

Common Residential Issues

1. Materials, appliances and devices must be installed in accordance with the Manufacturer's Installation Instructions (MII) and must be available on site per the Residential Code of Ohio (RCO) Section 106.
2. Coordinate all of the information provided in the construction documents between the plans, sections and details per RCO Section 106.
3. Fireblocking, with approved materials, must be installed and visible at the framing inspection in accordance with the RCO Section 302.11.
4. Bath vents shall be connected to ducts and exhausted to the exterior per RCO Section 303.
5. Stair rise and run shall be in accordance with RCO Section 311. Be sure to account for the finish floor materials to ensure a variance of no more than 3/8".
6. Install handrails in accordance with RCO Section 311 and guards in accordance with RCO Section 312.
7. Install smoke alarms with dual technology (photoelectric and ionization) in accordance with RCO Section 314.
8. Install Carbon monoxide alarms per RCO Section 315.
9. Provide sufficient bearing of all joists, beams and headers per RCO Section 502.6. If hangers are being used, please specify the manufacturer, model and size on the plans (i.e. Simpson LUS28) and ensure that they can support the applied loads. Block all point loads to beams and foundation.
10. Wood I-joists shall be installed in accordance with the MII per RCO Section 106. All engineered wood products shall not be cut, notched, or altered except where permitted by the manufacturer's recommendations unless approved by a registered design professional.
11. Provide truss design drawings and layout for review prior to installation in accordance with RCO Section 502.11. Ensure that the truss layout clearly identifies each different design and specifies all truss to truss connections (hangers). Trusses shall not be altered in any way without the approval of a registered design professional.
12. Ensure that all side loaded beams and all girder trusses are connected in accordance with the manufacturer's instructions (i.e. two rows of staggered 10d nails at 8" o.c.) per RCO Section 106.
13. Provide the fire resistance of floors in accordance with RCO Section 502.14.
14. Exterior stone and masonry veneer shall be installed in accordance with RCO Section 703.7 including flashing, 1" airspace, ties and weep holes. See RCO Figure 703.7 for additional information.
15. Ensure that the energy efficiency of the design complies with the requirements of RCO Chapter 11. Ensure that there are no conflicts between the REScheck printout and the plans, sections and details.
16. Provide B-vent fire stopping and clearances per RCO Chapter 24 and the MII.