



The City of

Alliance

Ohio 44601-2415

"The Carnation City"

504 E. Main Street

Dept. of Engineering, Building & Zoning

Phone: (330) 823-5122

Email: Eng.bld.zon@allianceoh.gov

RESIDENTIAL PLAN REVIEW APPLICATION

DATE: _____ SITE ADDRESS: _____ JOB ESTIMATE: _____

Property Owner's Name: _____ Phone Number: _____

Mailing Address _____ City _____ State _____ Zip _____

Contact Person's Email _____

Designer/Contractor: _____ Phone Number: _____

Mailing Address _____ City _____ State _____ Zip _____

Contact Person's Email _____

PLEASE SEE THE ATTACHED REQUIREMENTS FOR SUBMITTALS

Type Of Plan Review	If Applicable:	Submittal Package to Include:
<input type="checkbox"/> New Residence (per unit)	1-2 or 3-Family Unit _____	1. Two sets of drawings (see attached requirements) 2. This completed form 3. If new home or addition, Energy Code Calculations (complete form) 4. If applicable, address request and sewer tap forms Note: For new homes, it is the owner/contractor's responsibility to contact the Water Billing Dept. for water tap fees/permits. (330) 823-3126
<input type="checkbox"/> Addition	Height (in feet) _____	
<input type="checkbox"/> Garage (200 sqft & Over)	Number of Stories _____	
<input type="checkbox"/> Deck/Porch	Basement Yes / No	
<input type="checkbox"/> Other _____	Gross square foot _____ (Of item for review, including garage, if attached)	
Comments: _____		

By signing, the applicant is consenting to the City's entry onto the property for inspection purposes. Any costs associated with engineering or site inspections of your project will be the applicant's responsibility, if incurred.

Applicant Signature _____ Date _____

OFFICE USE ONLY: Parcel # _____ Zoning District _____ Easements _____

Approved _____ Denied _____ Residential Building Official _____ Date _____



REQUIREMENTS FOR RESIDENTIAL PLAN SUBMITTALS

- **2 Complete Sets of Plans**
 - Standard 11"x17" or 24"x30" for new house or addition
 - Standard 8-1/2"x11" acceptable for accessory buildings, porches, decks, etc. provided they are legible
- **Plans shall be drawn to scale and of sufficient clarity to indicate nature and extent of proposed work**
- **Plans must conform to the City of Alliance's codes and ordinances and in accordance with the Residential Building Code of Ohio**
- **If substantial changes to the building are considered after plan approval, those changes must be submitted and approved prior to execution of work**
- **For proper review, all plans shall include the following:**
 - **Plot Plan:**
 - Builder, designer and owner's names with property address and parcel number
 - Dimensions of lot including a "North" arrow
 - Show all existing and proposed buildings on lot
 - Include locations and sizes of existing easements, driveways and sidewalks (if applicable)
 - Front, side and rear yard setbacks/elevations
 - Surface water drainage pattern
 - **Floor Plan:**
 - Include basement plans, if applicable
 - Include each level showing area, stairways, means of egress, door swings, windows and life safety protection (i.e. – smoke detectors and CO detectors)
 - Joists, beams, posts and studs including spans, sizes, spacing and species/grade of wood
 - Downspout and footer drain, including sump pump discharge locations
 - **Exterior Building Elevations**
 - **Cross/Wall Section And Detail Sections To Scale:**
 - Exterior walls with sizes including reinforcing, boarding, if required from footer through the roof coating. To include interior and exterior finishes
 - R-value of insulation and vapor barriers (Per RCO, an energy code compliance statement is required. See building packet for accepted methods)
 - Structural members, flooring/ceiling, roof rafters/trusses
 - Outside grade against walls (minimum and maximum)
 - **Foundation Plan:**
 - Footers, columns, beams, reinforcing, bonding, soils, design capacity, etc.
 - Lateral support for basement walls
 - Damp proofing or waterproofing method
 - Chimney foundations and other reinforcing
 - **Design Loads:**
 - Living areas – 30 PSF Live Load
 - Roof – 25 PSF Live Load
 - First Floor – 40 PSF Live Load
 - Snow Load – 20 PSF

- **Minimum Room Sizes:**
 - Each habitable room must be at least 70 square feet
 - Kitchen area must be at least 50 square feet
 - Each habitable room must be at least 7 feet wide
 - Minimum height of habitable room is 7 feet 6 inches
- **Window Area:**
 - Each habitable room to contain at least 8% of its floor area in windows
 - One window in each bedroom must be a minimum of 20 inches wide and 24 inches high and a clear opening of 5.7 square feet
- **Stairways and Hallways:**
 - Landings must be a minimum 3 feet x 3 feet
 - Stairway and halls must be a minimum 3 feet wide
- **Attics:**
 - Show access and venting
- **Roofing**
 - Requires felt and ice guard
- **Mechanical and Electrical:**
 - Give description of systems
 - Include locations of smoke detectors and CO detectors
- **Attached Garages:**
 - Must be separated by 1/2 inch gypsum and a solid wood door. Floor must be lower than the house floor and slope to the overhead door.

