

# RESIDENTIAL CODE OF OHIO 1, 2, & 3 FAMILY CHECKLIST

Information required to be on drafted, scaled drawings for 1, 2 and 3-family dwellings with no shared egress based on the Residential Code of Ohio when three stories or less in height:

- Room uses, dimensions, and ceiling heights
- Building materials used in the construction of walls, floors, ceilings and roof framing
- Smoke detectors (110 Volt) on each level, and in and near bedrooms, interconnected with battery back-up
- CO detection outside of each grouping of sleeping rooms
- Carbon Monoxide detectors/alarms shall be installed outside each separate sleeping area in dwelling units within which fuel-fired appliances are installed and in dwelling units with attached garages
- Stair details (riser, tread, headroom clearance)
- Stair handrail heights and locations, guardrail heights and opening limitations
- Fireplace details, hearth dimensions and masonry chimney details
- A solid wood or a 20-minute door between the garage and residence.
- Retaining wall details. A separate permit is required
- Manufacturer's truss specifications complete with an Ohio Engineer's seal
- Window sizes for emergency egress, light and ventilation
- 3' x 3' minimum landings at a main egress door (1 riser maximum), 2 riser maximum if a door other than the main egress door does not swing over the landing
- Fire separation between the garage and dwelling, slope garage slab toward vehicle door
- Beam, header, column sizes and locations
- Deck details, including framing and connections (also reference City Residential Deck Handout)
- Footings 30" minimum below grade, soil bearing capacity
- Roof covering materials, felt underlayment per roof slope requirements
- Wall bracing methods and specifications
- Energy Compliance Method to be used
- Attic access and ventilation
- Crawl space access and ventilation

- \_\_\_ Location of mechanical appliances (furnace, water heater, flues) and required combustion air
- \_\_\_ Outside combustion air for fireplaces, furnaces and water heaters
- \_\_\_ Lumber specifications (Fb and E), design loads
- \_\_\_ Safety glazing in shower doors, along stairs and landings, near doors and other required locations
- \_\_\_ Bathroom exhaust fans or natural ventilation
- \_\_\_ Architect or Engineer's stamp/seal/signature if drawings have been prepared by same or when required
- \_\_\_ Describe basement waterproofing method
- \_\_\_ Scale Plot Plan (Site Survey when required) for all additions; a Site Survey with utilities and grading for all new buildings
- \_\_\_ Completed and coordinated Building and Mechanical (HVAC) Applications when applicable