



RESIDENTIAL BUILDING INSPECTIONS

OHIO RESIDENTIAL CODE FOR ONE, TWO, AND THREE FAMILY DWELLINGS

Building & Zoning-4200 Dryden Rd. Moraine, Ohio 45439-1495 - Phone (937) 535-1030 Fax (937) 535-1284

Permit # _____ Application # _____ Address _____

****APPROVED PLANS ARE REQUIRED TO BE ON SITE FOR EVERY INSPECTION****
FOR INSPECTIONS CALL (937) 535-1030 8:00am TO 4:30pm MONDAY-FRIDAY

Times for inspections:

Please give twenty-four hours notice. The earliest inspection will be 8:30am. The latest will be 4:00pm. Monday-Friday. Phone 937-535-1030

Additional permits/inspections required:

Plumbing permits/inspections by Combined Health Services of Montgomery County
937-225-4421

Electrical permits/inspections by Montgomery County Building & Electrical 937-225-4622

Required inspections:

- ☐ **FOOTING:** before placing concrete. All lot lines shall be marked.
- ☐ **DAMPROOFING/ DRAIN TILE:** before back fill.
- ☐ **FLOOR SLAB:** before placing concrete.
- ☐ **CRAWL SPACE:** before sub flooring is installed.
- ☐ **GAS PIPING:** trench or pressure.
- ☐ **ROUGH HEAT:** have all ducts installed and exhaust fans vented to outside air.
- ☐ **FRAMING:** all rough ELECTRICAL and rough PLUMBING inspections completed by Montgomery County.
- ☐ **INSULATION:** shall be in compliance with the State of Ohio Building Code Prescriptive Energy Code.
- ☐ **MASONRY FIREPLACE:** firebox & smoke chamber.
- ☐ **MANUFACTURED FIREPLACE:** provide manufacturers installation instructions.
- ☐ **MASONRY VENEER:** brick ties and vapor barrier.
- ☐ **FINAL HEAT:** have all gas or electrical connections.
- ☐ **FINAL BUILDING:** all final ELECTRICAL and final PLUMBING inspections completed by Montgomery County.

The following is a partial list of codes relating to your project. The list does not reflect all code related items. Refer to the 2004 Residential Code of Ohio for One, Two, and Three Family Dwellings, with the adopted Miami Valley Amendments.

-Over-

**2004 OHIO RESIDENTIAL CODE
ONE, TWO AND THREE FAMILY DWELLINGS
CODE REQUIREMENTS**

- 01-Footings R403** *All footings shall be sized to 403.1.1 Minimum depth shall be 32in. below grade.*
- 02-Foundation anchorage R403.1** *Foundation imbedded wall framing anchors, ½" anchor bolts @ 6' oc 7" into concrete, not more than 12" from every corner. Or approved straps installed to manufacturer's instructions.*
- 03-Foundation Drainage R401.3** *The grade away from foundation walls shall fall a minimum of 6in. within the first 10ft.*
- 04-Exterior Deck Footing R403.4** *All deck footings shall comply with 403.4*
- 05-Under Floor Space R408** *Access 18in. x 24in. Ventilation min. 1sqft per 150 sqft. Reduced 1/1500 with approved vapor barrier.*
- 06-Concrete Slab R505** *Fill 24" maximum for sand/gravel, 8" for earth. 4" compacted base, vapor barrier where required.*
- 07-Masonry Veneer R703** *Ties spaced not more than 24" vapor barrier, 1" air space, weepholes spaced not more than 33"*
- 08-Wood Floor Framing R502**
- 09-Wood Wall Framing R602**
- 10-FireBlocking Required R602.8**
- 11-Wall Bracing R602.10**
- 12-Moisture Vapor Retarders R318** *Installed on warm in winter side.*
- 13-Wood Roof Framing R802**
- 14-Roof Ventilation R806** *net free area shall not be less than 1/150 of the area to be ventilated.*
- 15-Attic Access R807** *not less than 22"x 30"*
- 16-Light and Ventilation R303.3** *Vent directly to exterior. All ducts through unconditioned space shall be insulated.*
- 17-Stairway illumination-R303.6** *All interior and exterior stairways shall be provided with illumination.*
- 18-Ceiling Height-R305** *Habitable rooms shall have minimum ceiling height of not less than 7 ft*
- 19-Smoke Detectors R313** *Required on every level, inside and outside of every sleeping area. Shall be hardwired, interconnected with battery back-up.*
- 20-Glazing R308** *Tempered glass required for hazardous locations*
- 21-Emergency Egress Openings R310** *Shall have a min. net clear opening of 5.7sqft Grade floor windows can be 5sqft min. Min.width 20in. height 24in. Sill height not more than 44in. above floor.*
- 22-Means of Egress R311** *Hallways min. width 3 ft. Required exit door 3ft. wide*
- 23-Landings at Door R311.4.3** *A 3ft. x 3ft. landing required on each side of a door*
- 24-Ramps R311.6** *Maximum slope of 1 vertical in 8 horizontal*
- 25-Stairways R311.5** *Min. headroom 6ft 8in, min.width 36in., Max rise 8 ¼, min. tread 9in. 3/8in. variance allowed between handrails required on 4 or more risers.*
- 26-Handrails R311.5.6** *Min. ht. 34in. max. ht. 38in. ends shall return or terminate into posts. Shall provide for graspability.*
- 27-Guardrails R312** *Required for floor/stair surfaces over 30" from floor. Not less than 36" in height, no opening shall pass object 4" or more in diameter.*
- 28-Attached Garage to Habitable area doors R309.1** *Solid wood 1 3/8 thick, 20-minute fire rated, or metal insulated exterior door.*
- 29-Attached Garage Separation R309.2** *The garage and its attic shall be separated by ½ inch gypsum minimum. Habitable rooms above garage shall be protected with 5/8 type X gypsum board.*
- 30-Attached Garage Floor Requirements R309.3** *Sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.*
- 31-Chimneys & Fireplaces R1001**
- 32-Exterior Air Supply R1006** *Located within 24" of the firebox opening, or in the back or sides of the firebox chamber.*
- 33-Mechanical Requirements Chapter 13 & 14**
- 34-Combustion Air Chapter 17**
- 35-Fuel-Gas Supply Systems Chapter 24**
- 36-Insulation** *Provide documentation showing Ohio Building Code Energy Compliance for Zone 12.*

THIS LIST DOES NOT REFLECT ALL CODE RELATED ITEMS