

Address of Project _____ Application # _____

Applicant's Name (printed) _____ Signature _____
(see note below)

RESIDENTIAL ACCESSORY STRUCTURES GENERAL NOTES

Supplemental construction notes provided by Hamilton County based on the minimum requirements of the 2013 Residential Code of Ohio and the Hamilton County Building Code

This document, when signed and initialed will become part of the application for permit, and will take precedence over any discrepancies within the documents.

The signature of the Applicant above indicates agreement with all of the stated requirements.

Structural Requirements

- ✓ Min. required design loads:
 - snow = 20 psf
 - floor live load = 40 psf
 - garage floor live load = 50 psf
 - wind load = 90 mph (3-second gust)
 - soil bearing capacity = 1,500 psf
- ✓ Max. allowable live load deflection:
 - concrete floors = L/360
 - walls w/ masonry veneer = L/240
 - walls w/ siding = L/120
 - roof trusses/rafters > 3/12 w/ ceiling = L/240
 - roof rafters > 3/12 slope w/o ceiling = L/180
 - all other structural members = L/240
- ✓ Min. compressive strength of concrete:
 - footings = 2,500 psi
 - foundation walls = 3,000 psi
 - garage floors = 3,500 psi
 - exterior walks & landings = 3,500 psi

All concrete exposed to weather or subject to freezing or thawing during construction shall have air entrainment between 5%-7%.
- ✓ All rafters, ridge boards, ridge beams, headers, & ceiling joists (or cross-ties) shall be minimum No. 2 grade Southern Yellow Pine. All exterior wall studs shall be minimum stud grade Spruce-Pine-Fir.
- ✓ All lumber in direct contact with concrete, masonry or in proximity to exposed ground shall be pressure-treated for exterior use. All lumber in direct contact with the ground supporting garage walls and/or roofs shall be pressure-treated for ground contact use.
- ✓ All structural members shall be full length (no splices) or splices shall be approved & occur at adequate structural bearing.
- ✓ All structural bolts shall be minimum ½" diameter, corrosion-resistant, and be compatible with the specific type of pressure-treated lumber being used.
- ✓ All pre-engineered structural wood connectors shall be installed in strict accordance with the manufacturer's specifications & installation instructions (including proper fastener type & size).

- ✓ Wood headers with clear spans over 6 ft. require a minimum (2) jack studs & (1) king stud each side.
- ✓ Engineered roof truss drawings including a layout sheet stamped by a Registered Engineer in Ohio shall be furnished to the Building Inspector prior to the framing inspection.
- ✓ All pre-engineered roof trusses shall be fastened as shown on the truss drawings to resist uplift forces, but for never less than 175 lbs resistance pressure.

Egress Doors, Landings, and Miscellaneous

- ✓ A minimum 2'-6" wide x 6'-8" side-hinged door shall be provided for all garages. If the garage has electricity, then a light is required to light the outside of the man-door.
- ✓ The required exit door shall be provided with a minimum 3'-0" deep x width of the door exterior landing.
- ✓ The height of the threshold at the required exit door over the top of the exterior landing shall not be greater than 16½" (maximum 2 risers @ 8¼") without the addition of a landing.
- ✓ Tempered glass shall be provided in all exterior doors containing glazing. All automatic garage door openers shall comply with U.L. Listing No. 325.
- ✓ The concrete garage floor shall slope a minimum of ⅛" per foot towards the main overhead garage door(s).
- ✓ Finish grade shall slope a minimum 6" in the first 10'-0' from the garage foundation wall. The finish grade shall have a maximum slope of 3:1 for the disturbed portion of the site.
- ✓ The discharge location of all piped downspouts shall be a minimum of 10'-0" from all adjacent property lines.