

**RESIDENTIAL CONSTRUCTION
NEW / ADDITIONS / ALTERATIONS
PLAN REQUIREMENTS**

ALL PLANS WILL BE REVIEWED UNDER THE 2019 RESIDENTIAL CODE OF OHIO (2019 RCO)

SCALE 1/4" = 1'

SET BACKS **CHECK DEED RESTRICTIONS**

FRONT: 40' OR GREATER Verify zoning map. (Codified Ordinance 1181.07)

SIDE YARDS: 35% OF THE AVERAGE WIDTH OF THE LOT AT THE BUILDING LINE, (10' MINIMUM ON ANY ONE SIDE).
(Codified Ordinance 1181.07 (a))

REAR YARD: 20% OF THE DEPTH OF THE LOT. (40 feet minimum) (Codified Ordinance 1181.07 (c))

DETACHED GARAGE: MAXIMUM SIZE IS 800 SQUARE FEET OR 10% OF THE REAR YARD, WHICHEVER IS LESS AND 15 FEET IN HEIGHT. ONLY TWO ACCESSORY STRUCTURES ON A PARCEL. (Codified Ordinance 1157.06)

PHOTOGRAPHS SHOWING EXISTING BUILDINGS AND PROPOSED CONSTRUCTION SITE

SITE PLAN SHOW EXISTING BUILDINGS LOCATION AND DIMENSIONS, PROPERTY DIMENSIONS AND PROPOSED BUILDING/ ADDITIONS DIMENSIONS AND ALL SETBACKS TO THE PROPERTY LINES.

ARCHITECTURE / CONSTRUCTION DRAWINGS:

IDENTIFIED WITH STREET NAME, NUMBER AND OWNER

THREE SETS (3) SHOWING ALL DETAILS OF CONSTRUCTION

SECTION DETAIL SHOWING FOOTER DEPTH AND SIZE

FLOOR PLAN WITH ALL ELEVATIONS AND A SECTIONAL VIEW FOOTER TO RIDGE, INCLUDING ROOF PLAN.
ALL MECHANICALS, ELECTRICAL, PLUMBING (SCHEMATIC REQUIRED), AND HVAC PLANS MUST BE SHOWN ON A FLOOR PLAN

EXTERIOR GRADE OF EXISTING AND PROPOSED – MAY REQUIRE VILLAGE ENGINEER APPROVAL

MINIMUM CONSTRUCTION REQUIREMENTS:

FOOTERS: 12" WIDE / 42" DEEP, 6 INCH THICK (SEE 2019 RCO SECTIONS 403/ 301.2.1 TABLE)

FOUNDATION WALLS: 8" WIDE (SEE 2019 RCO CHAPTER 4)

GRADE WALLS: NO EXPOSED BLOCK – BRICK TO MATCH EXISTING (CODIFIED ORDINANCE 1321.02 (b))

FRAMING: 2 X 4 16" O/C. 1/2" WALL SHEATHING (2019 RCO SECTION 602)

PLATE: 2" X AS REQUIRED (2019 RCO SECTION 602)

FLOORING: 5/8 "MINIMUM (2019 RCO SECTION 503.1)

FLOOR JOISTS AND RAFTERS SIZED BY OHIO RESIDENTIAL CODE (2019 RCO CHAPTERS 5 AND 8)

CRAWL SPACE: AT LEAST 18" HEIGHT WITH ACCESS – VAPOR BARRIER 6 MIL AND 3" CONCRETE COVER WITH REQUIRED VENTILATION (2019 RCO SECTIONS 504.2.2/408)

BASEMENT: 8" WALL ON A 16" FOOTER WITH PROPER REBAR REINFORCEMENT (2019 RCO SECTION 404)

MINIMUM INSULATION: WALLS R-13, CEILING R-30/38/49, BASEMENT R 10 PERIMETER: (2019 RCO CHAPTER 11, IDENTIFY THE ENERGY COMPLIANCE PATH BEING UTILIZED)

WINDOWS: TO BE DOUBLE GLAZED THERMOPANE/SIZES INDICATED, MINIMUM FENESTRATION .3, 1 BEDROOM

WINDOW MUST COMPLY WITH SECTION 310 EMERGENCY ESCAPE AND RESCUE OPENINGS (2019 RCO SECTIONS 609/ 310)

DRAIN TILE: PVC MINIMUM SDR 35 OR D 3034 WITH CLEAN OUTS - BACKFILL OVER DRAIN TILE TO 12 INCHES OF GRADE WITH WASHED GRAVEL AND FILTER FABRIC. (2019 RCO SECTION 405, 1321.02 (b))

FIREPLACES: OHIO RESIDENTIAL CODE AND BUILDING DEPARTMENT REQUIREMENTS. FIREPLACE FLUE TO BE IN CENTER – JOISTS PROTECTED UNDER HEARTH - ASH DOOR REQUIRED. ALL DRAFT OPENINGS TO BE FIRE-STOPPED. FIRST FLUE INSPECTION MANDATORY (2019 RCO CHAPTER 10)

CHIMNEY: TO BE 2' ABOVE ROOF WITHIN 10'; SADDLE REQUIRED (2019 RCO FIGURE 1001.1)
CHIMNEYS SHALL NOT BE UNENCLOSED METAL OR BOXED IN BY SIDING
CHIMNEY CLOSURES SHOULD BE MASONRY MATCHING THE FOUNDATION FINISH

ANCHOR BOLTS: TO BE PLACED 12" OF CORNERS - 6' MAX ON CENTERS - ONE ON EACH RETURN – 12" OF ENDS OF BOARDS UNEXCAVATED AREAS TO HAVE 6 MILL POLY UNDER CONCRETE (2019 RCO SECTION 403.1.6)

GARAGE FLOOR DRAINS: TO BE 12" MINIMUM - CONNECTED TO SANITARY SYSTEM.

CONCRETE DRIVEWAYS: TO BE 4" MINIMUM AND 6" AT THE APRON WITH MESH/ FIBER MESH

*STEP RISES: NOT TO BE GREATER THAN 8 1/4", TREAD TO BE MINIMUM 9" DEEP, NOSING REQUIRED IF LESS THAN 11" DEEP (2019 RCO SECTION 311), HAND RAILS REQUIRED 4 STEPS OR MORE (2019 RCO SECTION 311.7.8)

ACCESS DOORS: TO ATTACHED GARAGES TO BE METAL CLAD, SOLID WOOD, OR 20-MINUTE FIRE RATED (2019 RCO 302.5.1)

ROOF SHEATHING: 1/2" - 16" O/C. (2019 RCO SECTION 803)

WALL SHEATHING: 1/2" - 16" O/C. (2019 RCO SECTION 602)

ROOF AND SIDING: TO HAVE ICE/WATER SHIELD AND VENTILATION - COLORS AND MATERIALS TO MATCH EXISTING (2019 RCO CHAPTER 9/ SECTION 506.2.3/ 702.7)

ROOF SHINGLES: (2019 RCO CHAPTER 9)

GUTTER BOARDS: 1" X 6" ICE GUARD REQUIRED TO EXTEND OVER GUTTER BOARD PRIOR TO GUTTER INSTALLATION

DOWNSPOUTS: SHOW ON DRAWING - RUNOFF TO BE CONTAINED ON YOUR PROPERTY

SOFFITS: MUST BE VENTED – (2019 RCO SECTION 806)

ADDITIONAL INFORMATION MAY BE REQUIRED TO COMPLETE A RESIDENTIAL PLAN REVIEW.

BOARD OF ZONING APPEALS MAY BE REQUIRED:

AN ADDITIONAL APPLICATION, FEES AND MEETINGS WILL BE REQUIRED. THE APPLICANT WILL BE NOTIFIED IF A ZONING VARIANCE WILL BE REQUIRED.

ARCHITECTURAL REVIEW BOARD:

- MEETS THE SECOND AND FOURTH THURSDAY IN THE MAYFIELD VILLAGE CIVIC CENTER AT 6:00 P.M.
- DRAWINGS MUST BE SUBMITTED TWO WEEKS PRIOR TO THE SCHEDULED MEETING. (6 SETS WITH AN ELECTRONIC VERSION)
- OWNER OR AGENT MUST BE PRESENT FOR THE MEETING.
- SUBMITTAL SHALL FOLLOW OUTLINE FROM ARB FOR PHOTOS, MATERIAL SAMPLES, ETC

DRAWINGS. IT IS SUGGESTED THAT DRAWINGS FOR CONSTRUCTION IN EXCESS OF \$10,000.00 BE DRAWN AND STAMPED BY A REGISTERED ARCHITECT.

MATERIALS/COLOR

TO MATCH EXISTING HOME – SAMPLES REQUIRED ON NEW CONSTRUCTION AND LISTED ON DRAWINGS

TRADE REGISTRATION

ALL CONTRACTORS MUST REGISTER AND SECURE THE REQUIRED PERMITS (CODIFIED ORDINANCE 1313,1309).

INSPECTIONS- see full list of required inspections

ALL WORK REQUIRES INSPECTION, ADDITIONAL INSPECTIONS MAY BE REQUIRED:

- FOOTER/FOUNDATION -REINFORCEMENT.
- DRAIN TILE/ FILTER FABRIC, DAMP PROOFING/ WATER PROOFING.
- SLAB- VAPOR BARRIER
- ROUGH FRAMING ROOF AND WALLS- ICE GUARD, VAPOR BARRIER, FIRE BLOCKING, DRAFTSTOPPING. (ENGINEERED STAMPED TRUSS DRAWINGS MUST BE SUBMITTED FOR REVIEW IF USED)
- ROUGH ELECTRICAL, PLUMBING, HVAC, AND FIRE STOPPING.
- INSULATION- WALLS, CEILING, BASEMENT/CRAWL.
- FINAL INSPECTIONS ON ALL PERMITS.
- CERTIFICATE OF OCCUPANCY/ CERTIFICATE OF COMPLIANCE.
- TWENTY-FOUR HOUR NOTICE REQUIRED.
- ANY WORK COVERED WITHOUT INSPECTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

HOURS OF CONSTRUCTION – NEW CONSTRUCTION AND REPAIRING OF BUILDINGS:

MONDAY – FRIDAY 7:00 AM - 6:00 PM
SATURDAY 10:00 AM - 6:00 PM.
SUNDAY EMERGENCY CONSTRUCTION ONLY – REQUIRES SPECIAL APPROVAL.

HOURS OF INSPECTION:

MONDAY-FRIDAY 9:00AM -3:00PM EXCEPT HOLIDAYS

FEES AS LISTED ON APPLICATION FORMS (Codified Ordinance 1309)

RIGHT-OF-WAY WORK \$100 PERMIT, \$5000 SURETY BOND & \$100,000 LIABILITY

CODES

2019 OHIO RESIDENTIAL CODE
2017 OHIO PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2017 OHIO MECHANICAL CODE

STRUCTURAL AND NON-STRUCTURAL ACTIVITIES IN FLOOD AREA: *Any construction in a Flood Hazard Area, Commercial or Non-Commercial, must be by special permit. Forms are available upon request. Should there be a question on the correct classification, a determination can be made by The Village Engineer. A fee of \$60 will be assessed.*

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