



CITY OF BEAUMONT
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September 10, 2019

Mr. Iloputaife Ezekwesili Ihuefo
1421 Faircliff
Beaumont CA, 92223

Subject: 1421 Faircliff, Site Visit

Dear Mr. Iloputaife Ezekwesili Ihuefo:

Thank you for meeting with us at your project on 9/4/19. Your project provides a substantial increase in area which I'm sure you will enjoy.

There are a few things worth noting in order for you to proceed with your project considering the direction and scope of work already performed. The areas in which you have undertaken work which are not covered by the approved plans will require City approval before proceeding with construction or inspection of those areas.

- The front has a 2nd story dormer pop-out which has been enlarged into an enclosed room. This area has lateral design issues with improper seismic bracing as currently constructed. Due to the amount of glazing added, energy efficiency must be addressed with revised T-24 energy calculations.
- The rear deck has been covered by a solid 2nd story roof of over 400 sf which is not on the approved plans. Lateral structural support for this area is lacking which should be addressed with structural calculations. Also, the roof joists may be overspanned unless the grade lumber used is select structural. The tie-in from the patio roof to the house is not visible and the out-of-plane (pull away) connection should be detailed in the revised plans and verified.
- The stair rise/run doesn't comply with Code since the steps were noticeably inconsistent when walking them. This is simply worth noting so they can be corrected at framing stage rather than at a later date.

In order to proceed, revised plans should be prepared indicating the increased scope of work. Structural calculations and T-24 energy calculations will also be needed. Once approved, an additional permit (or addendum) will be issued to allow the additional areas to be constructed. Prior to investing any substantial design team time, I recommend that either you or your design professional visit the Planning Division with schematics of the increased areas to make sure heights, areas, and setbacks will comply with the Zoning Ordinance, prior to incurring design costs.

I hope this gives you clear direction that will allow you to move forward with your desired additions to your home. If you have any questions, I can be reached at (951) 769-8529.

Sincerely,

Scott R. Fazekas, AIA, NCARB, CBO, LEED AP, CASp
Building Official
City of Beaumont