

CLINTON COUNTY BUILDING & ZONING DEPARTMENT

RESIDENTIAL PLAN REVIEW CHECKLIST

Date Reviewed: _____	First Reviewed By: _____	
Application No: _____	Address: _____	
Applicable Code:	Use Group:	Other Information:
<input type="checkbox"/> Residential Code of Ohio (RCO)	<input type="checkbox"/> R (SFR, RESALT, RESADD, TFR, THFR)	<input type="checkbox"/> IND Unit (Approved State Seal)
<input type="checkbox"/> Ohio Building Code (OBC)	<input type="checkbox"/> U (Res Acc Structures, Detached Garage)	<input type="checkbox"/> _____ # Family Units
Construction Type: V B	<input type="checkbox"/> S-1 (Pole Building/Garage w/o Residential SFR)	Additional Required Inspections:
Occupant Load: N/A <input type="checkbox"/>	Additional Required Permits:	<input type="checkbox"/> Masonry Fireplace Inspection
	<input type="checkbox"/> Pressure Piping Permit	<input type="checkbox"/> Crawlspace/Slab Inspection
	<input type="checkbox"/> Flood Hazard Permit	

____ 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.

- Site Plan:** Stamped by surveyor or engineer. Show distances to property lines from structures, downspouts, sewer inverts and grade elevations.
- 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 5/8-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.