

SUMMIT COUNTY BUILDING DEPARTMENT ITEMS MOST OFTEN MISSING ON RESIDENTIAL CONSTRUCTION PLANS

The following is a list of items most often missing on residential construction plans when submitted to the Summit County Building Department for review. A building permit will not be issued for plans that are missing this information, even if the items are not specifically identified during the plan review process.

1. Rebar schedule for footings and foundations, along with appropriate diagrams and details.
2. Shear wall location and/or matrix showing how shear walls are to be constructed. This includes strap and tie down information and their details.
3. Typical cross-sections through structure and stairways. This detail is vital in showing how the structure framework and connections will be accomplished in the structure. Additionally, stairway cross-sections answer questions on handrail and guard placement as well as rise, run, and headroom height.
4. Window and door type, size, and function (while a window schedule is encouraged, plans which do not identify the windows on the floor plan will not be approved).
5. Details on floor to floor and roof to wall connection.
6. Details on how roof over-builds will be constructed.
7. Smoke and/or carbon monoxide detector location.
8. Details and diagrams in Engineer's structural calculations.
9. Critical connections; this includes, but is not limited to rotational blocking, beam to beam connections, and rafter to beam connection.
10. Plans for additions to existing structures detailing how the new addition will be attached to the existing structure.
11. ResCheck 2006 analysis and/or insulation detailed on plan not matching submitted analysis.
12. GFCI protected outlets in garages, bathrooms, unfinished basements, mechanical rooms, and at front and rear of structure. Additionally, outlets on island and peninsular countertops. Information on a minimum of two small applicant branch circuits in kitchen, bubble covers on exposed exterior outlets, as well as arc-fault protection information.
13. Evaluation reports when using "non-traditional" building systems such as:
 - Insulated Concrete Forms (ICF) for basements.
 - Pre-case stone and/or faux stone.
 - Insulated sandwich panels.
14. Attic and crawl space venting along with required details.
15. Attachment details for veneer (brick, stone, etc.). Details shall show proper flashing and weep holes.
16. Engineer's stamp on the structural pages of the plans.