



Building Department

Plan Review Requirements

New Homes & Additions

3 COMPLETE SETS OF ADEQUATE PLANS SUBMITTED WITH THE PLAN REVIEW APPLICATION
USE THE MOST RECENT RESIDENTIAL CODE OF OHIO

- (A) Plans drawn to scale. Note scale on plans.
1. Sufficiently clear, comprehensive, detailed, and legible.
 2. Adequate for Plans Examiner to determine if all proposed improvements and equipment will conform to Code.
- (B) If substantive changes to the building are contemplated after plan approval, changes must be approved prior to execution of work.
- (C) Plans shall designate fire-resistance rating of all structure elements, in hours, where applicable.
- (D) Plans shall include how penetrations will be made for electrical, mechanical, plumbing, and communication conduits, pipes, and systems, and shall also include the materials and methods for maintaining the required structural integrity, fire resistance rating, and firestopping.
- (E) Plan shall be in standard multiples of 11" x 17 or 24" X 30" in size. Plans shall include:
1. Index of drawings on first sheet;
 2. A **plot plan** showing all existing & proposed buildings & structures on subject and adjacent properties
 - Setback and sideyard dimensions
 - Distances between buildings including structures on adjacent parcels
 - Location and sizes of all utility lines, easements, driveways and [private and public] sidewalks;
 - NOTE: New or expanded driveways shall be paved
 - Drainage facilities & compliance with Detention & Retention Basin Design, C. 1286, where applicable.
 - Existing and proposed grades for subject and adjacent properties.
 3. Floor plans"
 - including basement plans.
 - Show door swings, stairs, windows, etc., sufficiently dimensioned to describe all relevant space sizes.
 - All spaces must be identified as to proposed use.
 1. Exterior building elevations including floor to floor dimensions.
 2. Cross-, wall sections and detail sections, to scale;
 - Wall, ceiling, floor and roof materials and construction.
 3. Size and location of all principal structural elements.
 - Table of live loads used in the design of the building
 - Computations stress diagrams and other data sufficient to show correctness of plans, when necessary
 4. Complete description of mechanical and electrical systems
 - Plumbing schematics.
 - HYAC duct and piping layouts
 - Attach heating & cooling equipment calculations proving that equipment is sized according to ACCA
 - Lighting and power equipment layouts.
 5. Demonstrate compliance with the Energy Conservation, of the Ohio Building Code (OBC) using a City approved method. (2009 IECC RES check forms are acceptable.). Mechanical (HYAC) and water heating systems in addition to envelope compliance. Water conservation requirements in accordance with the Ohio Plumbing code.

Plans shall bear the name, address and phone number of the person primarily responsible for preparing the plans.