A Part of History A Place to Call Home

VILLAGE of VALLEY VIEW

BUILDING DEPARTMENT

Requirements for Plan Reviews of all Residential Projects

TO ALL APPLICANTS SEEKING PLAN APPROVAL AND PERMITS

The provisions of the "Residential Code of Ohio for One, Two, and Three Family Dwellings" (RCO) section 101.2 shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every residential building or structure, any appurtenances connected or attached to such buildings or structures, or any accessory structures. The procedure for review and approval is governed by the RCO and the Village of Valley View Codified Ordinances, and as outlined below:

1. RCO 105.1-Application for plan approval. To obtain a plan approval, the applicant shall first file an application in writing on a form furnished by the Building Department for that purpose. Such application shall:

- Be accompanied by three (3) sets of construction documents and other information as required in section 106.
- Give such other data and information as required by the Residential Building Official.

2. RCO section 106.1.3 Information on residential construction documents. Drawing shall be dimensioned and drawn on suitable material. They shall include the following information:

- Index
- Site Plan
- Floor Plans
- Exterior Wall Envelope
- Sections
- Structure
- Ratings
- System Descriptions (all electrical, mechanical, and plumbing systems should be described including materials, locations and types of fixtures and equipment used).
- Additional Information as Required by the Building official

The plans for new dwellings, additions, remodeling, repairing, replacing, etc. are not required to be architectural grade renderings. However, they should bear a reasonable resemblance to the project; floor by floor, room by room.

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Village of Valley View

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