



Building Department
3760 Darrow Road, Stow, Ohio
330.689.2729

CHAPTER 5

CONSTRUCTION DOCUMENTS

Required Documents

Residential construction documents and other data shall be submitted in two or more sets with each permit application for an approval. Before beginning the construction of any residential building for which construction documents are required, the owner or their representative shall submit construction documents to the Stow Building Department for approval. When construction documents have been found to be in compliance with the rules of the Ohio Board of Building Standards, that compliance shall be deemed sufficient to obtain approval for construction to proceed and the residential building official shall issue the permit.

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 the code. Construction drawings shall include information necessary to determine compliance with the building, plumbing, and fire protection codes. (See Chapter 7)

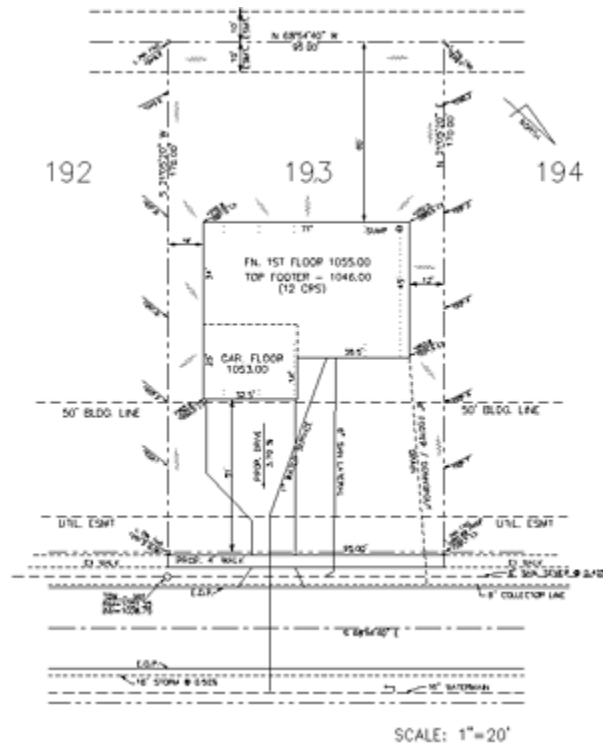
Construction documents drawn to scale (1/8" or 1/4" per foot) are required for new residential building construction, as well as additions or structural alterations to existing residential buildings and site improvements to new or existing lots.

Site plan

A site plan showing to scale the size and location of new residential construction and all existing structures on the site, including setback and side yard dimensions, all property and interior lot lines, distances from lot lines, the locations of the nearest streets. 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.

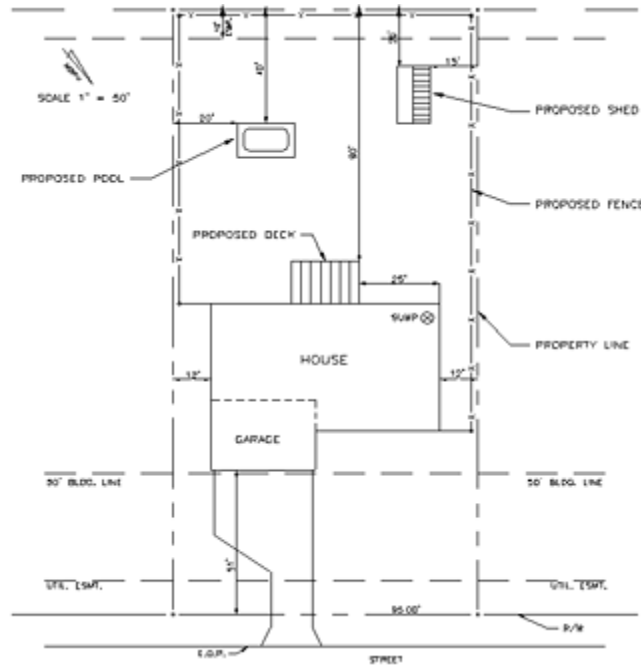
Residential buildings or structures located in flood hazard areas. Construction documents submitted for residential buildings or structures located in communities with identified flood hazard areas shall include the current FEMA Flood Hazard Boundary Map (FHBM), Flood Insurance Rate Map (FIRM) or Flood 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.

Typical site plan for one, two, and three family dwellings



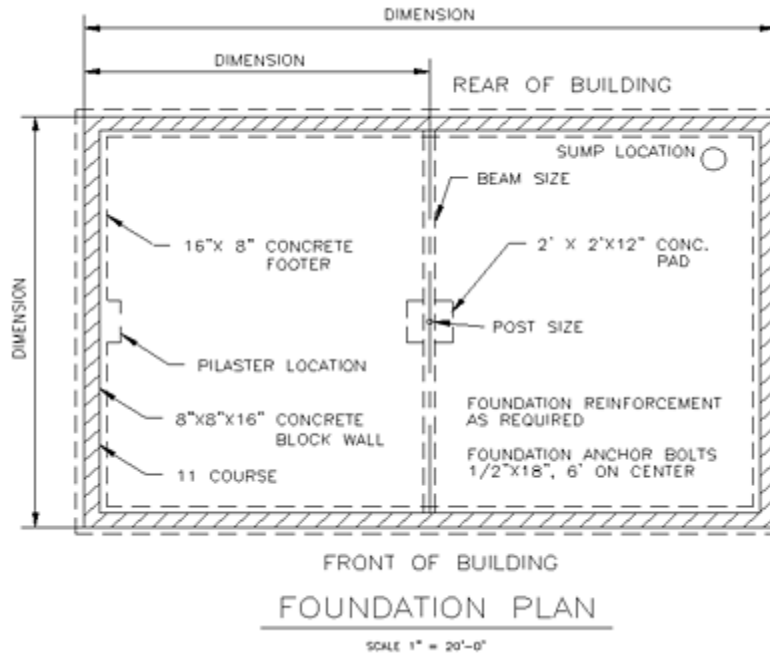
Below is an example of a typical site plan for an addition, accessory building, fence, pool or deck:

The drawing must be drawn to scale showing all existing and proposed structures and building dimensions, property lines and the distance between the property lines and the addition area on all sides. Also include distances between any existing or proposed structures.



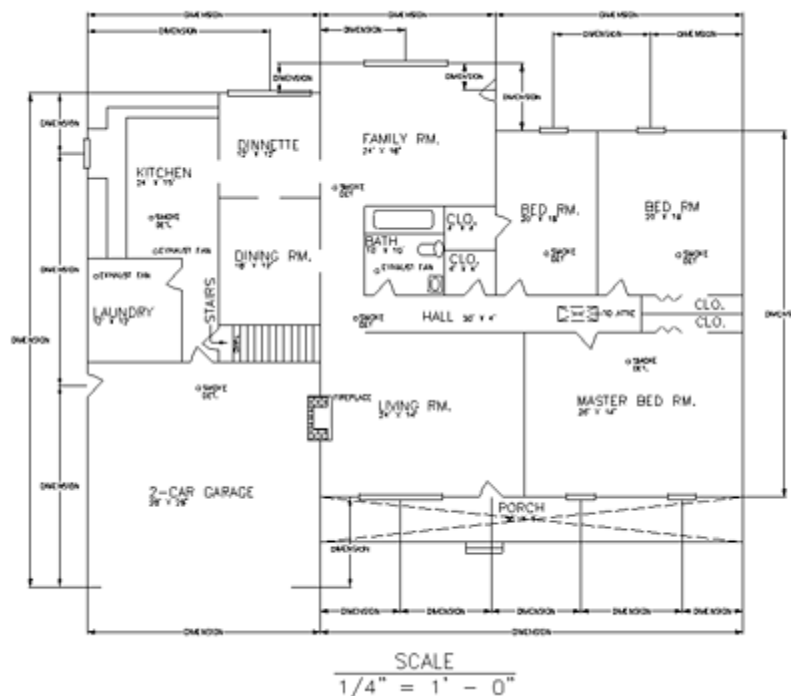
Foundation Plan:

A foundation plan shall show the dimension of the proposed foundation, including footers, pilasters, beam locations, beam sizes and spans, foundation wall dimensions, sump location, post size and spacing, etc.



Floor Plan:

A floor plan shall show architectural and structural features of your home, including all room dimensions and designations, window sizes, stairways, attic access openings, attached garage, smoke detector and exhaust fan locations, partial basements and full or partial attics. 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;



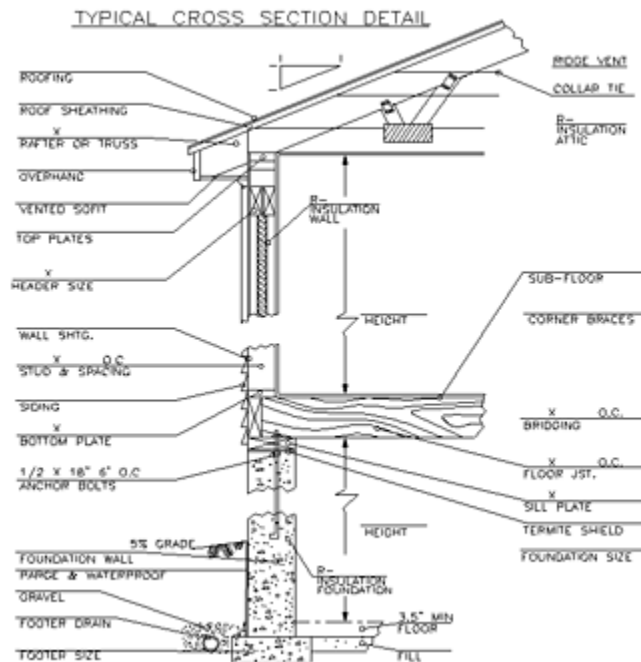
Cross Section Detail:

A section drawing is a slice through the structure showing the building section from footer to the roof covering and all components in between. A section drawing is a slice through the structure showing the building section from footer to the roof covering and all components in between. Cross sections, wall sections, details include typical connections as required to fully describe the residential building construction showing wall, ceiling, floor and roof materials. Cross sections details shall also include exterior envelope

energy conservation information in sufficient detail to determine compliance with this code.

Also, a 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 necessary to fully describe the structural system is required.

If you are building a multi-family dwelling provide the fire-resistance ratings of all structural elements as required by the 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 fire-stopping.

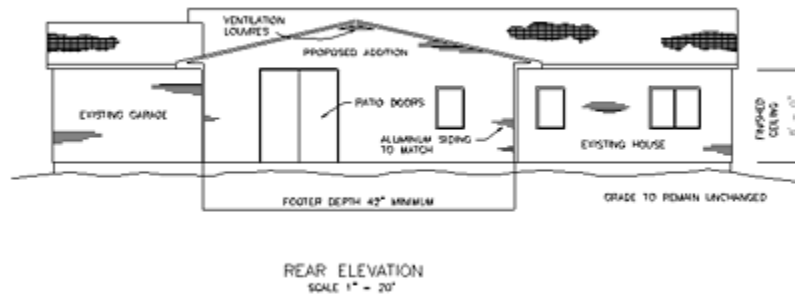


Exterior Elevations:

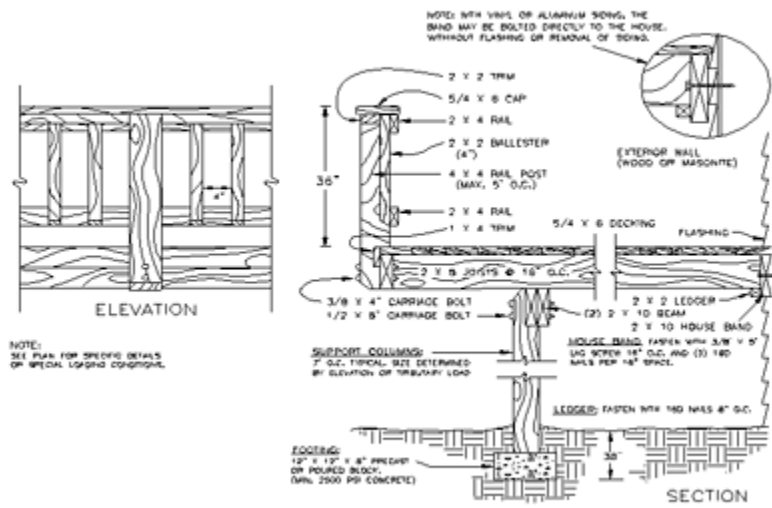
The residential construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane, all elevations necessary to completely describe the exterior of the residential building including floor to floor dimensions, and details around openings.

The exterior elevation is a picture view of the proposed project from all sides showing what the structure will look like when complete. Architectural features should include:

- Position and height of windows and doors
- Proposed roof slope and overhang dimension
- Type of exterior finish materials
- General grade around the structure



Typical Deck Plan:



TYPICAL DECK AND RAIL DETAILS

**Description of Building Systems / Mechanical / Plumbing / Electrical
Form A – B (sample)**