

# TYPICAL POLE BUILDING PLAN REVIEW

*City of Wadsworth*

**JOB ADDRESS** \_\_\_\_\_ **DATE** \_\_\_\_\_  
**NAME** \_\_\_\_\_

Type	OK	N/A	See Back	Comments
Footer Size, Depth,			#3	
Grade			#4	
Posts			#5	
Within 3' of Property Line			#6	
House Fire Separation			#7	
Door Header			#8	
Building Height			#9	
Second Floor Beams				
Second Floor Joists				
Stairs			#10	
Wall Bracing			#11	
Sheathing / Decay			#12	
Stick Framed Roofing			#13	
Trusses			#14	
Gable Trusses			#15	
Ventilation			#16	
Spouting Drainage			#17	
Concrete			#18	
Man Door			#19	
Pressure Treated Lumber			#20	
Other: _____				
_____				
_____				
_____				
_____				

**SEE ADDITIONAL BUILDING REQUIREMENTS ON REVERSE SIDE**

## **ADDITIONAL BUILDING REQUIREMENTS:**

- 1) Accessible permit and visible address numbers must be posted at jobsite to receive inspections.
- 2) Obtain any required electrical and plumbing inspections prior to rough or final bldg. approvals.
- 3) Footers for buildings over 400 sq.' and with an eve height 10' or less, must be 38" deep – others a minimum of 12" on undisturbed approved bearing soil. Diameters: 12" for 16' truss depth, 14" to 20' depth, 16" to 28', and 18" to 34'.
- 4) Skirting must extend to exterior grade and must be able to contain interior fill. Ground contact lumber required.
- 5) Posts shall be 8' on center 6x6's when roof span is over 24'. Minimum posts are 4x6 (6" perpendicular to wall). Posts over 12' above grade require an engineered design.
- 6) Walls within 3' of a property line must have a 1 hour fire rating on both sides of the wall. Install 5/8" drywall or rated plywood on interior and exterior of wall and soffits. Overhangs and projections shall not be permitted where within 1'8" of the property line. No window or door openings are permitted in wall.
- 7) Garage interiors must be separated from dwelling walls and attic areas by drywall. Attic separation may be by drywalling vertical gable(s) or ceiling.
- 8) Door header carrying roof loads: 16'3" opening - 2 ply 1-3/4"x11-7/8" LVL or (5ply Douglas Fir 2x12) to 30' deep. 18'3" door – 2 ply 11-7/8" LVL to 24' deep, 14" to 36' deep.
- 9) Total building height for detached structures from grade to roof peak is 16'.
- 10) Stair treads minimum 9" from nosing to nosing with 3/4" - 1 1/4" nosing. Riser max 8 1/4". All handrails to be returned to walls. One handrail is required where 4 or more risers. 36" guardrails, and risers are required on stairs and landings that are 30" above grade/floor. Artificial light is required to directly illuminate each stair section, top and bottom landings.. Maximum rise of a flight of stairs is 12'. A 3'x3' landing is required at all exterior doors 17" above grade.
- 11) Walls require structural wood panels(1/2" OSB/plywood) or other engineered system.
- 12) Non pressure treated wood sheathing must be kept 8" above grade – even when under siding unless flashed to prevent decay. All other framing within 8" of the ground, or in contact with concrete, must be decay resistant
- 13) Rafters shall have rafter ties connecting opposite top plates a minimum of 4' on center or other approved design. The absence of rafter ties requires a ridge beam designed to support all loads. and be supported on each end by direct bearing or hangers. Hip and valley rafters shall be supported at the ridge by a brace to bearing wall or have a pre-approved design.
- 14) Trusses require hold down brackets on each end. Bottoms must be continuously braced perpendicular to trusses 10' on center – ("rat runs") if no drywall ceiling.
- 15) Gables must be braced to manufacturer specifications. They must bear on a beam and are not designed to carry any load. Use common trusses on ends if no bearing is provided.
- 16) Net free ventilating area of attics in heated structures must be 1/150 to 1/300 of attic square footage. Builder is responsible for ventilating materials square inch calculations.
- 17) Downs spouts are required on all new structures and are required to be connected to the storm sewer unless alternative approval (such as a drywell – see handout) has been received from the City of Wadsworth.
- 18) Concrete floors must be separated from posts and skirting by expansion joint, felt paper or other approved method.
- 19) A side hinged 2668 access door is required in all garages. Doors connected to dwelling are acceptable.
- 20) All nails, bolts, screws, or hangers in contact with ACQ or CAB treated lumber must be hot dipped galvanized, stainless steel, or have a zinc 185 coating. This includes foundation anchor bolts, and framing/siding nails. In no case can aluminum be in contact. Hanger fasteners must have similar coatings.

**The Requirements Of This Review Have Been Examined And Accepted By:**

**Builder, Agent or Responsible Party**

**Date**