

# Olmsted Township

*Building Department*

(440)-235-4225

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Website: [olmstedtownship.org](http://olmstedtownship.org)

Date: \_\_\_\_\_ Project: **shed – no automobile storage** Type of Construction: **5B**  
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 2005. 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 301 **Design Criteria**-clarify compliance  
Roof live load – 20 psf; Roof snow load -25 psf; Wind pressure – 16.4; Seismic condition-1 Damage from weathering severe; Frost depth 38 inches; Subject to damage from termites or decay – yes; Minimum uniform live load per TABLE 301.4
- 2) Section 302 **Location on lot** – provide site plan drawn to scale, anything within 3 feet of property line shall be fire rated 1 hour construction
- 3) Section 305 **Ceiling height** – minimum 7 foot required
- 4) Section 308 **Glazing**- Field Verify compliance with human impact loads, hazardous locations
- 5) 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
  - 311.5.6 **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
  - 311.6 **Ramps**
    - 311.6.1 maximum slope 1 in 8[12.5%]
    - 311.6.2 landings required 3 foot x 3 foot landing is required at
      1. top and bottom of ramp
      2. where doors open onto ramps
      3. where ramps change direction
    - 311.6.3 handrails required on at least one side of ramp where slope exceeds 1 in 8[8.33%], handrail to comply with 311.5.6
- 6) Section 315 **Flame Spread & Smoke Developed** - wall & ceiling materials not to exceed 200, smoke development index not to exceed 450
- 7) Section 318 **Moisture Vapor Retarders** – clarify method of compliance

- 8) Section 319 **Protection against decay** – Field Verify distance to grade, pressure treated required by 322.1
- 9) Section 320 **Protection against termites** – Field Verify distance to grade
- 10) Section 402 **Foundations** –construction shall be capable of accommodating all loads to the supporting soil, clarify method of anchorage.
- 11) Section 403 **Footings** – Field verify compliance reinforcement
  - Section 403.1.6 **Foundation anchorage**- Field verify compliance of location & size of bolts, method used
  - Section 403.1.4.1 exception 1 does not require frost protection for freestanding accessory buildings that are less than 400sf in area and do not exceed an eave height of 10 feet
- 12) Section 504 **Pressure Preservative Treated-wood Floors** - Field Verify use of properly treated wood
- 13) Section 506 **Concrete Floors** [on ground] – Field Verify 4 inch base of approved material & vapor barrier
- 14) Section 602.7 **Wood Wall Framing** – Field Verify size of studs & sheathing
  - Fasteners per table 602.3(1) & (2)
  - Structural wall sheathing and studs per table 602.3(3) & (4)
  - Wall studs per table 602.3(5)
- 15) Section 602.10 **Wall bracing**- Clarify method of compliance per section 602.10.3
- 16) Section 703 **Exterior Covering** Field verify compliance with table 703.4
- 17) Section 802 **Wood Roof Framing** – field verify
  - Rafters Field verify compliance with table 802.4(1) to 802.5.1(9),
  - provide engineered truss diagrams –if used
  - Sheathing to comply with table 803.1
- 18) Section 806 **Roof Ventilation** – Field verify method of compliance
- 19) Section 905 **Roof Coverings** -Ice Protection – **905.2.7.1**”not optional “
- 20) **National Electrical Code 2005**-separate application

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