

# City of North Canton

## Division of Permits and Inspections

---

### Notice to All Residential Builders and Contractors

The requirements for residential plan submission, plan review, permit issuance and inspections as mandated by American House Bill 175 have been modified and the effective date of these changes was May 27, 2006.

These updated submittal requirements SHALL take effect 11/1/2017

### Builders/Contractors Responsibilities

Residential construction documents and other data shall be submitted in (2) two sets with each application for new construction, an addition or major alteration for an approval. Before beginning the construction of any building for which construction documents are required under Section 105, the owner or owner's representative shall submit construction documents to the residential building official of a certified residential building department for approval. When construction documents have been found to be in compliance with the rules of the board of building standards in accordance with Section 107 by a certified residential building department, that determination of compliance shall be deemed sufficient to obtain approval for construction pursuant to Section 105.2 and the residential building official shall issue the certificate of plan approval. Construction documents for the installation of industrialized units shall be submitted to the residential building official for approval in accordance with the provisions of Section 106.1.4.

If the construction documents which have been prepared by a registered design professional who prepared the same as conforming to the requirements of the rules of the board pertaining to design loads, stresses, strength and stability, or other requirements involving technical analysis, need be examined only to the extent necessary to determine conformity of such residential construction documents with other requirements of this code.

When residential construction documents for fire protection systems are required by this code, they are authorized to be submitted by individuals certified pursuant to Chapter 4101:2-87 of the Administrative Code shall:

1. When submitted under the signature of an individual certified under Section 3781.105 of the Revised Code, be processed in the same manner as construction documents submitted under the signature of a registered design professional. Any statistical data, reports, explanations, plan description or information that would not also be required for a similar submission by a registered design professional need not be submitted by a certified designer.
2. If certified by a registered design professional or individual certified under Section 3781.105 of the Revised Code as conforming to requirements of the rules of the board pertaining to design loads, stresses, strength, stability, or other requirements involving technical analysis, be examined by the building department official only to the extent necessary to determine conformity of such construction documents with other requirements of this Code.
3. Indicate thereon the individual installing the fire protection systems who shall be certified by the fire marshal pursuant to Section 3737.65 of the Revised Code. In the event that the installer is not known at the time of plan approval, partial plan approval shall be granted subject to subsequent submission by addendum of the name of the qualified installer prior to installation of any part of the fire protection systems.

The residential construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the residential building official. Construction documents shall be coordinated and of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code. Construction documents, adequate for the scope of the project, shall include information necessary to determine compliance with this code.

1. An Index of drawings shall be located on the first sheet
2. A site plan showing a north orientation arrow, the size and location of the new residential construction and all existing structures on the site, all property and interior lot lines 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 locations 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.
3. 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.

4. 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.
5. The residential construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane, all elevations necessary to completely describe the exterior of the residential building including floor to floor dimensions and details around openings.
6. The residential construction documents shall include cross sections, wall sections, details including typical connections as required to fully describe the residential building construction showing wall, ceiling, floor and roof materials. The residential construction documents shall describe the exterior wall envelope in sufficient detail to determine compliance with this code.
7. A complete structural description of the residential building including the 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.
8. **(Mostly for 2 and 3 dwelling units)** 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, plumbing, mechanical, and communication conduits, pipes, and systems, and the materials and methods for maintaining the required structural integrity, fire-resistance rating and firestopping.
9. There shall be a 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. **Some examples are but not limited to: electric load calculations based on Article 220 of the 2014 NEC, isometrics, mechanical layouts, the System description forms supplied by the State (which we can provide), etc.**
10. 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. **Some examples are but not limited to: Truss drawings, “cut sheets” for pre-engineered lumber and steel beams, etc.**
11. If construction documents for the fire protection system(s) are required, the construction documents shall be submitted to indicate conformance with this code and shall be approved prior to the start of system installation.

12. The manufacturer's installation instructions, as required by this code, shall be available on the jobsite at the time of inspection. Some examples are but not limited to: pre-fab fireplaces, cultured stone veneer, kitchen hoods exhaust, etc.

These requirements can be found in Section 106 of the 2013 Residential Code of Ohio with January 2016 updates.

There shall be a one (1%) percent assessment fee on all permits and reviews.