

Interior Load Bearing Wall- Family Room

**These photographs are directly related to the same section of this report
as identified above.**

2019 Wall Mounted Fireplace

Not identified in the original or as-built drawings.

Also, not identified in any cut sheet.

Therefore, was not a permitted improvement.

Clear Code Violation.



2023 Compromised Stud Wall



Initial view of the fireplace insert with the header exposed.

2023 Compromised Stud Wall

Wall is designed as load bearing using 2x6 studs on 12-inch centers from top of wall to slab.

The header used is two 2 x 12s that are screwed together.

Studs were cut out to accommodate the fireplace insert.

Severely compromised wall that no longer functions as load bearing.



2027 Compromised Stud Wall

Note that header used is not the full width of the wall.

No King Stud or Jack stud is used.

Clear code violation. Also, requires that the number of jack studs and king studs be calculated. (See Useful Definitions)

Would require review by the Engineer of record and approval of the Winter Park Building Department for this significant structural change.



2024 Compromised Stud Wall



Note the gaps between the header and studs.

2028 Compromised Stud Wall

Observed installation





2029 Compromised Stud Wall

Six stud sections were removed, including the drywall screws to allow installation of the header and fireplace insert. No wood framing was used below the fireplace. Note that the insulation would be in direct contact with the fireplace insert.

2020 Compromised Stud Wall



One stud on load bearing wall not spaced on 12-inch center per drawing. No variation allowed on spacing.

City of Winter Park should have found this during the framing inspection

2021 Compromised Stud Wall



Wood screw used to secure the header to the stud split the wood. Also note the gap between the stud and header. This violates code and general industry standards.

2031 Compromised Stud Wall



Another compromised connection between stud and header.

2032 Compromised Stud Wall



Gap issue and split stud.

2101 Compromised Stud Wall Exposed



Drywall removed for a height of roughly 4 feet to reveal construction methods, materials and compliance to code.

2107 Compromised Stud Wall



Gaps ranging from one quarter inch to three sixteenth of an inch for every top or bottom connection to a stud. The load does not transfer through a gap. The header is supported by four notched studs without the use of a King or Jack studs. The header is undersized and improperly supported. Clear code violation.

2022 Compromised Stud Wall



You can see the fireplace insert with the existing gaps.

2106 Compromised Stud Wall Plumbing



The plumbing rough-in missed the stud spacing and required the load bearing stud to be compromised. The adjacent stud does not appear to run from the base to the top of wall due to blocking in place. Therefore, without a King stud the wall is compromised and does not meet code. Also, no nail plate to protect the pipe from potential screw damage.

2104 Compromised Stud Wall



Closer view of studs that were cut for the fireplace insert and the lack of wood frame to house the insert. Drywall no longer connected to a stud where missing. PT wood base is anchored for this section.

2105 Compromised Stud Wall



The pressure treated wood base must be secured with an anchor where the plumbing rough-in penetrates the floor.

2102 Compromised Electrical



No nail plates added to studs to protect wire from potential damage from nail or screw. Base plate is anchored for this section as required by Code.

2105A Compromised Stud Wall Electric



Note marking on junction box stating power for fireplace that was found when we removed the drywall. Also, the outlet and junction box must be secured to the stud and nail plate added per code.

2103 Compromised Wall Electric



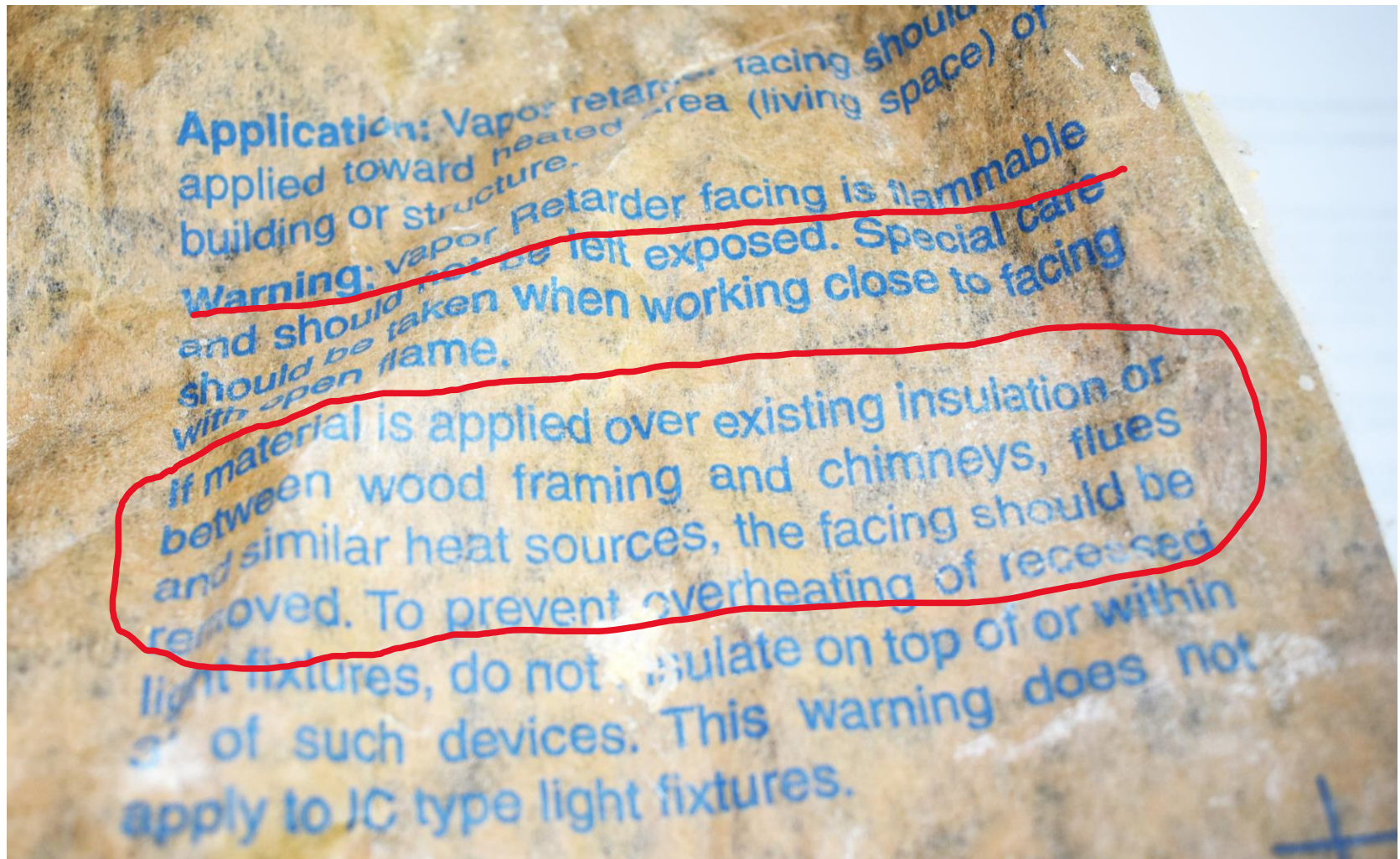
The wire in the middle of the picture was directly terminated to the fireplace and not to a junction box per code.

2030 Compromised Stud Wall Insulation



Without a wood frame, the paper back facing of the insulation is in direct contact with the fireplace insert for the length of the unit.

2110 Compromised Wall Insulation



This product is in direct contact with a heat source (fireplace) therefore the paper facing must be removed due to flammability. This is a significant life safety issue.