

**MINIMUM LIST OF BUILDING REQUIREMENTS FOR
RESIDENTIAL
PLANS EXAMINATION AND PERMIT ISSUANCE**

Note: A minimum of two (2) complete set of drawings are required to be submitted for approval.

All plans are to be drawn to scale and dimensioned.

FOUNDATION PLAN INFORMATION:

- Dimensions of footings, foundation walls, pier footings, etc.
- Show soil types and soil bearing value
- Show foundation drainage system
- Show foundation water and damp proofing system
- Provide foundation reinforcing schedule (rebar size and placement)
- Provide crawl space ventilation requirements and location
- Submit fastening schedule for all connections

FLOOR PLANS:

- Show all floors, interior partitions, window, door sizes and direction of door swing, kitchen and bath layout, fireplaces, smoke detector locations, exhaust fans and their cfm rating, sump in basement, etc.
- Submit a door and window schedule, show tempered (safety) glazing and required egress windows and doors, show light and ventilation requirements

BUILDING ELEVATIONS:

- Show elevation of each side of the building. Indicate type of finishing materials used and all architectural features with details such as roofing, siding, brick or stone veneer, doors, windows, fireplaces, chimneys, etc.

WALL SECTIONS:

- Provide typical wall sections (cross sections) as required to adequately the structure of the building. Note all materials, size and spacing of structural members, floor dimensions, foundation systems, wall construction including insulation and finish materials. Indicate foundation drainage and the basement wall enforcement.
- Provide a fastening schedule for all connections
- Provide a stairway section showing riser and tread geometry, floor and landing heights, guardrail and handrail details, headroom clearances, etc.
- Provide bay window and fireplace details

FLOOR FRAMING PLANS

- Provide joist layout showing size and spacing of all columns, joists, beams, piers, supports and all concentrated (point loads)
- If floor joists are doubled or if the spacing or spans do not match the tables in the Residential Code of Ohio, design calculations will be required by a professional engineer licensed in the State of Ohio
- Provide a fastening schedule for all connections

ROOF FRAMING

- Submit a roof layout showing size and spacing of trusses, rafters, rafter ties and ceiling joists, beams, supports and all concentrated loads
- If roof trusses are used submit a set of truss drawings with truss layout stamped and signed by a professional engineer licensed in the State of Ohio
- Submit attic ventilation calculations
- Provide a fastening schedule for all connections

MODEL ENERGY CODE CALCULATIONS

- Provide a worksheet or MEC Check printout demonstrating compliance with the Model energy Code adopted by the Ohio Building Code