



Requirements for Plan Reviews of all Residential Projects

TO ALL APPLICANTS SEEKING PLAN APPROVAL AND PERMITS

The provisions of the "Residential Code of Ohio for One, Two, and Three Family Dwellings" (RCO) section 101.2 shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every residential building or structure, any appurtenances connected or attached to such buildings or structures, or any accessory structures. The procedure for review and approval is governed by the RCO and the Village of Valley View Codified Ordinances, and as outlined below:

1. RCO 105.1-Application for plan approval. To obtain a plan approval, the applicant shall first file an application in writing on a form furnished by the Building Department for that purpose. Such application shall:

- Be accompanied by three (3) sets of construction documents and other information as required in section 106.
- Give such other data and information as required by the Residential Building Official.

2. RCO section 106.1.3 Information on residential construction documents. Drawing shall be dimensioned and drawn on suitable material. They shall include the following information:

1. **Index.** An index of drawings located on the first sheet;
2. **Site plan.** A site plan showing a north orientation arrow, the size and location of new residential construction and all existing structures on the site, all property and interior lot line locations with setback and side yard dimensions and distances from buildings to lot lines, the locations of the nearest streets, the established street grades, the locations, types and sizes of all utility lines, the location of any fences, and the elevations of all proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The residential building official is authorized to waive or modify the requirement for a site plan when the application for approval is for alteration or repair or when otherwise warranted.

2.1. Residential buildings or structures located in flood hazard

areas. Construction documents submitted for residential buildings or structures located in communities with identified flood hazard areas, pursuant to Section 1612, shall include the current FEMA "Flood Hazard Boundary Map" (FHBM), "Flood Insurance Rate Map" (FIRM) or "Flood Boundary Floodway Map" (FBFM) for the project location. The required site plan shall include building elevations using the same datum as the related flood hazard map. The owner shall be responsible for the compliance with local flood damage prevention regulations for additional critical elevation information for the project site. The elevation certification and dry flood proofing certification, when required for buildings or structures located in communities with identified flood hazard areas, shall be submitted to the residential building official.

2.2. Site accessibility plan. For structures of four or more dwellings, information in plan view and details shall be submitted indicating compliance with the accessibility provisions of this code for the exterior of the building in addition to any accessible features of the interior. When applicable, the plans shall include: the exterior accessible route between all facilities required to be connected; ramp locations and

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elevations along the exterior accessible route; number of and details for the required accessible van and car parking spaces and passenger loading areas; location and detail of required accessibility signage; grade/topographic elevations before and after proposed grading when site impracticality is intended to be applied.

3. **Floor plans.** *Complete floor plans, including plans of full or partial basements and full or partial attics. Floor plans must show all relevant information such as door swings, stairs and ramps, windows, shafts, all portions of the means of egress, etc., and shall be sufficiently dimensioned to describe all relevant space sizes. Wall materials shall be described by cross-hatching (with explanatory key), by notation, or by other clearly understandable method. Spaces must be identified by how each space is intended to be used.*
4. **Exterior wall envelope.** *The exterior envelope shall be described in sufficient detail to determine compliance with this code and the referenced standards. Details or elevations shall be provided which describe floor to floor dimensions, flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane, details around openings, location and type of vapor retarders, window and door "U"-values, and insulation location and "R"-values. The supporting documentation shall fully describe the exterior wall system, which was tested, where applicable, as well as the test procedure used.*
5. **Sections.** *Cross sections, wall sections, details including typical connections as required to fully describe the residential building construction showing wall, ceiling, floor and roof materials. Residential construction documents shall describe the exterior wall envelope in sufficient detail to determine compliance with this code.*
6. **Structure.** *Complete structural description of the residential building including size and location of all structural elements used in the design of the residential building and other data as required to fully describe the structural system.*
7. **Ratings.** *The fire-resistance ratings of all structural elements as required by this code, data substantiating all required fire-resistance ratings including details showing how penetrations will be made for electrical, mechanical, plumbing, and communication conduits, pipes, and systems, and the materials and methods for maintaining the required structural integrity, fire-resistance rating, and firestopping.*
8. **System descriptions.** *Description of the mechanical, plumbing and electrical systems, including: materials; location and type of fixtures and equipment; materials, and sizes of all ductwork; location and type of heating, ventilation, air conditioning and other mechanical equipment; and all lighting and power equipment.*
9. **Accessibility provisions.** *When non-required accessibility components are intended to be installed, indicate whether the project will comply with Type A, Type B, Type C (Visitable), or Accessible units in ICC/ANSI A117.1 listed in Chapter 44 as pursuant to Section 320.1.*
10. **Additional information.** *Additional graphic or text information as may be reasonably required by the residential building official to allow the review of special or extraordinary construction methods or equipment.*

The plans for new dwellings, additions, remodeling, repairing, replacing, etc. are not required to be architectural grade renderings. However, they should bear a reasonable resemblance to the project, floor by floor, room by room.

Larry Ellis
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