

Application Number

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Clarification Memo

The following items are resolved, with the understanding that the items must be provided as noted hereon, in strict accordance with the requirements contained in the 2007 HAMILTON COUNTY BUILDING CODE & 2013 RESIDENTIAL CODE OF OHIO.

1. HC.A106.1 & RCO 106.8: The scope of this approval does not include the repair of the HVAC system unless the mechanical information portion of the Building Permit Application (Line 13) is completed. If the repair of the HVAC system is not included in the Building Permit Application but is part of the required repair work, the separate submission and proper filing of a HVAC Permit Application with the Hamilton County Planning & Development Department (Hamilton County) will be required and applicable fees will apply.
2. HC.A106.1 & RCO 106.8: The scope of this approval does not include the repair of the plumbing system (including private water or sewage systems) or the electrical system. If repair of the plumbing system is required, the separate submission and proper filing of an application with the Hamilton County Health Department will be required. If repair of the electrical system is required, the separate submission and proper filing of an application with the Inspection Bureau Incorporated (IBI) will be required
3. HC.A106.1 & RCO 113.6: Building Permits for the repair of tree/fire damage allow a structure to be rebuilt to its original condition only unless it is deemed a structural hazard by the Building Official. For fire damage, replacement is required for all structural framing members (including pre-engineered roof trusses), nonstructural framing members, and sheathing when the char exceeds 1/4-inch thick. All structural framing members, nonstructural framing members, and sheathing shall be replaced with the same material, grade, and size as contained in the original structure. Any substantive structural framing or interior partition layout modifications as determined by the building inspector will require the separate submittal of a building permit application to Hamilton County. Included in this application submittal shall be a complete set of architectural construction documents clearly showing the proposed revisions.
4. RCO 302.5-6: The repair of the common partitions (and associated garage ceiling) separating the existing garage from the main residence shall be performed in a manner that maintains the integrity of the required gypsum board separation of the main residence and its associated attic area from the garage per Table 302.6. The new/existing door between the existing garage and main residence shall have a minimum fire-resistance rating of 20 minutes (or approved equivalent).
5. RCO 314.3.1: Battery-operated smoke detectors shall be provided in the existing residence in each sleeping room, outside each sleeping area in the vicinity of the bedrooms, and on each additional story of the existing residence (including the basement level). These smoke detectors are not required to be interconnected or hardwired (with battery backup) unless they are located within an area of alteration where the removal of interior finishes has occurred.
6. RCO 315.2: Carbon monoxide alarm shall be provided in existing residences having attached garages or containing new/existing fuel-fired appliances. These alarms shall be located outside each sleeping area in the vicinity of the bedrooms.
7. RCO 802.10.1&5: For the replacement of damaged pre-engineered roof trusses, roof truss drawings stamped by an engineer registered in Ohio with a layout sheet shall be furnished to the building inspector prior to the framing inspection. These drawings shall bear the original seal & signature of the engineer responsible for their preparation. Hurricane ties shall be provided at each bearing end of all new replacement pre-engineered roof trusses. These metal ties to fully resist the uplift forces caused by wind pursuant to the above-referenced Building Code, but for never less than 175 lbs..
8. RCO 802.10.4: Repairs to structurally damaged pre-engineered roof trusses require engineering. These engineered drawings shall be furnished to the building inspector prior to the framing inspection and bear the original seal & signature of the engineer responsible for their preparation.
9. RCO 1102.1: In the portions of the exterior walls located in the heated portions of the existing residence where the removal of interior finishes has occurred, provide minimum R-13 insulation. In the portions of the ceiling in the heated portions of the existing residence where the removal of interior finishes has occurred, provide minimum R-38 insulation. At the discretion of the building inspector, lower R-values are permitted if existing field conditions make compliance technically infeasible.

Applicant: _____ Date: _____