

**City of Loveland
Ohio Residential Code
One, Two, and Three Family
Building Plans Checklist**

The following information is required to be on the drawings based on the ORC 1, 2 & 3 Family Dwelling Code.

- ___ Site Plan showing the proposed building and existing buildings located on the property, all easements, utilities and drainage.
- ___ Footings 30" minimum below grade, soil-bearing capacity.
- ___ Foundation width and height. Dampproof or waterproof.
- ___ Building materials used in the construction of the footers, foundation, slab, walls, floors, ceilings, and roof framing (typical wall section).
- ___ Beam, header and column sizes.
- ___ Manufacturer's truss specifications, complete with an Ohio engineer's seal.
- ___ Wall bracing.
- ___ Roof covering materials, #15 lbs felt underlayment.
- ___ Insulation conforming to the Model Energy Code.
- ___ Window sizes for emergency egress, light and ventilation.
- ___ Room uses and dimensions.
- ___ Smoke detectors on each level and in bedrooms hard wired with battery backup.
- ___ Separation between the garage and dwelling, slope of garage slab.
- ___ Stair details (riser, tread, headroom and clearance).
- ___ Railing heights.
- ___ 3' x 3' minimum landings at egress doors.
- ___ Deck details, including connections.
- ___ Fireplace details, hearth dimension.
- ___ Attic access and ventilation.
- ___ Crawl space access and ventilation.
- ___ Location and type of mechanical appliances (furnace, water heater, floors, gas, electric or fuel oil).
- ___ Bathroom exhaust fans.
- ___ Safety glazing in shower doors or hazardous locations.