



City of Bexley

Building Regulations Residential Plan Review Checklist for GARAGES

In order to ensure a smooth plan review process, please verify that your **garage permit drawings** include these items listed items below.

- **RCO 106.1.3 Site plan showing:**
 - North orientation arrow
 - 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
 - Distances from buildings to lot lines
 - Locations to the nearest streets
 - Location of any fences
 - Elevations of all proposed finish grades.
 - In the case of a 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.

- **RCO 403.1.6 Foundation Anchorage:**
 - Wood sill plates and wood walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.
 - Cold-formed steel framing shall be anchored directly to the foundation or fastened to wood sill plates in accordance with Section 505.3.1 or 603.3.1, as applicable.
 - Wood sill plates supporting cold-formed steel framing shall be anchored to the foundation in accordance with this section.
 - Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of braced wall panels at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with minimum 1/2 -inch diameter (12.7 mm) anchor bolts spaced not greater than 6 feet (1829 mm) on center or approved anchors or anchor straps spaced as required to provide equivalent anchorage to 1/2 -inch diameter (12.7 mm) anchor bolts.
 - Bolts shall extend not less than 7 inches (178 mm) into concrete or grouted cells of concrete masonry units.
 - A nut and washer shall be tightened on each anchor bolt. There shall be not fewer than two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundation that are not part of a braced wall panel shall be positively anchored with approved fasteners.
 - Sill plates and sole plates shall be protected against decay and termites where required by Sections 317 and 318.
 - Verify that not less than two foundation sill-plate anchor bolts will be provided at the section of wall framing located where the on-center spacing of anchors listed on the drawings is exceeded.
 - Verify at the section of wall between the side-swinging door and to the closest corner of the garage



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- RCO 602.10.4 – Construction Methods for braced walls
 - Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in Table 602.10.4.

- RCO 602.10.6.4 - Method CS-PF: Continuously sheathed portal frame.
 - Continuously sheathed portal frame braced wall panels shall be constructed in accordance with Figure 602.10.6.4 and Table 602.10.6.4.
 - The number of continuously sheathed portal frame panels in a single braced wall line shall not exceed four.

- RCO 802.10.1 – Truss Design Drawings
 - Provide “sealed” engineered Roof Truss Drawings in accordance with RCO section 802.10.1.

- Other items of notes:
 - Structural members shall be fastened, adjoined or attached in accordance with the Fastener Schedule for Structural Members, RCO Table 602.3(1)
 - Beams, girders or other concentrated loads supported by a wall or column shall have a minimum bearing of 3 inches in length measured parallel to the beam upon solid masonry not less than 4 inches in thickness or upon a metal bearing plate of adequate design and dimensions to distribute the load safely per RCO 606.13
 - All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures shall be pressure-preservative-treated wood suitable for ground contact use, in accordance with RCO Section 317.1.2.
 - Fasteners and connectors in contact with preservative-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicone bronze or copper. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer’s recommendations.

- Electrical Information
 - If electrical power and lighting work is to be provided, show all circuits, conductor type, conductor sizes etc. and the methods for feeding the Garage from the existing house.
 - If electrical power is to be provided to the new Garage, please verify that a service equipment disconnecting means will be provided for the Garage and will be permanently marked in accordance with NEC 230.70
 - Ground-Fault Circuit-Interrupter Protection shall be provided for new receptacles where required by NEC 210.8(A)(1) through (10)
 - Overhead (existing or new) electric service conductors (drops) must maintain a clearance to building roof surfaces, of not less than 3 feet where the voltage does not exceed 300 volts and the roof has a slope of 4-inches in 12-inches or greater per NEC 230.22(A), exception #2. Please verify that the existing house electrical service conductors will remain in compliance with the location and configuration of the proposed new detached garage.