

CITY OF STEUBENVILLE BUILDING DEPARTMENT

PLAN APPROVAL KITCHEN & BATH ALTERATION FOR ONE, TWO AND THREE FAMILY DWELLINGS

RE:

The above referenced project has been reviewed under the CITY OF STEUBENVILLE BUILDING CODE, which incorporates the 2013 Residential Code of Ohio for One, Two and Three Family Dwellings.

The plans are approved with the following addendum. This addendum is attached to, and is part of the plans. All items listed below will be performed and will be incorporated into the structure.

1. **314.1 Smoke detection and notification.** All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.
2. **314.2 Smoke detection systems.** Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be maintained in accordance with NFPA 72. **Exception:** Where smoke alarms are provided meeting the requirements of Section 314.4.
3. **314.3 Location.** Smoke alarms shall be installed in the following locations:
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the *sleeping rooms*.
 - On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.
4. **314.3.1 Alterations, repairs and additions.** When alterations, repairs or additions requiring *an approval are made to the spaces described in items 1 and 2 of Section 314.3, smoke alarms shall be provided in those spaces as required for a new dwelling. When one or more sleeping rooms are added or created in existing dwellings, the new sleeping rooms and the immediate vicinity outside each sleeping room* shall be equipped with smoke alarms as required for new dwellings. **Exceptions:** 1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck are exempt from the requirements of this section.
5. **314.4 Power source.** Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be interconnected. **Exceptions:** 1. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power. 2. Interconnection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

6. **315.1 Carbon monoxide alarms.** For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.
7. **315.2 Where required.** Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section 315.1.
8. **315.3 Alarm requirements.** Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.
9. **303.3 Bathrooms.** Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.279 m²), one-half of which must be openable. **Exception:** The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cfm (23.6 L/s) for intermittent ventilation or 20 cfm (9.4 L/s) for continuous ventilation. **Ventilation air from the space shall be exhausted directly to the outside.**
10. **1503.1 General.** Range hoods shall discharge to the outdoors through a single wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight and shall be equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.
11. **1503.3 Kitchen exhaust rates.** Where domestic kitchen cooking appliances are equipped with ducted range hoods or down-draft exhaust systems, the fans shall be sized in accordance with Section 1507.3.
12. **1503.4 Makeup air required.** Exhaust hood systems shall be provided with makeup air as required in the manufacturers installation guidelines.

This review does not include the permit for plumbing, heating/ventilation/air conditioning, electric or driveways. Permits for construction in these areas shall be obtained prior to the start of construction.

The start of construction indicates acceptance of all the above noted conditions. This review does not preclude the necessity to conform with the provisions which may have been omitted or overlooked in the review process, but which are the requirements of the code. Ultimate responsibility for legal compliance with the Standards of Safety rest with the registered design professional, tenant and the owner.

I can be reached at 740-283-6000 ext. 1700 or e-mail at abodo@cityofsteubenville.us to answer any questions regarding this review or any other building related matter.

Sincerely,

Anthony Bodo
Chief Building Official

Applicant signature

Date

Print name clearly