

New Home Permits

This guide provides information on obtaining Zoning and Building Permits for the construction of new dwellings in the City of Wadsworth.

Step 1) Prepare a Grading Plan/Site Plan and application must be submitted and approved by the *Engineering Department* prior to requesting zoning approval for new home construction. Grading fees as well as sanitary sewer and street opening permit fees will also be collected at that time.

The application and additional information is available at the Engineering Department (330-335-2751), or at the Engineering Dept. web page at <https://www.wadsworthcity.com/424/Engineering-Permits>

- Check for deferred assessments with Engineering Department.
- Check for Underground Cables/Pipes with OUPS (1-800-362-2764).

Step 2) Prepare a Building Plan

Building Permit Requirements - Detailed building plans to scale, for review of all new homes, additions, garages, decks, retaining walls, or structural alterations, must be submitted with the Building Permit Application, and show how each building component will conform to the provisions of the Ohio Residential Code. An index is required for large plan sets. Also Required:

Electrical Plan Layout, or a *Systems Description Form*, for all new homes.

HVAC Plan Layout, or a *Systems Description Form*, for all new homes.

- Evidence of compliance with the Building Code energy conservation standards; or “RES-Check” (2018) or (available at www.energycodes.gov). *2019 Model Energy Code Worksheet*
- Submittal of the City of Wadsworth *Subcontractor List*.

Forms available at the Building Dept. web page at

<https://www.wadsworthcity.com/359/Applications-Forms>

⇒ BUILDING PLANS MUST INCLUDE THE FOLLOWING DETAILS:

Foundation - dimensions and reinforcement of foundation, type and spacing of sill plate anchors, height of fill, insulation, sump pump, size of beams and support spacing, direction and length of joists, furnace/appliance location(s), type, and method of furnace/hot water venting.

Floor plans - indicating room dimensions and usage, beams, size and direction of joists, wall bracing, window sizes and tempering, door sizes, attic access, appliances and plumbing fixtures,.

Cross Section / Details - detailed cross section indicating size and type of all structural members: foundation design incl. damp-proofing and drainage; floor, wall and roof framing and sheathing; insulation; siding and roof coverings. Detail of narrow shear wall bracing, i.e. garage door ends.

Elevations - show all views of structure.

Engineering - Manufactured structural members such as steel beams, microlams, or multi-ply beams, or joist or rafter spans exceeding the limits of the code span tables; or 13 course 8” block foundation walls, must have written engineered load capacity calculations available upon request by the Building Inspector.

- ⇒ **ELECTRICAL AND MECHANICAL** – Electrical and Mechanical drawings or a completed *Systems Description Form* describing the mechanical and electrical systems including: materials, type of fixtures and equipment; and sizes HVAC appliances and ductwork, efficiency rating, electrical service, and entrance cables is required. (Not required for minor additions using existing equipment.)

Electric Permit - Application for electrical permits will require the sizes of the service and entrance cables. All applicants for 100 amp service are required to submit approved load calculations.

Mechanical Permit- Application for HVAC permits will require the size and type of HVAC equipment. Sizing and ductwork installation must be per ACCA standards. Plans must show the location of heating, ventilation, and air conditioning appliances and vents, including dryer vent length and routing; and electrical service equipment location.

Step 3) Complete the Building/Zoning Permit Application. Attached Below ↓

Step 4) Permit Application Submission & Payment:

●Prepare all Application Items Including:

1. A Grading Plan Approved by the Engineering Dept.
2. Application for Building/Zoning Permit
3. Construction Plan Drawings (2 Sets)
4. Contractors List
5. Energy Plan (Download from Building Dept Page, or obtain from insulating contractor)

●Please submit any Zoning and Building Permit applications & site plans at this time by email or mail with an email address included.

●**PLEASE EMAIL OR CALL THE OFFICE FOR INSTRUCTIONS ON HANDLING LARGE SETS OF PLANS, OR WITH OTHER QUESTIONS.**

●**PAYMENTS** (checks) may accompany the applications if mailed, or be made after permit approval with a credit card by phone.

(See Fee Schedule below.)

●Receipts and permits will then be returned by email if possible or mailed.

Application Submission:	jstefl@wadsworthcity.org	330-335-2753
Code Questions:	tvirosteck@medinaco.org	330-764-8282
Lot/Location Questions	jkaiser@wadsworthcity.org	330-335-2752

Checks Payable to: <u>City of Wadsworth</u>	Mailing Address: <u>Building Department</u> <u>City of Wadsworth</u> <u>120 Maple Street</u> <u>Wadsworth, OH 44281</u>
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ALSO....

- See the attached *Fee Schedule* that is applicable for residential construction.
- Construction requiring new water service and/or temporary electric service must pay *Water Tap- in and/or New Electric Service* fees at the Utility Department located on the first floor of City Hall - 330-335-2700

PERMIT APPLICATION /SYSTEMS DESCRIPTION FORM /CONTRACTOR LIST

Fee Schedule/ Contact Info/ Inspections & More ↓

RESIDENTIAL BUILDING/ZONING PERMIT APPLICATION

CITY OF WADSWORTH 330-335-2753

PERMIT ISSUANCE ___/___/___

PERMIT # _____

Applicant Information – (Applicant is the Owner or Contractor)

APPLICANT/(Owner/Contractor) _____ EMAIL _____
 JOB ADDRESS _____
 PROJECT DESCRIPTION _____
 OWNER _____ PHONE _____
 OWNER ADDRESS _____
 CONTRACTOR _____ PHONE _____
 CONTRACTOR ADDRESS _____ PHONE _____
 ESTIMATED COST OF CONSTRUCTION \$ _____ (Cost of Materials and Labor. Excludes Lot.)

*FRONT SETBACK _____	BASEMENT AREA ... (Not Crawl Space) _____
*LEFT SETBACK..... _____	FIRST FLOOR LIVING AREA..... _____
*RIGHT SETBACK..... _____	SECOND FLOOR LIVING AREA..... _____
*REAR SETBACK..... _____	GARAGE AREA _____
*HEIGHT ABOVE GRADE..... _____	TOTAL BUILDING AREA (SQ. FT.) ... _____

(*SETBACKS INCLUDE OVERHANGS, CHIMNEYS ETC.)

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE NAMED PROPERTY OR THAT I HAVE BEEN AUTHORIZED BY THE OWNER OF RECORD TO MAKE THIS APPLICATION AS HIS AGENT; AND I CERTIFY THAT ALL INFORMATION FURNISHED ON THIS FORM IS ACCURATE; AND I AGREE TO CONFORM TO ALL APPLICABLE CODES OF THE JURISDICTION; AND OBTAIN FINAL INSPECTION APPROVAL BEFORE OCCUPANCY OF THE STRUCTURE. I CERTIFY THAT THE CODE OFFICIAL, OR HIS REPRESENTATIVE, SHALL HAVE AUTHORITY TO ENTER AREAS COVERED BY THIS PERMIT AT ANY REASONABLE HOUR TO ENFORCE PROVISIONS OF THE APPLICABLE CODES. I UNDERSTAND WHAT INSPECTIONS ARE REQUIRED, AND WHEN, AND HOW TO REQUEST AN INSPECTION.

- CALL THE CITY OF WADSWORTH AT 335-2753 FOR BLDG., ELECTRIC, HVAC, INSPECTIONS.
- CALL MEDINA CO. HEALTH DEPT. AT 723-9668 FOR ALL PLUMBING PERMITS.

SIGNATURE OF Owner/Agent _____ DATE _____ ⇒ PRINT NAME _____

Official Use Only – Do Not Write Below This Point

Use _____ Conditional

Plan. Com. Approval	Date _____	Zoning District _____
B.Z.A. Approval	Date _____	Parcel # _____
In Flood Hazard Area?.....	Yes _____ No _____	City Lot # _____

Fee Computation

CONSTRUCTION BASE FEE	\$ _____ . _____	BP
TOTAL BUILDING AREA (SQ. FT.) (x \$.15)	\$ _____ . _____	BP
FIREPLACE OR ADDITIONAL HVAC..... (\$25.00 ea.)	\$ _____ . _____	BP
ZONING PERMIT FEE	\$ _____ . _____	ZP
RECREATION ACQUISITION FEE	\$ _____ . _____	DA
RECREATION DEVELOPMENT FEE.....	\$ _____ . _____	DR
DEMOLITION FEE.....	\$ _____ . _____	PM
OTHER.....	\$ _____ . _____	_____
OTHER.....	\$ _____ . _____	_____
OTHER.....	\$ _____ . _____	_____
TOTAL PERMIT FEES	\$ _____ . _____	Total

ZONING OFFICIAL / DEPUTY APPROVAL _____ DATE _____ BUILDING OFFICIAL / DEPUTY APPROVAL _____ DATE _____

RESIDENTIAL CONSTRUCTION PERMIT FEES
CITY OF WADSWORTH 330-335-2753

Zoning Certificate	\$ 25.00
Sanitary Capacity and Tap Fee	\$1800.00
Sewer/Street Opening Permit	\$ 20.00
Engineering Lot Grading Review Fees	330-335-2751
Recreation Acquisition Fee – (Often Paid by Developer)	\$ 400.00
Recreation Development Fee	\$ 500.00
Electric Service- Utility Department.	330-335-2700
Water Tap-In Capacity Fee – Engineering Department	330-335-2751

Construction Permit Fees Ord.07-106

<u>Building</u>	
New Home Construction	\$100.00+.15 per sq.ft.
Additions, Accessory Structures (Garages)	\$50.00 +.15 per sq.ft.
Alterations, Repairs, Decks, Roofing, Siding, Misc.	\$50.00
Basement Remodel	\$50.00
Demolition	\$50.00
<u>Electric (PER DWELLING UNIT)</u>	
New Construction - Single Family Homes	\$75.00+.05 per sq.ft.
Additions, Garages, Accessory Structures (New Service)	\$75.00+.05 per sq.ft.
Additions, Garages, Accessory Structures (No Service)	\$50.00+.05 per sq.ft.
Service Change and/or Entrance, Meter Socket	\$50.00
Service Change + Appliance Wiring (5 Receptacles)	\$75.00
Re-wire More than 5 Receptacles With/Without Service	\$50.00+.05 per sq.ft.
Misc. Wiring 5 or Less Receptacles (No Service)	\$50.00
Basement Remodel	\$75.00
AC/Water Heater/Range/Dryer –Circuit Wiring (5)	\$50.00
Swimming Pools, Hot Tubs & Spas	\$50.00
Electric Heat Add On or Replacement	\$50.00
Solar Panels (Photovoltaic)	\$50.00
Special Inspections	\$50.00
<u>Heating (PER DWELLING UNIT)</u>	
All New Construction Involving HVAC Work. (Base Fee - Includes 1 Furnace, AC, and Ductwork)	\$50.00 +.05 per sq.ft.
Additional Furnace, AC, Chimney or Wood Stove	\$25.00
Furnace and/or A/C Replacement	\$50.00

<u>All Re-Inspections / Special Inspections</u>	\$50.00

Systems Description Form

City of Wadsworth Building Department

Address: _____ Contractor/Owner: _____

Work Type: New Replacement

Electrical System – *Fill in Required Information and the Appropriate Boxes*

Service Size

<u>Copper</u>	<u>Aluminum</u>	<u>Service Rating</u>	<u>Service Type</u>
<input type="checkbox"/> 4 AWG	2 AWG	*100 Amps	<input type="checkbox"/> Underground <input type="checkbox"/> Overhead
<input type="checkbox"/> 1 AWG	2/0 AWG	150 Amps	<u>Panel Location</u>
<input type="checkbox"/> 2/0 AWG	4/0 AWG	200 Amps	<input type="checkbox"/> Basement <input type="checkbox"/> Garage Other _____

* Requires Completed Load Calculation Form.

Grounding Electrode Conductor Size _____ Copper Aluminum

The Appropriate Boxes Below:

- NEC 250.50 All grounding electrodes that are present at each building or structure served shall be bonded together to form the grounding electrode system. NEC 250.52 Permitted electrodes include:
1. Metal underground water pipe in direct contact with earth 10' or more. 2. Metal frame of the building.
3. Concrete encased electrode. 4. Rod, pipe and plate electrodes.
- NEC 210.00 and 422.12 In addition to the branch circuits installed to supply general illumination and receptacle outlets, the following minimum circuits will be supplied: Two 20-amp circuits for the kitchen receptacles, one twenty amp circuit for the laundry receptacle, one 20-amp circuit for the bathroom receptacle, and one branch circuit for heating equipment.
- NEC 210.52 In habitable rooms generally no point measured horizontally along the floor line in any wall space is more than 6' from a receptacle outlet. A receptacle shall be installed in each wall space 2' or more in width.
- NEC 210.52 At kitchen countertops, receptacle outlets shall be installed so that no point along the wall line is more than 24" horizontally from a receptacle outlet in that space. Countertop spaces separated by range tops, sinks or refrigerators are separate spaces.
- NEC 210.70 Switched lighting outlets shall be installed in all habitable rooms, bathrooms, hallways, stairways, garages and outside exterior doors, Switch controlled outlets may be substituted in other than kitchens and baths.
- NEC 210.12 At least one receptacle, accessible at grade level and no more than 6.5' above grade shall be installed at the front and the back of a dwelling.
- NEC 210.12 All 120 volt, 15 and 20amp branch circuits in bedrooms shall be protected by an AFCI device.
- NEC 210.8 GFCI protection shall be provide for all 120 volt, 15 and 20amp receptacles installed outdoors, in garages, unfinished accessory buildings, crawl spaces at or below grade level, unfinished basements, bathrooms, at kitchen countertops and within 6' of the outside edge of the sink in laundry rooms, utility rooms and wet bars.

Heating, Ventilating, Air Conditioning - *Fill in Information and the Appropriate Boxes*

Furnace Type _____ Square Feet of Conditioned Space _____

Furnace Size _____ BTU'S Duct Size (Supply/Return) _____

Furnace Efficiency Rating _____ Furnace Location _____

The Appropriate Boxes Below:

- Heating and cooling equipment shall be installed in accordance with the manufacturer's installation instructions and the requirements of the Residential Code.
- Ductwork (including supply and RA opening locations) shall conform to ACCA manual D specifications.
- All ductwork connections and filter compartments shall be sealed with approved tapes/mastics.
- Heating and cooling equipment shall be sized in accordance with ACCA Manual J or other approved method.
- All direct vent terminations shall maintain a minimum 12" to building openings. Non-direct vent (no intake air) appliance vents shall maintain 48" to same. Roof vents shall conform to manufacturer's specifications.
- All connectors shall maintain 1/4" per foot rise, be supported per manufacture's instructions, and maintain required clearances to combustibles.
- All vents and connectors shall be sized in accordance with the manufacturer's instructions and the Bldg Code.

Submitted By _____

Date _____

City of Wadsworth Subcontractor List

Date _____ Type of Construction: New Construction

Construction Address _____ Addition

Cost of Construction _____

TYPE	NAME	ADDRESS	PHONE
General			
Surveyor			
Excavation			
Grading			
Masonry			
Exterior Stone			
Concrete Wall			
Conc. Flatwork			
Waterproofing			
Framing			
Deck Const			
Trim Carpentry			
Counter Tops			
Fireplace			
Roofing			
Siding			
Spouting			
HVAC			
Plumbing			
Electrical			
Insulating			
Drywall			
Security			
Audio/Security			
Flooring			
Carpeting			
Closet Shelving			
Shower Doors			
Painting			
Cleaning			

Builders Checklist - To Help Your Project Run Smoothly...

- Read the plan review for the approved plans and any attachments, such as wall bracing requirements, masonry fireplaces, etc., and build accordingly. Call the Building Official with any questions at 330-335-2780.
- Supply any additional information required on plan review such as beam specifications, before construction.
- Completed electrical and HVAC Systems Description forms (available at the Building Department) are required before those permits are issued.
- Post the address (in 6" bright numbers) and the Building Permit in a visible location.
- Obtain stake (setback) inspection approval before any excavation.
- Follow erosion control requirements of the erosion control checklist such as silt fence installation, shown on the approved grading plans. Install silt fencing prior to footer inspection.
- Obtain electric permits and temporary electric inspections from the Building Department (330-335-2753). Apply for electric and water service at the Utility Dept. Also obtain approval from the Wadsworth Communications Dept. for cable installation prior to backfilling the service trench (330-335-2888).
- Leave a copy of the approved plans, plan reviews and truss drawings on site.
- Request all Building and HVAC inspections (performed at the same time) by 9:00 a.m. the day of the inspection.
- Request Electrical inspections by 2:00 p.m. the day prior to the inspection.
- Request wall bracing (strapping) inspections before siding is installed, unless otherwise approved.
- Attach a 2009 IECC Energy Certificate to the Electric Panel prior to Final Building Inspection.
- Contact the Engineering Dept. prior to Final Occupancy Request, for grading inspection approval. 330-335-2751.

***CITY OF WADSWORTH BUILDING DEPARTMENT
330-335-2753***

RESIDENTIAL BUILDING INSPECTION GUIDELINES

City of Wadsworth

Where To Call For Building And Utility Inspections;

Building, HVAC, and ALL Electrical Inspections, _____ 330-335-2753

Sanitary/Storm Sewer-Engineering Dept _____ 330-335-2751

Grading, Sidewalk/ Driveway Apron, _____ 330-335-2751

Waterline Inspection/ Meters _____ 330-335-2831

Wadsworth Communications/Cable Service Installation _____ 330-335-2888

Wadsworth Electric Service Connections _____ 330-335-2838

Plumbing inspections - Medina County Health Dept _____ 330-723-9523

Questions Relating To Zoning And Building Procedures Should Be Directed To:

Jeff Kaiser, Zoning Information,Setbacks _____ 330-335-2752

Jennifer Stefl, Permits/Inspections _____ 330-335-2753

Tom Virosteck, Plan Reviews _____ 330-764-8282

Other Utility Information *

OUPS – Call Before You Dig _____ 800-362-2764

Dominion Gas _____ 800-362-7557

Frontier Communications (Telephone) _____ 877-844-7196

Wadsworth Utility Service/ Billing _____ 330-335-2700

**Utility locations available at City Engineering Dept.. Permanent utility service will not be established in resident's name until Final Occupancy Permit is granted.*

The City of Wadsworth Building Department is located at 120 Maple Street, Wadsworth Ohio. Business hours are Monday through Friday from 7:30 a.m. to 4:30 p.m.

Building & Electrical & HVAC inspections must be scheduled by 2:00 p.m. on the day before the inspection. Schedule an inspection at (330) 335-2753, or leave a message 24 hours a day at the same number.

Following is a schedule of building inspections which may be required for each dwelling, building, addition, deck or alteration:

(OVER)

REQUIRED BUILDING PERMIT INSPECTION PROCEDURES

- Stake** - Determines if the proposed structure meets zoning requirements. The perimeter of proposed construction should be clearly marked by labeled stakes or paint. Property pins must be visible.
Street address and permit must be displayed. Silt fencing must be installed if required.
- Footer** - Request after excavation and form completion, but before concrete placement. The location of the structure, soil bearing capacity, and size and design of footers are inspected. Pole construction holes are inspected for width, depth, and location. **REQUIRED FOR ALL DECKS WHEN HOLES ARE DUG.**
- Foundation** - Performed after walls are completed. Workmanship, code and plan compliance, drainage, waterproofing, insulation, reinforcement, and sill plate anchoring bolts and straps are inspected
- Rough Plumbing** – Inspected by Medina County Health Dept., 4800 Ledgewood Drive, Medina, Ohio. 330-336-4136. Any part of plumbing system that will be covered is inspected.
- Rough Electrical** - Any part of electrical system that will be covered is inspected. Service and underground inspections must be requested in addition to rough. Also call Wadsworth Communications for mandatory underground inspection.
- Rough Heating** - Venting systems and combustion air for fuel burning appliances, ducts, location of inlets/outlets and other fuel burning appliances will be checked. Performed at the same time as the Rough Frame Inspection.
- Rough Frame** - Performed after Plumbing and Electrical inspections are approved. All wood, steel, and masonry structural members, fasteners and connectors, wall bracing, glazing, draft-stopping, wall height, clearance requirements, fireplaces, stairways, and **DECK FRAMING - BEFORE FLOORING AND RAILINGS ARE INSTALLED ARE INSPECTED.**
- Insulation** - Performed after Rough Building Inspection approval, all insulating products will be inspected for R and U value requirements. Quality of workmanship, clearance to combustibles, fire and draft stopping, and ventilation of attics, rafters, and crawl spaces will be checked.
- Final Electric** - Performed at the completion of the electrical system. Power and lighting distribution, all electrical devices, outlets, fixtures, panels, and grounding are inspected.
- Final Plumbing** - Performed after the completion of all water supply, and sanitary drainage systems by the Medina County Health Dept. (See Rough Plumbing).
- Final Heating** - Performed at the Final Building Inspection and after the installation of all heating, cooling and ventilation, to verify that appliances, ductwork, dampers, chimneys outlets, inlets, fans, coils and materials are in code compliance and manufactures' installation instructions. Fuel gas and liquid supply systems are inspected for compliance. Signed verification by the installer that fuel gas systems have passed approved pressure testing requirements is required.
- Final Building Inspection and Occupancy Permit** - Performed after approval of all other inspections: House numbers, grading approval by Eng. Dept., storm water drainage; exterior stairs, decks, vents, smoke detectors, access panels, railings, glazing, protection against decay, energy compliance sticker, and completion of all components of the dwelling, as they relate to code compliance, are inspected. A certificate indicating final building inspection approval is issued and must be obtained prior to occupancy of the structure.
REQUIRED FOR ALL DECK CONSTRUCTION.

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ADDITIONAL BUILDING REQUIREMENTS:

- 1) Footers for block must be continuous and use bulkheads at elevation changes. Footers must be setback from slopes or excavations on a 45° line from the bottom of the footer of the lower elevation. 2 story brick requires 20" footer.
- 2) 8" x 8" Poured Concrete with 7' backfill requires #6@36" vertical reinforcement and #4 horizontally within 12" of the top and #4 near midpoint. Walls over 8' require #4 bars at third points; or approved design.
- 3) Reinforcement for block: 8"-12&13 COURSE: Grade 60 rebar = #6@40", or 2 cells #5 centered @72" oc. // 12"-12 & 13 COURSE: #6@72 // . Where the thickness of masonry units is reduced, bearing course must be solid (slab homes, brick fronts, stone veneer, garages). Minimum wall thickness is 6". Masonry walls w/brick bands that require core reinforcement require a 10" wall thickness below, or engineered design. 1/2" Anchor bolts at 6' o.c., min. 2 per wall and maximum 12" from corners.
- 4) Interior slab floors in heated areas that are not 12" below grade require 24" of R-10, (i.e. 2" polystyrene insulation), 24" down vertically from the top of the slab, inside or outside the foundation, or 24" horizontally under the slab perimeter.
- 5) Sump pumps are required in all new below grade footer drains or gravity approval by Wadsworth Eng. Dept.. Footer gravel shall be 12" beyond and 6" above the top of the footing, and be covered with a filter membrane or an additional 6" of gravel. Approved foundation coatings must be applied per manufacturer instructions. Block requires 3/8" parging in addition to damproofing, unless otherwise approved.
- 6) All framing in contact with exterior or below grade concrete, including porch slab support framing and garage door legs, must be decay resistant or separated by flashing or other protective membrane sealed to prevent moisture infiltration. Porch slab support framing must also be designed to support all loads. Joists and wood coverings must be decay resistant when less than 18" above ground, beams 12", wood framing resting on masonry foundations 8"; siding, sheathing and other framing must be 6" above grade.
- 7) Concrete floors must be 3 1/2" and have a below slab vapor barrier in all areas except *detached* garages. Below grade slabs require 4" gravel base.
- 8) Joists above basement windows/glass block must have hangers and adequate header size. Cantilevers must have a 3:1 backspan. Cantilevers above windows/glass block need beam support. Interior floors with less than 2x10 joists require drywall or 5/8" structural wood panel membrane or equivalent on the underside.
- 9) I-joists or solid wood joists first floor joists < 2x10 must be sheathed below with 1/2" drywall or 5/8" wood panels, or are treated with an approved manufacturer applied fireproofing if there are gas appliances or storage areas below. An 80sq. ft. area with perimeter joist space fireblocking can be exempted.
- 10) Maximum height of 2x4 16" oc studs supporting a floor load is 10'; supporting roof only is 12'; a non bearing wall is 14'. Walls supporting full gables with the adjacent bottom chords of scissors trusses or stick framing at a higher elevation must be balloon framed to the height of the ceiling diaphragm or have alternate engineered design approval.
- 11) Braced wall panels are required beginning no more than 10' from wall ends and be no more than 20' between panels. Total length of combined braced panels varies per story and building dimensions. Walls 16' long or less must have a minimum of 1, 48" panel, or 2 -30" panels. Walls over 16' long require braced structural wood panels 24"-48". Portal frame or Alternate Braced Panels may be reduced to 16"-24". Braced 24"-48" panels require 3-16d nails per joist space; rim to plate connections require a 3" nail at 6" o.c.. Garage door walls and "window walls" such as sunrooms that don't have 30" wall panels require the header to extend panel end. Walls not complying with these requirements will require an engineered design. See Wall Bracing Worksheet.
- 12) Fire Walls: Ridge vents and soffit must be separated. Floor framing must be separated. Three units require 2hr. party walls continuous from basement to roof deck and fire rated roof sheathing 4' each side of party walls. Two family dwellings require 1 hr. party walls continuous to roof; or 5/8" Type X drywall on ceiling and top of party wall and sprinkler system. All party wall penetrations must have rated firestopping systems.
- 13) Firestopping of ducts, pipes, wires or other openings between floors must be sealed with non combustible materials. Soffits and chases must be blocked at intersections of other soffits/chases, walls, ceilings etc.. 5/8" drywall is required on garage ceilings with living space above. Penetrations of required firewalls must have UL approved firestopping system specifications provided to the Bldg. Dept. at plan review or inspection.
- 14) All garage floors must be non-combustible. Walls and ceilings must be 1/2" drywall. Ceilings with above living space must be 5/8" drywall, and supporting walls must have 1/2" drywall. No vent openings permitted into dwelling.
- 15) Walls behind tub and showers must have a sealed interior air barrier rated for exposure with and a thermal barrier (drywall) as required by insulation material.
- 16) Ceiling joists or 2x4 rafter ties shall be attached to each rafter in the bottom 1/3 of the attic. In addition, 1x4 collar ties located in the upper 1/3 of the attic must be at least 4' oc or ridge straps. The absence of rafter ties requires a ridge beam designed to support all loads and be supported on each end by direct bearing or hangers. Hip and valley rafters shall be supported at the ridge by a brace to bearing wall or have a pre-approved design.
- 17) Ice guard protection is required at all eaves to a point 24" inside of all heated areas. Crickets are required behind all chimneys 30" or wider. Roof pitches under 4/12 require double underlayment. Asphalt shingles must be nailed not stapled.

- 18) Net free ventilating area of attics must be 1/150 to 1/300 of attic square footage. Builder is responsible for ventilating materials square inch calculations.
- 19) All *new* dwellings require air tightness testing ≤ 5 ACH and ALL NEW HOMES REQUIRE WHOLE HOUSE MECHANICAL VENTILATION.
- 20) Insulation not approved for exposure must be covered with ½” drywall or ¼” wood paneling or other approved membrane. Insulation must comply with the Submitted Energy Report. Furnace/HW vents must be separated from attic insulation by a metal thimble.
- 21) Stair treads minimum 9” from nosing to nosing with ¾” - 1 ¼” nosing. Riser max 8 ¼”. All handrails to be returned to walls. One handrail is required where 4 or more risers. 36” guardrails and risers are required on stairs and landings that are 30” above grade/floor. Artificial light is required to directly illuminate each stair section, top and bottom landings. Maximum rise of a flight of stairs is 148 ½”. A 3’x3’ landing is required at all exterior doors > 30” above grade.
- 22) Tempered glass required: within 18” of an accessible floor surface and larger than 9 sq.’; within 24” of a door *and* within 60” of floor, (unless next to closet ≤ 3 ’ deep, or on a perpendicular wall on the latch side); within a tub/shower enclosure & within 60” of the floor, or within 60” of tub/shower inside face; glazing adjacent to stairways, glazing within 60” of the bottom of a stairway:. Bedroom- (including basement), windows must meet egress opening requirements by the normal operation of the window –(not tilt opening). 1st floor – 5 sq.’, 2nd floor 5.7 sq.’. Both shall have a minimum 24” high and 20” wide clear opening.
- 23) Enclosed accessible areas under stairs must be drywalled.
- 24) One hinged exit door with a 32”x78” *clear opening* (36” door) is required. All garages require a 26/68 man door to house or exterior. A 3’x3’ landing is required at all exterior doors 30” above grade, and /or a door swings over the exterior stairs.
- 25) A 22”x30” attic access is required to all areas exceeding 30sq. ft. with a 30” vertical height located in a readily accessible location - above clothes rods/shelving. The access needs a wood frame baffle to contain loose fill insulation. The access must be gasketed to prevent air infiltration. An 18”x24” crawl space access is required. Ventilate or dehumidify crawl space air.
- 26) Wall and ceiling finishes shall not have a flame spread greater than 200 or smoke index over 450.
- 27) UL listed 217 smoke alarms are required to be interconnected & hard-wired on each level, adjacent to bedrooms, and inside each bedroom. Smoke alarms on each level are required to have at least one photoelectric and ionization alarm. A CO alarm is required outside of sleeping areas. Any permit work inside/outside sleeping rooms requires smoke alarms in that area. Any permit requires CO installation outside bedroom area(s). Ionization > 20’ from cooking appliance. Photoelectric > 6’.
- 28) All downspouts are required to be connected to the storm sewer unless alternative approval has been received from the City of Wadsworth.
- 29) All nails, bolts, screws, or hangers in contact with ACQ treated lumber must be hot dipped galvanized, stainless steel, or have a zinc 185 coating. This includes foundation anchor bolts, and framing/siding nails. Aluminum can’t be in contact. Hanger fasteners must have similar coatings. Other products per manufacturer.
- 30) Chimneys: wood burning -2’ higher than 10’ away; Gas 8’ from walls, and this high above roofs: Up to 6/12 pitch – 1’ above , 8/12 -1.5’, 10/12 – 2.5’, 12/12 – 4’, 14/12 – 5’.
- 31) All dryer vents after connector must be smooth wall metal supported at 4’ intervals. Max length is 35’ and reduced 2.5’ for ea.4”- 45° and 5’ for each 4” radius 90° bend. An in-wall "connector box" is not counted as a 90° elbow. Supply dryer manufacturer instructions for vents exceeding these limits. Concealed ducts over 35’ need permanent label within 6’ of duct connection or at the electrical panel. Dryer vents must terminate 3’ from building openings or manufacture’s specs.
- 32) All bath fans must be mechanically clamped or taped with approve metallic duct tape to fan box, and must exit structure to the outside. Terminating vents into soffits is not approved.
- 33) All duct joints (including flexible) must be sealed with tapes or mastics and mechanically fastened.
- 34) Sidewall furnace, hot water tank, and fireplace vents must maintain clearances to house openings, meters, walls, AC units, etc. See manufacturers’ instructions. (Appliances not provided with outside combustion air are not direct vents and have increased clearances, i.e. hot water power vents.) Adequate combustion air for water heater, furnace, dryer etc. must be provided: 50 cu’ for each 1000 BTU.

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