

Montgomery County Building Regulations Residential Drawing Standards for all drawings other than the State of Ohio Industrialized Unit approved plans:

- Submit copy of Zoning Certificate and septic permit.
- 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: (submitted after the permit is issued)

- 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

Residential Industrial Unit 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.*

1. Site Plan:

- Property Lines
- All site features (drive, well, septic field, etc.)
- All structures (existing and proposed)
- Dimensions between structures and property lines
- All easements and setbacks
- Flood & floodway boundaries on the property per FEMA FIRM, if applicable
- Topographic information if slope exceeds 1:3 within 40' of house footprint

2. Foundation Plan, if information is not within the State approved IU Drawings:

- Foundation plan and foundation cross section prepared by an Ohio Licensed Architect or Engineer.
- Footing materials
- Continuous footing under garage overhead doors
- Piers and pier pads (location and dimensions)
- Deck and porch piers (location and dimensions)
- Patio and other concrete slabs on grade
- Thickened slab areas (location and dimensions)
- Foundation materials
- Footing and foundation reinforcing

- Floor slab materials, reinforcing, gravel fill and vapor barrier
- Garage slab slope if applicable
- Crawlspace vents and access

3. Manufacturer's IU drawings bearing the stamp of the Ohio Board of Building Standards:

- Index Sheet (cross out all non-applicable details/information)
- Foundation plan (cross out all non-applicable details/information)
- Floor plans (cross out all non-applicable details/information)
- Elevations (cross out all non-applicable details/information)
- Wall Sections (cross out all non-applicable details/information)
- Energy conservation compliance
- Any other drawings approved by the Board for this structure

4. Other Documentation:

Complete documentation for site-constructed elements of the project which do not bear on the IU, such as detached garage, free-standing deck, etc. See other checklists for additional information.