

**ENGINEERING ADDENDUM**

The following letter is provided by Solid Structural Engineering for the Huntsville B&B at

1188 South Old Trappers Loop Road  
Huntsville, UT 84317

Changes listed in this letter supersede information contained in the original structural drawings or previous letters. Only items listed in this letter are permitted to be changed from the original design or previous letters. Any alterations to this letter are prohibited.

The building inspector requested engineering to address the following:

1. Anchor bolt size/ type/ and spacing specifications were not followed.
2. Non-shrink grout was not poured on top of the uneven foundation walls. The sill plate has gaps up to approx. 1" between the sill plate and concrete and gaps up to approx. 1/2" between the sill plate and the rim board. This occurs at several locations around the perimeter of the home.

The builder shall perform the following to address the items above:

**1. Gaps Between Sill Plate and Concrete**

- All gaps between the sill plate and the concrete greater than 3/16" shall be shimmed with hot-dipped galvanized or stainless-steel shims at locations of studs, posts, and anchor bolts.
- See detail ZA for sill plate shimming requirements

**2. Gaps Between Rim Board and Sill Plate**

- All studs and posts that fall on gaps greater than 3/16" ABOVE OR BELOW the sill plate shall have full-height squash blocks installed behind the rim board.
- The blocks shall be snug fit between the sill plate and the floor sheathing.
- Where required, shims shall also be installed under the sill plate according to requirement #1 above.
- See detail ZB for squash blocking requirements

**3. Anchor Bolts**

- Install new 5/8"X10" Titen HD bolts @ 32" o.c. for the entire perimeter of the house and at all shear walls where any of the following circumstances apply:
  - o A 0.229"X3"X3" washer was not installed.
  - o Anchor size, type, or diameter is anything other than a 5/8" X 10" Titen HD or a 5/8" X 10" J-bolt.
  - o Spacing does not meet 32" o.c. or (2) bolts per plate segment minimum for segments less than 32" long.
- New anchors shall not be closer than 12" to any existing anchor bolts.



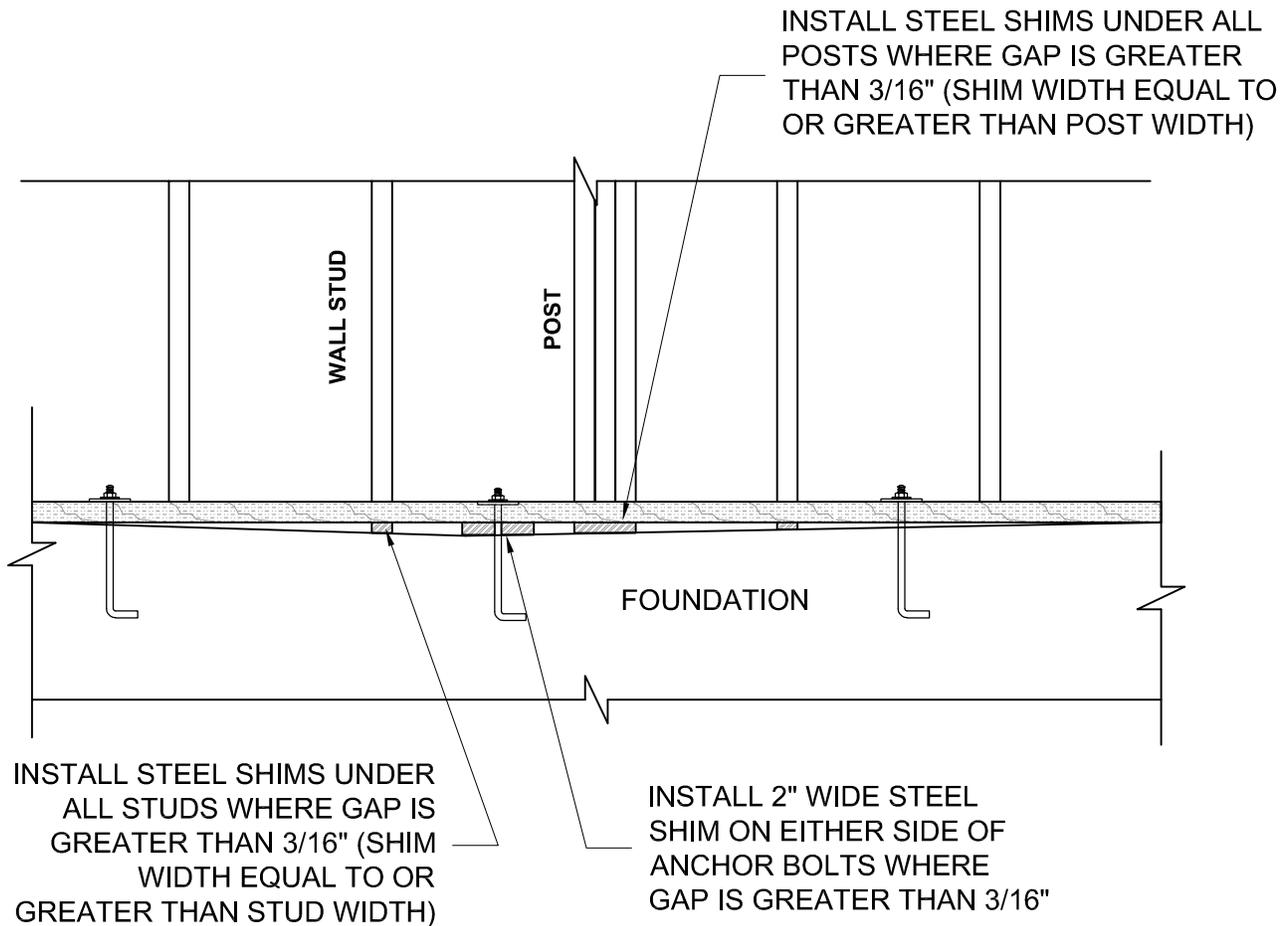
Professional Engineer Seal

- Where there are gaps between the sill plate and the foundation greater than  $3/16''$ , the sill shall be shimmed at anchor bolt locations as required by requirement #1 prior to anchor tightening.
- At locations where sill plate segments are too short to fit anchor bolts (less than 12" in length), attach the sill plate to the foundation wall with (2) shot pins.

**The sequence of construction shall be as follows:**

1. Identify and install steel shims for all locations where there is a stud or post and a sill plate gap greater than  $3/16''$ .
2. Install new anchor bolts as required and shim on either side of the new anchor bolts where gaps under the sill plate are greater than  $3/16''$ . Tighten the anchor bolts after the shims are in place.
3. Install stud/ post blocks at locations of rim board where there is a gap above the sill plate greater than  $3/16''$ .

If further clarification or explanation is needed or required, contact the engineer of record and do not proceed with construction until all clarification is adequately provided.



**NOTES:**

1. STEEL SHIMS ARE REQUIRED AT ALL GAPS BETWEEN THE SILL PLATE AND CONCRETE GREATER THAN 3/16" WHERE THERE IS AN ANCHOR BOLT, STUD, OR POST.
2. STEEL SHIMS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
3. STEEL SHIMS SHALL BE THE WIDTH OF THE SILL PLATE AND SHALL BE AT LEAST AS WIDE AS THE STUD/ POST.
4. IN CASES OF SHIMMING UNDER ANCHOR BOLTS, THE STEEL SHIMS SHALL BE THE DEPTH OF THE SILL PLATE AND SHALL BE AT LEAST 2" WIDE.
5. STEEL PLATES SHALL BE AS THICK AS THE GAPS WITHIN 1/8" TOLERANCE.



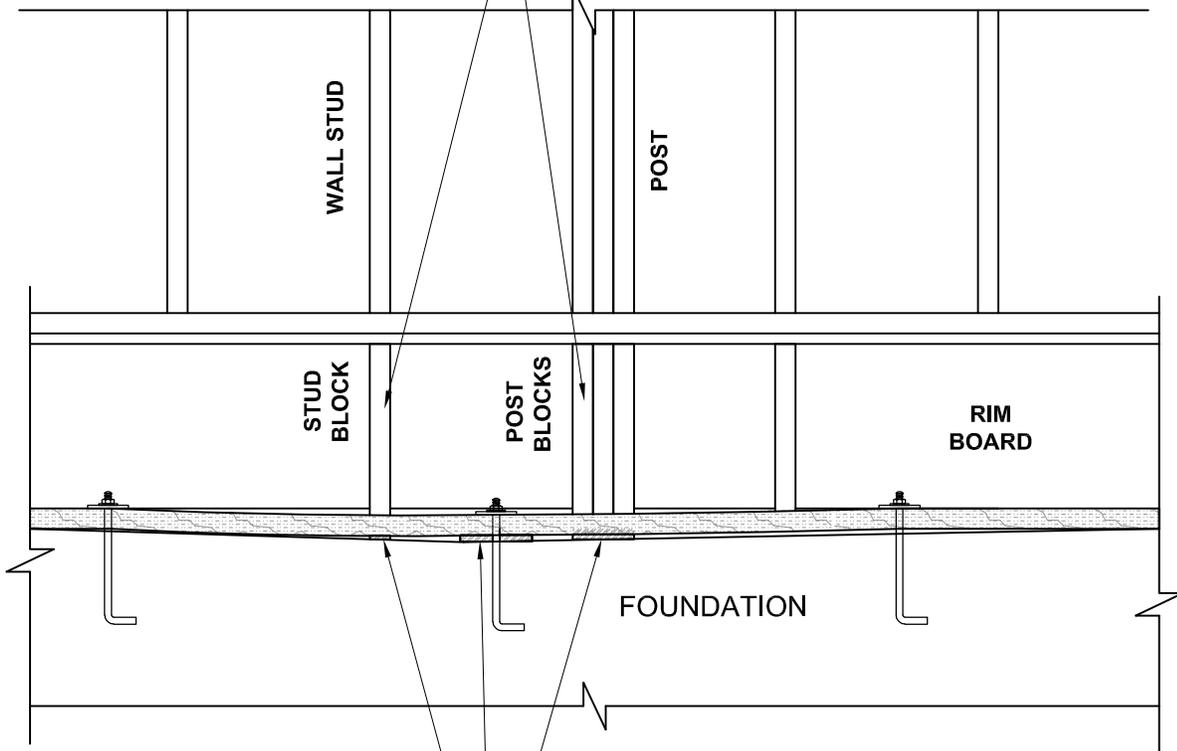
**SILL PLATE SHIMMING @  
SILL PLATE GAPS**

SCALE : NTS



09/29/2023

INSTALL 2X SQUASH BLOCKS UNDER EVERY STUD OR POST WHERE THERE ARE GAPS GREATER THAN 3/16" ABOVE OR BELOW THE SILL PLATE (MATCH STUD WIDTH/ DEPTH)



SEE DETAIL ZA FOR SILL  
PLATE SHIMMING  
REQUIREMENTS



09/29/2023

# RIM BOARD SQUASH BLOCKS @ RIM BOARD GAPS



SCALE : NTS