1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)

TYPICAL FRAMING OBSERVED INCLUDED:

• SINGLE SPAN LOG JOISTS EQUIVALENT TO 5-1/2”x5-1/2” JOISTS SPANNING BETWEEN A 6”x7-1/2” FLUSH BEAM AND THE EAST FOUNDATION WALL.
• SINGLE SPAN ALTERNATING 1-3/4”x4-3/4” & 1-3/4”x7-3/4” JOISTS AT 14”oc SPANNING BETWEEN A 6”x7-1/2” FLUSH BEAM AND THE WEST FOUNDATION WALL.
• SINGLE SPAN LOG JOISTS EQUIVALENT TO 4-1/2”x4” JOISTS AT 24”oc SPANNING BETWEEN A 6”x7-1/2” FLUSH BEAM AND THE WEST FOUNDATION WALL.
• (4) 6”x7-1/2” FLUSH BEAMS WITH ONE BEAM SUPPORTED AT THE SOUTH FOUNDATION WALL AND A BRICK CORBEL, THE SECOND BEAM SUPPORTED AT THE SOUTH FOUNDATION WALL AND A SKEWED 3-1/2”x 7-1/2” DROPPED BEAM, THE THIRD BEAM SUPPORTED AT THE NORTH FOUNDATION WALL AND A SKEWED 3-1/2”x 7-1/2” DROPPED BEAM, AND THE FORTH BEAM SUPPORTED AT THE NORTH FOUNDATION WALL AND A BRICK PIER.

OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)

• 1ST FLOOR FRAMING IN GENERALLY POOR CONDITION WITH SOME FRAMING IN FAIR CONDITION.
• OBSERVED INSECT DAMAGE IN THE MAJORITY OF LOG JOISTS, A COUPLE OF THE 1-3/4”x JOISTS AND THE SUB FLOOR BELOW THE BATHROOM. JOISTS WITH INSECT DAMAGE WERE ANALYZED WITH A REDUCED SECTION AND SUPPLEMENTAL FRAMING AND /OR REINFORCEMENT IS RECOMMENDED FOR JOISTS NOT MEETING CODE REQUIRED LOADING BASED ON A REDUCED SECTION.
OBSERVATIONS & ANALYSIS (CONT):

- SINGLE SPAN ALTERNATING 1-3/4”x4-3/4” & 1-3/4”x7-3/4” JOISTS AT 14”oc WERE ANALYZED FOR THE SMALLER JOIST SIZE AND DETERMINED STRUCTURALLY ACCEPTABLE.
- OBSERVED HORIZONTAL CRACK IN 1ST JOIST FROM SOUTH END OF BUILDING. RECOMMEND REPAIR.
- 6”x7-1/2” FLUSH BEAMS ARE UNDERSIZED. RECOMMEND INSTALLING STEEL SUPPORT POSTS AT MIDSPAN OF EACH BEAM.
- OBSERVED DAMAGED BRICK CORBEL SUPPORTING THE SOUTH EAST 6”x7-1/2” FLUSH BEAM AT THE NORTH END. RECOMMEND REPAIRING CORBEL OR REMOVING CORBEL AND REPLACING WITH A STEEL SUPPORT POST.
- OBSERVED DETERIORATED BRICK PIER AT END OF NORTH EAST 6”x7-1/2” FLUSH BEAM. RECOMMEND REPAIRING, OR REMOVING PIER AND USING THE EXISTING ADJACENT STEEL POST FOR SUPPORT. VERIFY BOTTOM OF STEEL POST IS PROPERLY SUPPORTED ON A FOOTING AND PROVIDE NEW FOOTING IF REQUIRED. DO NOT REMOVE PIER UNTIL BEAM IS PROPERLY SUPPORTED BY THE STEEL POST SUPPORTS.
- OBSERVED SUPPORT CONDITION AT THE NORTH END OF THE SOUTH WEST 6”x7-1/2” FLUSH BEAM AND THE SOUTH END OF THE NORTH WEST 6”x7-1/2” FLUSH BEAM APPEARS BY OBSERVATION THAT THE ENDS OF BOTH BEAMS ARE PARTIALLY SUPPORTED BY THE CONTINUOUS 3-SPAN 3-1/2”x 7-1/2” SKEWED DROPPED BEAM.
- INADEQUATE SUPPORT CONDITION AT END OF 4-1/2”x4” JOIST AT NORTH WEST 6”x7-1/2” FLUSH BEAM. RECOMMEND REPAIRING WITH NEW FRAMING AND FRAMING CLIPS.
- ALL ENDS OF REINFORCING AND SUPPLEMENTAL FRAMING SHALL BE ATTACHED TO EXISTING FRAMING WITH FRAMING CLIPS AT EACH END.
- RECOMMEND ADDING FRAMING CLIPS AT FLUSH FRAMING.
- 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE WITH RECOMMENDED REPAIRS.
**Photo P1:**
Log joists equivalent to 5-1/2"x 5-1/2" joists supporting the common room spanning between the south east 6"x 7-1/2" flush beam and the east foundation wall looking west.

**Photo P2:**
Log joists equivalent to 5-1/2"x 5-1/2" joists supporting the common room spanning between the south east 6"x 7-1/2" flush beam and the east foundation wall looking east.

**Photo P3:**
Both the south west 6"x 7-1/2" flush beam spanning between the south foundation wall and the skewed 3-1/2"x 7-1/2" dropped beam and the south east 6"x 7-1/2" flush beam spanning between the south foundation wall and a brick corbel looking north.
Photo P4:
Alternating 1-3/4"x 4-3/4" and 1-3/4"x 7-3/4" joists supporting the kitchen spanning between both the south west 6"x 7-1/2" flush beam and the 3-1/2"x 7-1/2" dropped beam and the west foundation wall looking east.

Photo P5:
Observed insect damage at 1-3/4"x 7-3/4" joist.

Photo P6:
Log joists equivalent to 4-1/2"x 4" joists supporting the bathroom spanning between the north west 6"x 7-1/2" flush beam and the west foundation wall looking north east.
Photo P7:
Observed inadequate support at 4-1/2"x 4" joist at north west 6"x 7-1/2" flush beam looking north.

Photo P8:
Log joists equivalent to 5-1/2"x 5-1/2" joists supporting bedroom #1 spanning between the north east 6"x 7-1/2" flush beam and the east foundation wall looking west.

Photo P9:
Observed deteriorated brick pier supporting south end of the north east 6"x 7-1/2" flush beam with a steel post just south of the brick pier.
NEW 2x8 JOISTS EQUALLY SPACED BETWEEN EXISTING JOISTS. INSTALL EACH 2x8 TIGHT AT LOWEST POINT OF EXISTING FLOOR AND PROVIDE HARDWOOD SHIMS WITH CONSTRUCTION ADHESIVE AT 12"oc.

HORIZONTAL CRACK AT END OF 1ST JOIST FROM SOUTH END OF BUILDING

INSECT DAMAGE AT 6TH JOIST FROM SOUTH END OF BUILDING. REINF. WITH NEW 2x6 AND ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR 1/4" x 3" SCREWS AT 16"oc STAGGERED TOP & BTM.

NEW SUPPORT POST AT BEAM MIDSPAN

SKEWED EX. 3-1/2x 7-1/2" BEAM BELOW BOTH EX. SOUTH WEST & NORTH WEST 6"x 7-1/2" BEAMS

EX. 6" x 7-1/2" BEAM

INSTALL NEW SUPPORT POST AT BEAM MIDSPAN

REINF. EX. 4-1/2"x 4" JOISTS WITH NEW 2x6 EACH SIDE AND ATTACH WITH 1/4" x 4-1/2" SCREWS AT 16"oc STAGGERED OPPOSITE SIDES

NEW 2x8 JOISTS EQUALLY SPACED BETWEEN EXISTING JOISTS. INSTALL EACH 2x8 TIGHT AT LOWEST POINT OF EXISTING FLOOR AND PROVIDE HARDWOOD SHIMS WITH CONSTRUCTION ADHESIVE AT 12"oc.
BEYOND CRACK
LAST SCREW MIN. 1"
HORIZ. CRACK
EXIST. JOIST REINFORCED WITH
SDW SCREWS AT 4"oc CENTERED
ALONG LENGTH OF JOIST
NOTE:
ALTERNATE REPAIR DETAIL PROVIDED ONLY
WHEN CRACK IS LOCATED BELOW JOIST
CENTERLINE. SCREW LENGTH SHALL BE
MINIMUM 0.6D.

HORIZ. CRACK
EXIST. JOIST REINFORCED WITH NEW
1/2" PLYWOOD OR 15/32" OSB GUSSET.
ATTACH GUSSET WITH CONSTRUCTION
ADHESIVE AND SD #9x1-1/2" SCREWS AT
6"oc TOP & BTM.
NOTE:
MAINTAIN TOP ROW OF SCREWS ABOVE CRACK
WHEN LOCATED ABOVE JOIST CENTERLINE

HEADER
TRIMMER
NEW SIMPSON L50 FRAMING CLIP WITH
#9x1-1/2" SD SCREWS AT EACH END OF
HEADER

HEADER
JOIST
NEW SIMPSON L50 FRAMING CLIP WITH
#9x1-1/2" SD SCREWS

EXIST. BEAM
1/4"x6" BEAM WIDTH STEEL TOP PLATE.
3-1/2" DIA STEEL POST.

24"x24"x10" 3000PSI CONCRETE FOOTING
1/4"x6" STEEL BTM PLATE.
TYPICAL HDR TO TRIMMER CONNECTION DETAIL
TYPICAL JOIST TO HDR CONNECTION DETAIL
TYPICAL CRACKED JOIST REPAIR DETAIL
TYPICAL ALTERNATE CRACKED JOIST REPAIR
TYPICAL NEW SUPPORT POST DETAIL

GENERAL NOTES

1. SHORE EXISTING FRAMING AS REQUIRED UNTIL NEW FRAMING IS IN PLACE.
2. ALL FRAMING LUMBER SHALL BE DRY (19% MAXIMUM MOISTURE CONTENT)
DFL U.N.O. PRESSURE TREATED SYP SHALL BE USED FOR GROUND CONTACT,
SILL PLATES, OR EXTERIOR USE.
STUDS SHALL BE STUD GRADE OR BETTER
ALL OTHER MEMBERS SHALL BE NO. 2 OR BETTER.
3. NAILS ARE BASED ON COMMON WIRE NAILS.
LARGER NAIL SIZES ARE REQUIRED FOR BOX OR PNEUMATIC DRIVEN
FASTENERS:
SUBSTITUTING PNEUMATIC NAILS OF EQUAL DIAMETER IS
ACCEPTABLE IF THEY MATCH THESE SIZES:
COMMON WIRE NAIL DIAMETERS:
6d = 0.113" 12d = 0.148"
8d = 0.131" 16d = 0.162"
10d = 0.148" 20d = 0.192"
4. FASTENERS SHOWN ARE SIMPSON STRONG-TIE FASTENERS AND ARE
SELECTED FOR LOAD REQUIREMENTS. SUBSTITUTION IS PERMITTED IF LOAD
CAPACITIES OF ALTERNATE FASTENERS ARE OF EQUAL OR GREATER
CAPACITY THAN COMPARABLE SIMPSON FASTENERS.
5. CONSTRUCTION ADHESIVE SHOWN IN DETAILS SHALL BE PL-400
CONSTRUCTION ADHESIVE OR EQUIVALENT. ADHESIVE SHALL CONFORM TO APA
PERFORMANCE SPECIFICATION AFG-01
6. PLYWOOD & OSB SHEATHING SHOWN IN DETAILS SHALL BE APA RATED
SHEATHING
7. METAL CONNECTOR HARDWARE SHOWN IN DETAILS ARE SIMPSON
STRONG-TIE CONNECTORS AND ARE SELECTED FOR LOAD REQUIREMENTS.
SUBSTITUTION IS PERMITTED IF LOAD CAPACITIES OF ALTERNATE ARE OF
EQUAL OR GREATER CAPACITY THAN COMPARABLE SIMPSON CONNECTOR.
FASTENING SHALL BE PER MANUFACTURER’S REQUIREMENTS USING SD
SCREWS.

EXIST. JOIST REINFORCED WITH NEW
1/2" PLYWOOD OR 15/32" OSB GUSSET.
ATTACH GUSSET WITH CONSTRUCTION
ADHESIVE AND SD #9x1-1/2" SCREWS AT
6"oc TOP & BTM.
NOTE:
MAINTAIN TOP ROW OF SCREWS ABOVE CRACK
WHEN LOCATED ABOVE JOIST CENTERLINE

NOTE - MIN. 1'
HORIZ. CRACK
EXTEND GUSSET 6" BEYOND CRACK
NOTE - MAINTAIN TOP ROW OF SCREWS ABOVE CRACK
WHEN LOCATED ABOVE JOIST CENTERLINE

NEW SIMPSON L50 FRAMING CLIP WITH
#9x1-1/2" SD SCREWS AT EACH END OF
HEADER

EXIST. JOIST REINFORCED WITH SDW SCREWS AT 4"oc CENTERED
ALONG LENGTH OF JOIST
NOTE:
ALTERNATE REPAIR DETAIL PROVIDED ONLY
WHEN CRACK IS LOCATED BELOW JOIST CENTERLINE. SCREW LENGTH SHALL BE
MINIMUM 0.6D.