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Residential Code of Ohio Plan Review Check-List

Zoning/ Grading Requirements

1. Drawings are prepared and sealed by Ohio Registered Architect/Engineer
_____ # _____
2. Building dimensions on the floor plan must agree with dimensions on submitted plot plan. Verify that building does not conflict with any setbacks, building lines, or easements.
3. Finish floor elevation and grading shall comply with the approved subdivision-grading plan.
4. The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 feet per RCO 401.3.

Professional Seal / Truss Drawings

5. Submit drawings of all floor and roof trusses for review and approval by the Building Official, prior to erection of the trusses. The drawings shall show compliance with the structural loading requirements of the RCO, member sizes, species and stress grades, types and sizes of gussets and nails, and shall be prepared and sealed by a Design Professional registered in the State of Ohio.
6. Roof Truss diagrams with stress analysis are prepared and sealed by _____.
7. Floor Truss diagrams with stress analysis are prepared and sealed by _____.
8. The bottom chords of roof trusses shall be designed to support a minimum live load of 20-psf (for attics without storage- 10-psf) and a minimum dead load of 10 psf per RCO 802.10.1 and 802.10.2. Roof snow load shall be designed a minimum of 25-psf per Figure 301.2(5).
9. Indicate type of rafter fasteners used.
10. Indicate type of truss fasteners used.
11. Provide truss layout sheet.

Foundation / Framing Requirements

12. Minimum sizes for masonry and concrete footings shall be in accordance with RCO Table 403.1 and Figure 403.1 (1).
13. Concrete footings for columns shall have a minimum of (2) #8 rebar each way or have a minimum footing depth of 12".
14. Exterior footings shall extend to below the frost line (Min.32") unless otherwise protected against frost heave. In no case shall exterior footings be less than 12 inches below grade. Footing widths shall be based on the load-bearing value of the soil and shall be designed in accordance with accepted engineering practices. Footings shall be supported on undisturbed natural soil or engineered fill RCO 403.1.
15. Foundations for masonry fireplaces and their chimneys shall be constructed of concrete or solid masonry at least 12 inches thick and shall extend at least 6 inches beyond the face of the fireplace or support wall on all sides. RCO 1003.2.
16. Structural Concrete and masonry foundation walls shall be constructed and reinforced as required per RCO Tables 404.1.1(1) or 404.1.1(2).

17. Foundation walls shall be constructed as set forth in RCO Table 404.1.1 based upon the local soil type. Provide data on the site soil type prior to the footing inspection.
18. Foundation details are prepared and sealed by _____.
19. Foundation walls enclosing habitable or storage space shall be damproofed from the top of the footing to the unfinished grade in accordance with RCO 406.1.
20. Anchor bolts must be no more than 6'-0" on center and no more than 1'-0" from a corner. Anchor bolts shall extend a minimum of 7 inches into masonry or concrete per RCO 403.1.6.
21. Anchor straps shall be installed per manufacturer's recommendations.
22. Methods of termite protection shall be by chemical soil treatment, pressure-treated wood, naturally termite-resistant wood, solid masonry (termite block) or physical barriers (such as metal or plastic termite shields), or any combination of these methods, RCO 320.1.
23. In areas subject to decay damage as established in RCO Table 301.2(1), treated lumber complying with RCO 320.3 shall be provided.
24. All metal fasteners, connectors or other hardware in direct contact with any preservative treated lumber shall be stainless steel type 304 or 316 or have galvanized coating that complies with the ASTM A123 (connectors) or A153 (Fasteners) Class D Standards for Fasteners and Hardware. The connectors and fasteners must be made of the same material for compatibility.
25. Beams, girders or other concentrated loads supported by a wall or column shall have a minimum bearing of 3 inches in length measured parallel to the beam upon solid masonry not less than 4 inches in thickness, or upon a metal bearing plate of adequate design and dimensions to distribute the load safely per RCO 606.13.
26. Steel beams shall bear directly on concrete, or solid or filled masonry, or on steel columns which bear directly on concrete, or solid or filled masonry IRC 606.13.
27. Floor joist clear spans shall not exceed values shown per RCO Tables 502.3.1(1) and 502.3.1(2).
28. Wall bracing shall comply with RCO 602.10. Required wall bracing less than 2 feet 8 inches in length must have an engineered wall panel.
29. Header spans shall not exceed values listed in RCO Tables 502.5(1) and 502.5(2).
30. Masonry over openings shall be supported by steel lintels, reinforced concrete or masonry lintels or masonry arches, designed to support load imposed per RCO 606.9.
31. An approved vapor barrier with joints lapped 6" shall be placed between the concrete floor slab and the base course per RCO 405.2.2 & 506.2.3.

Crawl Space

32. Crawl space ventilation shall be provided to conform to RCO 408.2. The minimum net area of ventilation openings shall be a minimum of 1 square foot for each 150 square foot of crawl space area and openings shall be located at a maximum of 3 feet from the corner of the building.
33. An access crawl hole 18 inches by 24 inches shall be provided to under floor space per RCO 408.3.
34. Additional permits may be required if basement is to be finished in the future.

Garages

35. The garage shall be completely separated from the residence and its attic area by means of ½" gypsum board or equivalent applied to the garage side per RCO 309.2.
36. Openings between the garage and residence shall be equipped with either solid wood doors not less than 1 3/8" in thickness or 20-minute fire-rated doors or metal insulated exterior doors per RCO 309.1.
37. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway per RCO 309.3.

Doors & Hallway / Exits

38. The required exit door shall be a side-hinged door not less than 3 feet width and 6 feet 8 inches in height per RCO 311.4.2.
39. The minimum width of a hallway or exit access shall be not less than 3 feet, per RCO 311.3

40. Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full clear opening without the use of a key, tool or special knowledge. Where windows are provided as a means of egress or rescue, they shall have a sill height of not more than 44 inches above the floor. RCO 310.1. All egress or rescue windows from sleeping rooms must have a net clear opening of 5.7 square feet. The minimum net clear opening height shall be 24 inches. The minimum net clear opening width shall be 20 inches. Grade floor window may have a minimum clear opening of 5 square feet RCO 310.1.1.
41. A minimum of 3 foot by 3 foot landing shall be required on each side of a door. The floor or landing shall not be more than 1 ½ " lower than the top of threshold per RCO 311.4.3.
42. All glazing shall be in compliance with RCO 308. Hazardous glazing is required in all doors, hot tub and shower enclosures, glazing within 24" arc of door and railings per RCO 308.4.
43. Skylights and sloped glazing shall comply with RCO 308.6. Curbs shall be at least 4" high unless otherwise specified by the manufacturer.

Stairways

44. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height per RCO 311.5.1.
45. The maximum riser height shall be 8 ¼ " and the minimum tread shall be 9 inches per RCO 311.5.3.
46. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform per RCO 311.5.2.
47. Ceiling heights in basements without habitable spaces may not be less than 6 feet 8 inches clearance except for under beams, girders, ducts, or other obstructions where the clear height shall be 8 feet 4 inches RCO 305.1 Exception 2.
48. Handrails shall have a minimum height of 34" and a maximum height of 38" measured vertically from the nosing of the treads, and shall be provided on at least one side of stairways. RCO 311.5.6.
49. Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guardrails not less than 34 inches in height measured vertically from the nosing of the treads RCO 312.1.
50. Required guardrails on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of an object 4" or more in diameter per RCO 312.2. Required guardrails shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.
51. Open risers shall not allow passage of 4" diameter sphere per RCO 311.5.3.3.

Light, Ventilation, & Heating

52. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which may be operable OR the glazed area shall not require where artificial light and approved mechanical ventilation is provided. Bathroom exhausts shall be directly vented to the outside per RCO 303.3. Provide rough-in for optimal bathroom in basement.
53. All habitable rooms shall be provided with an aggregate area of not less 4% if the floor area of such rooms per RCO 303.1.
54. Clothes dryer exhaust shall comply with RCO 1801.
55. Heating and cooling equipment and appliances shall be installed in accordance with the manufacturer's installation and the Residential Code of Ohio per RCO M1401.1. Submit manufacturer, model, size, and calculations.
56. Provide mechanical duct layout sheet.

Attics / Insulation

57. A readily accessible attic access framed opening not less than 22" by 30" shall be provided to any attic area having a clear height of over 30" per RCO 807.1.

58. Enclosed attics enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow in accordance with RCO 806.1.
59. Nominally double-coverage asphalt shingles may be installed on slopes between 2:12 and 4:12 provided the shingles are approved self-sealing shingles or are hand sealed and are installed with an underlayment consisting of two layers of No. 15 felt paper, applied as required in RCO 905.2.2.
60. Indicate ice guard protection on the roof eaves.
61. Provide R-11 insulation in crawlspace 24" below grade per RCO model energy code.
62. Insulation values shown on drawings do not reflect values indicated per energy calculations. Install insulation thickness as required to obtain R-values in calculations.
63. Some structures are reviewed as a three-season unheated space.

Chimneys / Fireplaces

64. Factory-built fireplaces shall comply with listings and specifications of manufacturer and/or the latest edition of NFPA 211 and RCO 1004. Hearth extensions shall extend a minimum of 16 inches in front of and a minimum of 8 inches beyond both sides of the fireplace opening per RCO 1003.10. Provide framing and clearance information for Direct Vent Fireplace.
65. Factory-built or masonry fireplaces shall be equipped with an exterior air supply to assure proper fuel combustion. The exterior air intake shall not be located within the garage, attic, basement or crawl space of the dwelling per RCO 1005.2. The combustion air passageway shall be a minimum of 6 square inches and not more than 55 square inches per RCO 1005.4. The exterior air outlet shall be permitted to be located in the back or sides of the firebox chamber, or within 24 inches of the firebox opening on or near the floor.
66. Chimneys shall extend at least two feet higher than any portion of a building within 10 feet, but shall not be less than three feet above the point where chimney passes through the roof per RCO 1001.6.
67. Firestopping shall be provided to cut off all concealed draft openings (vertical and horizontal) and to form an effective fire barrier between stories and between stories and the roof per RCO 602.8.

Plumbing

68. All plumbing work shall comply with the Ohio Plumbing Code.

Electrical

69. All electrical work shall comply with the National Electrical Code. Provide ground-fault Interruption protection on receptacles at exterior locations, basement, garage and within 6 feet of a sink or other similar water source per NFPA 70, 210-8.
70. Smoke detectors shall be installed in each sleeping room, outside of each separate area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics per RCO 313.1. Required smoke detectors shall receive their primary power source from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery per RCO 313.2.
71. General Provisions. In every kitchen, family room, dining room, parlor, library, den, sun room, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet horizontally, from an outlet in that space, including any wall space 2 feet or more in width per National Electrical Code Article 210-52(a).
72. Lighting Outlets Required. At least one wall switch controlled lighting outlet shall be installed in every habitable room; in bathrooms, hallways, stairways, attached garages, and detached garages with electric power; and at outdoor entrances or exits per National Electric Code Article 210-70 (a).
73. Provide Electrical Panel diagrams and breaker assignments.