

Village of Highland Hills

Building Department
216-283-3000

BUILDING REQUIREMENTS

revised 1/08

1. Sublot number and address must be visible from the street.
2. Flexible material plate bedding between sill and masonry must be used. Wood plate must be pressure treated.
3. Roof sheathing over wood trusses 24" o.c. shall be 5/8" plywood or _" OSB with clips or 1/2" O.S.B. at 16" o.c.
4. Drywall on ceilings under trusses shall be _" thick
5. 5/8" fire-rated drywall must be installed on both sides of the wall between the garage and living area (including entire garage).
6. All stairs must have maximum 7³/₄" risers and minimum 10" treads.
7. Garage floor drain shall have minimum 8" diameter and be tied into the sanitary sewer.
8. 33-30 footer drains and D.S. drains are required with two (2) clean-outs on footer drains must be covered with #57 washed gravel to within one (1) foot of finishing grade.
9. Backfill in garage must be premium fill.
10. All sheathing shall be a minimum of 1/2" O.S.B. or 1/2" plywood or equal. No foam sheathing is permitted.
11. Structure shall be weather tight prior to framing inspection.
12. Siding and windows shall be installed prior to insulation.
13. **NOTE:** Contractors shall be responsible for having a copy of the 2000 International Residential Code.
14. Tempered glass must be installed as required by the 2000 International Residential Code.
15. Anti-siphon vacuum breaker valves are required on hose bibs and laundry trays.
16. Each bedroom shall have a secondary means of egress, which may be an exterior door or an operable window having a clear area of 5.7 square feet or more, with a width dimension of at least 22" and a sill height of not more than 3'-8" above the floor.
17. Approved house wrap, installed in accordance with manufacturer's requirements, shall be applied under all exterior finishes.
18. 235# asphalt/fiberglass roof shingles with #15 felt is minimum requirement. Roof flashings and valley must be visible. 6' ice guard including valleys and chimneys installed on all roofs.
19. The Electrical Contractor shall install underground code-approved galvanized conduit of the rigid type, rigid nonmetallic conduit, or other suitable raceway at the minimum burial depth of 24" below the finished grade for all electrical service laterals.
20. Number 14 wire is NOT permitted.
21. The General Contractor shall provide permanently installed ground-fault circuit interrupter of the class A group I type for personal protection for any installation of temporary power.
22. The GFI reset shall be in the same room being protected.
23. Flooring shall be one-inch minimum, consisting of 1/2" or 5/8" plywood on 1/2" plywood sub floor, or 3/4" tongue and groove O.S.B. or 3/4" tongue and groove plywood.
24. All electrical work shall be installed per the National Electric Code's current edition 2008.

25. Area allocated for natural light and ventilation must equal at least 2% of the basement floor square footage and 8% for finished rooms.
26. Hard wire smoke detectors with battery backup are required on all floor levels and in all bedrooms.
27. **NOTE:** Contractors shall be responsible for removing all construction debris before calling for a final inspection.
28. All sleepers installed on concrete slabs shall be of treated lumber.
29. 5/8" drywall must be installed on all walls with 24" o.c. studs.
30. Each contractor is responsible for compliance with the 2000 International Residential Code and all other applicable Village Ordinances.
31. Landscaped plan is required prior to an Occupancy Permit.
32. Landscaping must comply with the approved grading plan.
33. Landscaping plan must show:
 - a. Proposed trees, bushes and ground cover
 - b. Size and type of trees shown on planting list
34. Letter from Owner stating that the landscaping will be completed within one (1) year of occupancy.
35. Outbuildings, sheds or other unheated accessory buildings over 150 sq.ft. must have a continuous footer, a minimum of 42" below finished grade. Accessory buildings under 150 sq.ft. not requiring a footing must have a four 4" concrete slab (minimum) with a 12" turndown at the perimeter.
36. Any building, addition, or structure costing over \$25,000 to construct must include with the required drawings the seal of an Ohio registered Architect or Engineer. Site plans must be sealed by a registered Surveyor.
37. Drawings submitted for a structure to be built on top of an existing wood deck must include a structural evaluation of the existing wood structure, including the footing size and depth. The evaluation must be completed by an Ohio registered Structural Engineer.