

CLINTON COUNTY BUILDING & ZONING DEPARTMENT

RESIDENTIAL PLAN REVIEW CHECKLIST

Date Reviewed: _____

Application No: _____

Applicable Code: _____

☐ Residential Code of Ohio (RCO)

☐ Ohio Building Code (OBC)

Construction Type: V B

Occupant Load: N/A ☐

First Reviewed By: _____

Address: _____

Use Group: _____

☐ R (SFR, RESALT, RESADD, TFR, THFR)

☐ U (Res Acc Structures, Detached Garage)

☐ S-1 (Pole Building/Garage w/o Residential SFR)

Additional Required Permits:

☐ Pressure Piping Permit

☐ Flood Hazard Permit

Other Information:

☐ IND Unit (Approved State Seal)

☐ _____ # Family Units

Additional Required Inspections:

☐ Masonry Fireplace Inspection

☐ Crawlspace/Slab Inspection

____ R106.1 **Required Plans:** Documents and other data in PDF format which indicates all work. Construction documents shall be dimensioned, coordinated and drawn of sufficient clarity to indicate the location, nature and extent of the work proposed and shown in sufficient detail that the proposed project will conform to all provisions of applicable codes.

☐ **Basement and/or Foundation Plans:** _____

☐ **Floor/Structural Plans:** All new & existing spaces, including room names identifying the use of the room.

☐ **Exterior Elevations:** _____

☐ **Energy Efficiency Documentation and/or Information:** _____

☐ **Building Cross Sections and/or Detailed Wall Sections:** Construction details from footing to roof. _____

☐ **Other Plans and/or Details:** Other necessary plans such as deck, rafter framed roofs, etc. _____

____ R303 **Light, Ventilation & Heating:** Exhaust & bath fans to be vented to the outside. _____

____ R308 **Glazing in Hazardous Locations:** _____

____ R309 **Garages and Carports:** Solid or fire door. Garage (and attic) walls ½-inch gypsum board on garage side. Garages ceilings ⅝-inch, Type X gyp bd. Supporting structure protected. _____

____ R310 **Emergency Escape:** Window sizes (including bedroom egress) identified. _____

____ R311/312 **Means of Egress/Guards:** Stairways (36" wide, 6'-8" headroom), Risers (8-1/4"), Treads (9"), Handrails (34" to 38" AFF) and Guardrails (36" AFF, 4" min openings). _____

____ R313 **Smoke Alarms/Detectors:** Located on each floor (located outside bedrooms) and in each bedroom. All detectors to be interconnected, with 120V supply with battery back-up. _____

____ R317 **Dwelling Unit Separation:** 2 or 3-family units separated w/1 or 2-hour fire rated wall and/or floor assemblies.

____ R316/318 **Insulation/Moisture Vapor Barriers:** Crawlspace & walls. _____

____ R319/320 **Decay/Termites:** Pressure Treated sill plates. _____

____ R323 **Flood Resistant Construction:** New & substantial improvements in Flood Hazard Areas; design & drawn by a registered professional engineer or architect. _____

____ R403/405 **Footings:** Footing size & depth. Tables 403.1& 403.4 Provide 30" (min) depth for frost protection per R301.2 (1). Indicate foundation anchor bolts, type & spacing and drain tile. _____

____ R404 **Foundation Walls:** _____

____ R408 **Under-floor Space:** Crawlspace Access: 16"x24" (Wall) 18"x24" (Floor); Crawlspace Ventilation: 1 SF per 150 SF & 3' of corners of building. _____

____ R501 **Floor Framing:** Indicate joist size, species & grade of lumber, spacing & span distance. Capable of supporting all loads (per R502.3, R502.4, & R502.5) (Decks per R502.2.1.) _____

____ R601 **Wall Framing:** ☐ Wall Studs Headers per Table R502.5 (1) & (2). ☐ Corner bracing per R602.10.

____ R701 **Wall Covering:** ☐ Brick Veneer, base flashing & weep holes per R703.7. ☐ Window flashing per R703.8.

____ R801 **Roof-Ceiling:** ☐ Truss Manufacture or Engineered Drawings/Design. ☐ Attic Access 22"x30" R807.1

☐ Gutters/Downspouts per R801.3 ☐ Roof Vents (Soffit, Ridge, & Gable) R801.3

____ RC03401 All work shall be performed in compliance with NFPA70 / NEC 2023.

____ RCO 106.1.3(8) Provide a system description of the mechanical, plumbing and electrical systems.

This is a partial list of items required on the Construction Documents submitted for approval. This list is not a complete list of code required items.