

Montgomery County Building Regulations Residential Drawing Standards:

- Submit two sets of construction documents
- All drawings must be drawn to a recognizable scale, such as 1/4"= 1'-0" for the floor plans
- All sheets must include the owner's name and project address
- All sheets must include the name and contact information of the person who prepared the drawings
- All sheets must be dated

Drawing Revisions:

- All revisions must be circled or clouded, in order to see the changes clearly
- All revisions must be dated
- Information which did not change as a result of the revision need not be resubmitted

Drawing Checklist: *These lists indicate common elements that must be submitted for this project type. Individual projects vary & may require additional information. If unsure of the project requirements, contact Building Regulations.*

Exterior Views

- Submit the exterior view of the area where the garage door is being removed and new wall is to be placed.

Floor Plan of Entire Garage

- Include any new interior partitions and any changes to the existing adjoining wall and existing rooms adjoining the garage conversion
- Identify All room uses (Bedroom, Family Room, Closet, etc.)
Note: "Bonus Room" is not an acceptable designation.
- All door sizes and landing dimensions, where required.
- Bedroom egress window locations, if applicable, clear opening sizes and sill height above floor.
- Complete dimensions.
- Furnace location and combustion air information if applicable
- Laundry equipment and plumbing fixture locations

Cross Section

- Cross section through former garage door opening including the existing or new footing being installed, new wall framing, floor furring, floor vapor barrier and foundation perimeter or floor insulation.

Energy Analysis

- Submit an energy analysis compliant with the 2018 International Energy Conservation Code (IECC) or the 2019 Residential Code of Ohio (RCO)

Electrical Requirements

- Receptacles are required per the 2017 National Electrical Code (NEC) Article 210-52

Note: See Code Enforcement Policy for additional smoke alarm requirements in existing residence.