



MONTGOMERY COUNTY BUILDING REGULATIONS RESIDENTIAL PLAN REVIEW CHECK LIST

Based on the 2013 Residential Code of Ohio (RCO)

- I. Sewer: Public Private (Septic System)
II. Flood Plain Application Required: Yes No
III. Airport Zoning Application Required: Yes No
IV. Received Township Zoning Yes No
V. Review per RCO

Date:

Job address:

A. Foundation Plan (Code section in parentheses)

- 1. No reverse plans
- 2. Garage slab slope (309.1)
- 3. 3 -1/2" conc. , 4" gravel fill, vapor barrier, (506.1, 506.2.2, 506.2.3)
- 4. Under stair protection, 1/2" gyp. (302.7)
- 5. Crawlspace vents within 3' of ea. corner (408.1)
- 6. Crawlspace access 18x24 or 16x24 (408.4)
- 7. Smoke detectors interconnected & battery backup, Inside each bedroom (314.3)
- 8. Spiral Stairway dimensions (311.7.9.1)
- 9. Stairways guardrails 4-3/8" sphere (312.3-2)
- 10. Guardrails 4" sphere (312.3)
- 11. Handrail grip size (311.7.7.3)
- 12. Continuous footing (403.1)
- 13. Appliance manufacturer specs. on job site
- 14. Combustion air (1701.1 G2407)
- 15. Conditioned crawlspace return hvac path (408.3)

B. Floor Plan

- 1. Garage header size must be shown
- 2. Separation walls 5' from property line (302)
- 3. Room light and ventilation (303)
- 4. Bath fans to outside (303.3)
- 5. Stairway illumination (303.6)
- 6. Hazardous glass locations (308.4)
- 7. 30" garage access door (311.2.1)
- 8. Separation of attached garages, 1/2" or 5/8" (tbl 302.6)
- 9. Gyp. brd. over 2nd floor supporting structure (309.2)
- 10. Emergency egress openings (310.1) Well per (310.2)
- 11. Carbon Monoxide alarms (315.1)
- 12. Smoke detectors interconnected & battery backup, Inside each bedroom (314.3)
- 13. Wall stud height exceed 10' -Tbl 602.3.1
- 14. Wall Bracing 602.10
- 15. Landings min 3' deep (311.3)
- 16. Accessible attic access 22x30, 30 sq. ft area (807)
- 17. Fireplace hearth size (1001.10)
- 18. Masonry fireplace clearances (1001.11)
- 19. Garage furnaces raised 18" (1307.3)
- 20. Appliance access 30" (1305)
- 21. Whirlpool tub mechanical access per mfr.
- 22. Prohibited appliance locations (G2406.2)
- 23. Prohibited unvented room heater locations (G2445.4; G2406.2)
- 24. Closet light fixtures (NEC 410-8.)
- 25. Receptacles required in sun rooms and glass enclosures (NEC 210.52)
- 26. Metal dryer vent w/ damper (1502.4)
- 27. Gas piping in Townhouses (2415.1)
- 28. Certificate of occupancy required?

C. Cross Section

- 1. Footer Size@ 2000 psf soils (Table 403.1)
- 2. Masonry Foundations Tbl 404.1.1(1)(2)(3)&(4)
- 3. Concrete Foundations Tbl 404.1.2(1)(2)(3)&(4)
- 4. Membrane waterproofing (406.2)
- 5. Foundation drain per (405.1)
- 6. 1/2" A.B. within 12" of end of sill plate. (403.1.6)
- 7. 2" wood clearance to concrete (317.1(5))
- 8. Brick wall ties @ 2.67 sq. ft. max. (703.7.4.1)
- 9. Brick 3/4" air space, paper backing (703.7.4.2)
- 10. Brick flashing (703.7.5) weeps holes 33" oc (703.7.6)
- 11. Studs size and spacing Tbl 602.3.1
- 12. Eave vents, and clearance of 1" (806.2 & 806.3)
- 13. Plywood thickness and span (Table 503.2.1.1(1))
- 14. Roof Felt and shingles (905)
- 15. Ice Protection to 24" inside wall. (905.2.7.1)
- 16. Water resistant barrier on all sidings (703.4)
- 17. Wall Vapor barrier (601.3)
- 18. Submit truss drawings (802.10.1)
- 19. Truss live loads. (Tbl. 301.5)
- 20. Fireblocking (302.11)
- 21. All insulation values shown (106)
- 22. Insulation Thermal protection (302.10 & 316.4)
- 23. Deck details: ledger, and lateral load (502.2.2)
- 24. Unfinished floor joist protection (502.14)

D. Exterior Elevations

- 1. Attic and roof vents 1:150 or 1:300 (806.2)
- 2. Chimney termination 2:10 w/ 3 ft. min. (1003.9)
- 3. Chimney cricket (1003.20)

E. Structure

- 1. Conc. Footings & Thickened slab (Tbl 403.1)
- 2. Beam sizes and spans per Table 502.5(1) and (2)
- 3. Floor joist size, spacing, span and species (502.3.1(1) and (2)) (I-joist layout Plan)
- 4. Ceiling joist size, spacing, span and species Tables 802.4(1) &(2)
- 5. Rafter size, spacing, span and species Tables 802. 5.1(1) & (2)

F. Energy Analysis (Chapter 11)

- 1. Energy analysis submitted; 2009 IECC; 1101; 1105
- 2. All building components listed
- 3. Correct areas
- 4. Must show compliance
- 5. Have required envelope and duct leakage air tests results on job site for the final inspection
- 6. Note; Window U-values labels must be inspected, prior to removal, at frame inspection. Energy efficiency certificate must be installed on the electrical panel prior to final inspection.

Highlighted sections are new per the 2013 RCO