



STANDARD RESIDENTIAL (1-, 2- and 3-Family) BUILDING CODE NOTES

To be submitted with your application for a Building Permit

Many projects have code requirements that must be met, but the submitted construction documents do not indicate if or how the work will comply. By submitting this document with your application for plans approval, you agree that the work will comply with the following requirements of the Residential Code of Ohio (RCO), unless you have specifically identified a different solution on your construction documents and it is approved during the plan review process.

A. FOUNDATION PLANS

1. **Garage slab slope;** Slab must slope to door or floor drain. (309.1)
2. **Concrete Slab:** Min 3-1/2 in. thick, 4 in. gravel fill, vapor barrier, (506.1, 506.2.2, 506.2.3)
3. **Foundation Anchorage:** ½ in. anchor bolt 6 ft. on center within 12 in. of each corner and within 3-½ in. to 12 in. of the end of each plate. 2 anchor bolts per plate. (403.1.6) Advance approval required for any anchor bolt substitutions, such as straps.
4. **Crawlspace vents:** Ventilated crawlspaces require vents within 3' of each corner. (408.1)
5. **Conditioned crawlspace:** Conditioned crawlspaces require vapor barrier lapped 6 in., taped and extended 6 in. up foundation walls and piers, with mastic or treated nailer. Must have supply air @ 1 cfm per 50 sq. ft. with return air path. (408.3)
6. **Crawlspace access:** Min. access 18x24 in. in crawlspace wall or 16x24 in. in the floor. (408.4)
7. **Steel Beam Anchoring;** Anchor per Table 602.3(1).
8. **Ceiling heights:** Must be a min. of 7 ft. under drops for ducts and beams in habitable areas. (305)
9. **Stairways Requirements:** 9 in. min. tread and 8 ¼ in. max. risers per (311.7.4); 6 ft.-8 in. min. headroom per (311.7.2); stairway illumination (303.6); handrails and handrail/guardrail combination 34 to 38 in., height measured vertically above the nosing of the tread (311.7.7.1); Handrail grip size per (311.7.7.3); guardrails 36in. high min. (312.1); A 4 in. sphere cannot penetrate intermediate rails or open treads (312.2). Triangular portions of stairway guardrails 4-3/8 in. maximum sphere size (312.3.2)
10. **Smoke Alarms:** Must be located inside each bedroom and outside bedrooms. Photoelectric and ionization smoke alarms required on each level of the home. Photoelectric required outside bedrooms. Must be hardwired, interconnected & battery backup. (314)
11. **Carbon Monoxide Detectors:** Required outside bedroom. (315)
12. **Appliance manufacturer specifications:** Have all manufacturers' installation instructions on the job site for the inspection. (105)
13. **Combustion air:** Fuel burning appliance shall be provided with combustion air. (1701.1, G2407)

B. FLOOR PLANS

1. **Garage Fire Separation:** Attached garages require a 1-3/8 in. solid wood door or metal door. (302.5.1); ½ in. gypsum board required on walls and ceilings and all structure supporting a second floor. Garages with habitable rooms above require 5/8 in. type X gypsum on ceilings of garage. (Table 302.6)
2. **Fireblocking;** Required in concealed furred exterior basement walls at horizontal intervals not exceeding 10 ft. (302.11)
3. **Exterior Landings:** Required within 8 ¼ in. of the threshold at the main egress door. Landing must be as wide as the door being served and a min. 3 ft. deep in the direction of travel. Other landings must be within 16 ½ in. of the threshold. (311.3)
4. **Emergency egress openings:** Min. one egress window required in each sleeping room. Min. opening is 820.8 sq. in., with min. dimensions of 24 in. high, and 20 in. wide; Sill height 44 in. max. from the floor. Windows with sill height less than 44 in. above the outside grade may reduce opening area to 720 square in., but min. width and height must be maintained. (310). Egress wells comply with (320.2)
5. **Attic Access:** Readily accessible access 22 x 30 in. min. for all attics equal or greater than 30 in. height and exceeding 30 sq. ft. in area. (807)
6. **Masonry Fireplace and Chimney:** Min clearances to combustible material 1 in. exterior, and 2 in. interior. (1001.11 and 1003.18); Self-supporting hearth extension 20 in. deep and 12 in. each side of opening. (1001.10)
7. **Garage Appliances:** Furnace and water heaters installed in garages must be elevated 18 in.. (1307.3)
8. **Furnace Access:** 30 in. deep access required to the control side of the furnace. (1305)
9. **Furnace Air Contamination:** Furnaces must be manufacturer approved for installation near laundry equip. or other sources of contamination. (2407.12)
10. **Whirlpool Tub Mechanical Access:** Mechanical access required per the tub manufacturer.
11. **Bath fans to outside:** Must vent directly to the outside. (303.3)
12. **Dryer Vent:** Must be min. 4 in. diameter metal w/ damper, exhausted directly to the outside, (1502.4)

- 13. **Gas Piping in Townhouses:** Gas piping in townhouses downstream from the point of delivery may not extend through any townhouse unit other than the one being served. (2415.1)
- 14. **Closet Light Fixtures:** All closets not otherwise noted, are considered clothes closets, and any lighting installed must comply with NEC 410-8.

C. CROSS SECTIONS

- 15. **Foundation Membrane Waterproofing:** Required for all basements and usable areas below grade. (406.2)
- 16. **Foundation Drain:** Required for all habitable or usable spaces below grade. (405.1)
- 17. **Brick Veneer:** Must have a min. ¾ in. air space (703.7.4.2); weep holes maximum 33 in. on center (703.7.6); brick flashing (703.7.5); moisture resistant sheathing or felt paper (703.4); metal brick ties at 2.67 square feet max, 16 in. horizontal and 24 in. vertical or 24 in. horizontal and 16 in. vertical. (703.7.7)
- 18. **Fire blocking:** Required for vertical to horizontal enclosed spaces and concealed furred basement wall horizontally at 10' intervals per (302.11)
- 19. **Water Resistant Barrier:** Required behind all siding types over OSB and other non-moisture resistant subsiding. (703.4)
- 20. **Roof Ice Protection:** Install from eave edge to 24 in. horizontally inside the exterior wall. (905.2.7.1)
- 21. **Wall Vapor retarder:** All walls above grade require vapor retarder on the warm side of the insulation (601.3)
- 22. **Submit truss drawings:** For most roof systems using trusses, professionally sealed truss drawings and framing plans must be submitted in duplicate for review and approval before installation. Approved truss drawings must be on the job site at the time of the rough framing inspection. (106.1)
- 23. **Small Job Truss drawings:** For small projects such as garages, porches, or small room additions, have professionally sealed truss drawings on the job site for the framing inspection. (106.1)
- 24. **Floor Framing Plan:** For pre-engineered floor systems, submit framing plan from manufacturer or supplier in duplicate for review and approval before installation. Approved copy of framing plan must be on the job site at the time of the rough inspection. (106.1)
- 25. **Insulation Thermal Protection:** Exposed insulation must be thermally protected. (302.10 & 316.4)

D. EXTERIOR ELEVATIONS

- 26. **Roof Ventilation:** Roof vents must have clearance of 1 in. from insulation. Required area is 1 square feet of vent per 150 square feet of attic area, or may be reduced to 1 to 300 when 50 to 80 percent of the venting is located in the upper portion of the roof with the balance at the eave or cornice. (806)
- 27. **Chimney Termination:** For wood burning appliances must be at least 2 ft. above any roof line within ten feet horizontally and be a min. 3 ft. high. (1003.9)
- 28. **Chimney Cricket:** Required on all chimneys greater than 30 in. wide. (1003.20)

E. ENERGY ANALYSIS (CHAPTER 11)

- 29. **Envelope and Duct Leakage Air Tests:** Have required envelope and duct leakage air test results on job site for the final inspection per (1102.4.2.1 and 1103.2.2).
- 30. **Window U-value labels:** Labels must be inspected at rough framing inspections, prior to removal. An Energy Certificate must be installed on the electric panel prior to final inspection per 1101.9.
- 31. **Required Air Tests:** Structures requiring an energy analysis, must have required envelope and duct tightness air test results on the job site for the final inspection.

THE FOLLOWING MUST BE SHOWN ON THE PLANS:

- 1. **Beam Type and Size:** Submit size and engineering for review and approval. They must be shown on the plans. (106.1)
- 2. **Under-stair protection:** Enclosed spaces under stairways must be protected by ½ in. gyp. (302.7) This must be identified on the plans.
- 3. **Floor Framing Protection:** Floor framing assemblies containing I-joist, floor trusses, or sawn lumber less than 2x10, must be protected with ½ in. gypsum or 5/8 in. plywood ceiling cover. (502.14) This must be shown or noted on the plans.
- 4. **Hazardous glass locations:** This fenestration must have safety glazing. Tempered glass labeling must be visible, permanent or of a type that cannot be removed without destroying. (308.4). The locations must be identified on the plans.
- 5. **Sun Room Receptacles:** Receptacles are required in all habitable rooms and sunrooms and glass enclosures. (NEC 210.52). This must be noted on the plans.

I agree that this project will comply with all the above notes, whether noted on the plans or not.

Signature _____

Printed Name _____

Date _____