

CITY OF STEUBENVILLE BUILDING DEPARTMENT  
REQUIRED PLANS FOR ONE, TWO AND THREE FAMILY DWELLINGS

In order to obtain a building permit for new construction, alterations or addition projects in the City of Steubenville, two complete sets of plans which include the following information must be submitted for review and approval.

**Site Plan.** A site plan showing a north orientation arrow, the size and location of new residential construction and all existing structures on the site, all property and interior lot line locations with setback and side yard dimensions and distances from buildings to lot lines, the locations of the nearest streets, the established street grades, the locations, types and sizes of all utility lines, the location of any fences, and the elevations of all proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The residential building official is authorized to waive or modify the requirement for a site plan when the application for approval is for alteration or repair or when otherwise warranted.

**Floor Plans.** Complete floor plans, including plans of full or partial basements and full or partial attics. Floor plans must show all relevant information such as door swings, stairs and ramps, windows, shafts, all portions of the means of egress, etc., and shall be sufficiently dimensioned to describe all relevant space sizes. Wall materials shall be described by cross-hatching (with explanatory key), by notation, or by other clearly understandable method. Spaces must be identified by how each space is intended to be used; floor plans must include both existing conditions as well as proposed work.

**Grading Plan:** For new buildings or building additions whose building footprint exceeds 20% of the existing building footprint, a grading plan with existing and proposed contour intervals for every two feet (2') of vertical grade change when existing land contours are to be altered more than twelve inches (12") at the corners of the new foundation walls. Include all existing and proposed first floor elevations, and existing and proposed spot grades at the corners of all new foundation walls. The controlling subdivision grading plan, if one exists, shall be consulted and referenced on the grading plan.

**Exterior Wall Envelope.** The residential construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane, all elevations necessary to completely describe the exterior of the residential building including floor to floor dimensions, and details around openings.

**1101.2 Energy Compliance.** Compliance shall be demonstrated by meeting the requirements of one of the following options:

- The "International Energy Conservation Code"; or
- Sections 1101 through 1104 of this chapter; or
- Section 1105 – "The Ohio Home Builder's Association (OHBA) Alternative Energy Code Option".

Climate zones from Figure 1101.2 or Table 1101.2 shall be used in determining the applicable requirements from this chapter. The compliance method and specifications demonstrating compliance shall be shown on the plans for review at time of application.

**Sections.** Cross sections, wall sections, details including typical connections as required to fully describe the residential building construction showing wall, ceiling, floor and roof materials. Residential construction documents shall describe the exterior wall envelope in sufficient detail to determine compliance with this code.

## **Plan Submission Requirements**

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**Structure.** Complete structural description of the residential building including size and location of all structural elements used in the design of the residential building and other data as required to fully describe the structural system;

**System Descriptions.** Description of the mechanical, plumbing and electrical systems, including: materials; location and type of fixtures and equipment; materials, and sizes of all ductwork; location and type of heating, ventilation, air conditioning and other mechanical equipment; and all lighting and power equipment;

**106.2 Evidence of responsibility.** Required residential construction documents, when submitted for review as required under section 107, shall bear the identification of the person primarily responsible for their preparation.

In addition to the plan review, the applicant must be a General Contractor Registered to work in the City of Steubenville. Here is the link to our website where all forms can be found. [www.cityofsteubenville.us](http://www.cityofsteubenville.us)