along the column.

  The engineered beam can be installed below the existing ceiling joists or in line with the ceiling joists. If the beam is to be installed flush with the ceiling joists, then each side of the ceiling systems must be supported to allow the ceiling joist to be cut and butted tight against the engineered beam and connected using ICC certified joist hangers.

The scope of work for the preparation of this professional engineering report was limited to a non-destructive and visual inspection of the locations accessible foundation support and framing systems. JSM Engineering PLLC did not perform any destructive or below grade / subsurface explorations for purposes of exposing concealed or hidden structural conditions. This professional engineering report does not warrant any future performance of the subject residential structure.

Sincerely,

Mark G. Johnson, PE
JSM Engineering PLLC
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NC PE License - 033168

NORTH CAROLINA PROFESSIONAL SEAL 033168 ENGINEER MARK G. JOHNSON

Mark G. Johnson PE

Digitally signed by Mark G. Johnson PE
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