

Olmsted Township

Building Department

(440)-235-4225

26908 Cook Road • Olmsted Township, Ohio 44138 • (440)-235-8025

Website: olmstedtownship.org

Date: Project: **Patio** Type of Construction: **NA concrete**
Address: Use Group: **R3** Owner/Applicant:
Plans by/number:

In response to your application, [Olmsted Township resolution 1303.02], we have reviewed the plans to determine compliance with the Residential Code of Ohio 2007. The following items require clarification, plans to conform to all required codes per Olmsted Township resolution 1303.08 even if not specifically addressed in the following:

- Conditional plan approval, “conditional license” to proceed with construction to point of objection when requested in writing by owner, providing objection is only a matter of interpretation or minor modification**

Please note the convention used in specifying code references per Ohio Building Code Chapter 1 Section 101:

Residential Code of Ohio, –RCO 2007;

Ohio Plumbing Code, Chapters 4101:3-1 to 4101:1-13 of the Ohio Administrative Code –OPC;

National Electrical Code 2005- NEC;

Olmsted Township Resolutions- -OTR

We have found the following items do not conform to the requirements of the rules adopted by the Olmsted Township Resolution Section 1303.03, 1321.01. A **partial or conditional approval will allow you to proceed up to the point for which the partial or conditional approval has been granted. For plans that have received approval requiring additional information, please submit required construction documents within a reasonable time not to exceed 30 days to prevent revocation of this approval**

Item number) Code Section [issue of noncompliance]-probable action

- 1) Section 303.6 **Stairway illumination**- required for all interior or exterior stairs
- 2) Section R311 Means of Egress – Any Stairways, ramps, exterior balconies, decks, hallways and doors shall comply with this section:
 - 311.2.1 **Attachment Required** - exit facilities shall be positively anchored to the primary structure. Toe nailing or nails subject to withdrawal shall not be used
 - 311.4 **Landings**- required at top & bottom of all stairs, maximum stair height 12 feet, landing to be minimum 36 inches in direction of stair
 - 311.5 **Stairways** – stairways shall be minimum 36 inches wide above handrail, handrails shall not project more than 4.5 inches, minimum clear width with one handrail 31.5 inches, 27 inches with 2 handrails
 - 311.5.3.1 riser height maximum riser height 8.25 inches, 3/8 inch difference between greatest and smallest riser height
 - 311.5.3.2 tread depth – minimum tread depth shall be 9 inches, 3/8 inch difference between greatest and smallest tread depth
 - 311.5.3.3 Profile –radius of curvature shall not exceed 9/16 of an inch, a nosing of between 3/4 inch and 1 1/4 inches shall be provided on stairs with solid risers with 3/8 inch difference between greatest and smallest nosing, and open risers are permitted provided a sphere of 4 inch cannot pass through the opening between treads. Stairs with tread depth of greater than 11 inches do not need nosing. The openings between treads is not limited where stairs have a total rise of less than 30 inches.
 - 311.5.4 landings for stairways shall have a minimum dimension in direction of travel of 36 inches
 - 311.5.5 Stairway walking surfaces shall be pitched no more than 1 in 48 units[2%]
 - 311.5.8 special stairs –spiral stairs see code section
 - 311.5.6 **Handrails**
 - 311.5.6.1 Height - 34 to 38 inches
 - 311.5.6.2 Continuity – handrails shall be continuous for the full length of the flight, from a point directly above top riser to a point directly above lowest riser, and shall terminate in newel posts or safety terminals
 - 311.5.6.3 hand rails grip size to be graspable
 - 311.5.7 Stairs that are part of a required means of egress to be illuminated per 303.6
- 3) **National Electrical Code 2005**-separate application

- 4) OTBC Section 1327.02 **Drainage of down spouts, footer drains and similar** – proper disposal of storm & ground water.
- 5) OTR Section 1333 Demolition of Buildings and Structures –demolition permit required for deck
- 6) OTR Section 1339 Concrete Flat work Standards- Field verify compliance

Please Return letter with signature and statement of compliance for items indicated, or revise and resubmit 2 sets of corrected plans to our office. It will help the plan reviewer and expedite the review your project (If you identify the changes you have made by circling them in red or otherwise indicating how you have resolved the items of non-compliance [correction letter]). If you have any questions about any of the above items please contact the building department for further clarification. Items that cannot be resolved can be appealed.

I _____ have read all information contained in this plan review for the above referenced plans, and am in receipt of these plans and review letter. Furthermore representing all parties involved we accept responsibility to comply with this plan review and all governing laws within Olmsted Township, Cuyahoga County, Ohio.

Respectfully,

Anthony Bumbalis
Building Official