

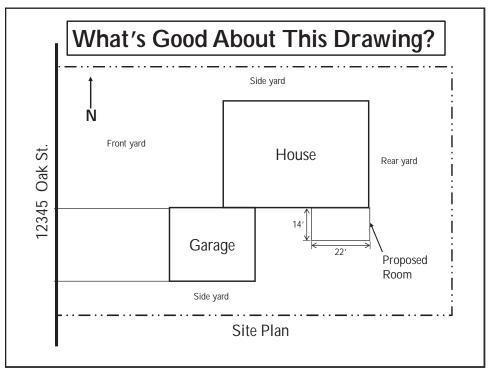
## Let's do a Simple Plan Review

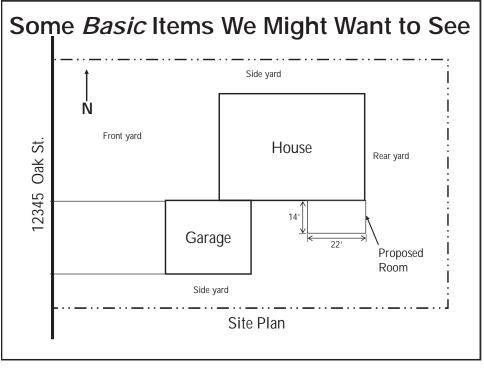
# What makes a set of plans complete?

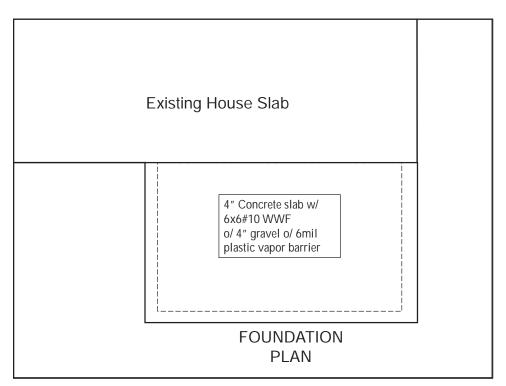
- Site plan or Plot plan
- Foundation plan
- Floor plan
- Roof plan
- Elevations (Front, Sides, Rear)
- Details
- Calculations
- Soil Report (when required)

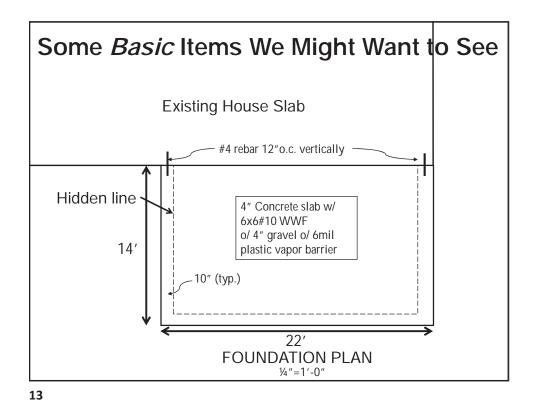
## Know the Difference Between:

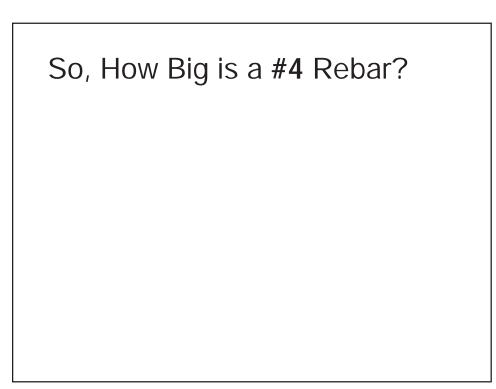
- Habitable vs. Occupiable Space
- See Chapter 2 for Definitions!!

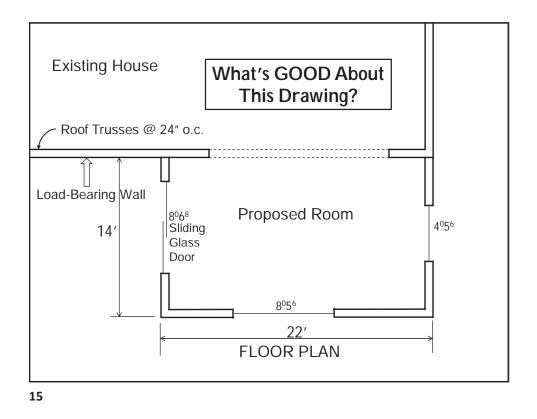


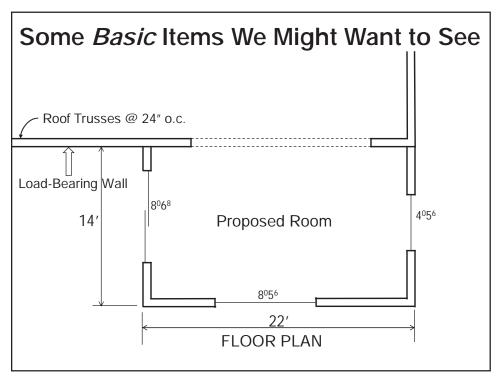


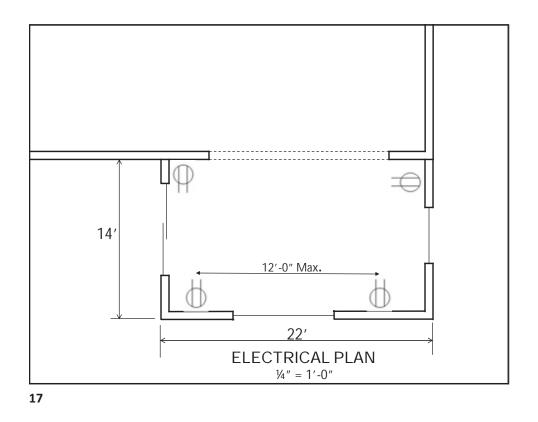


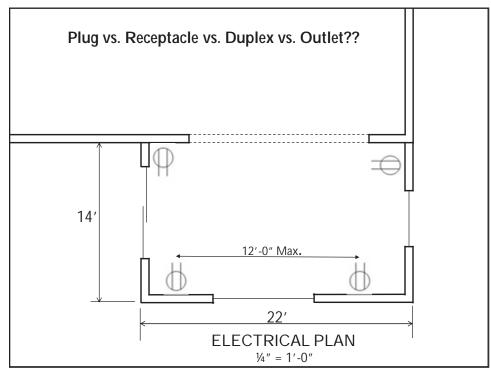


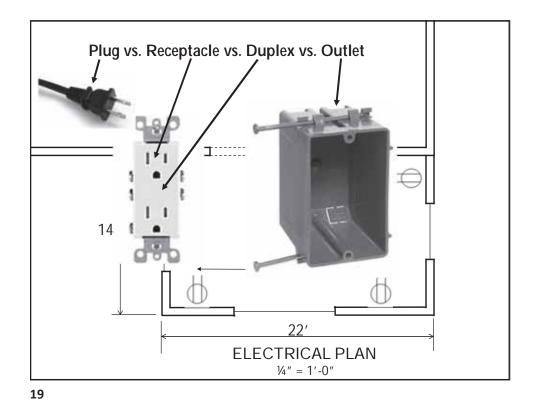


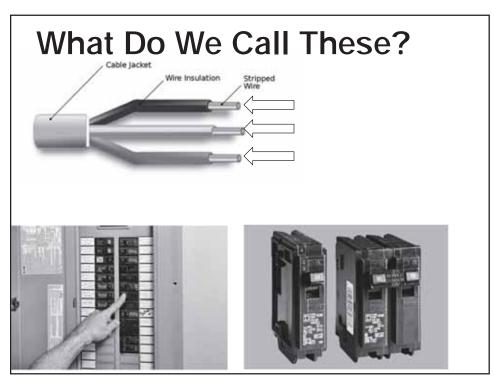


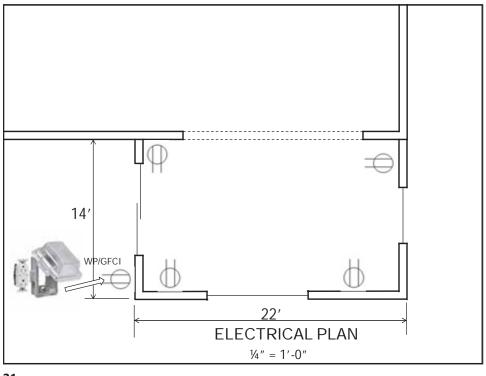


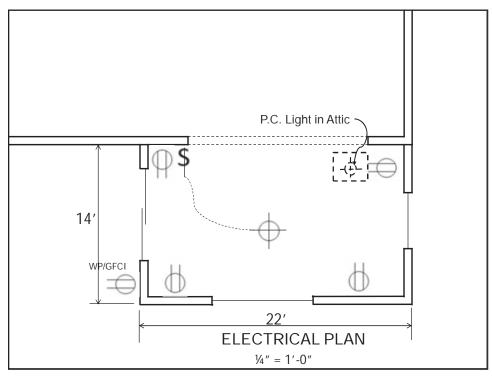


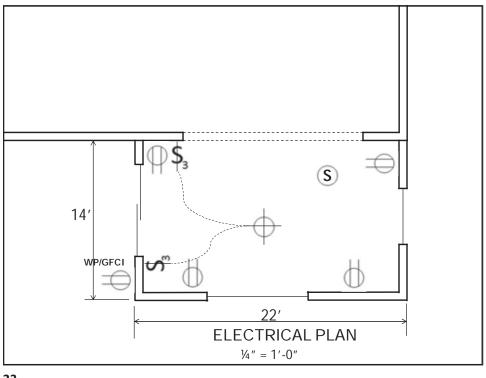


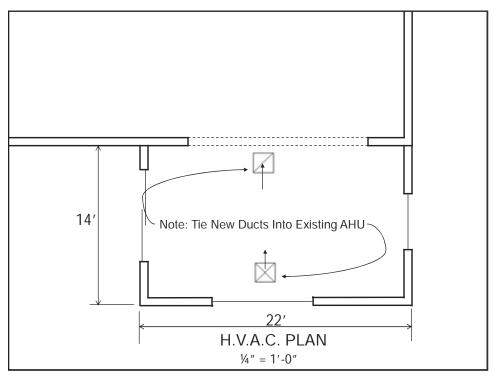


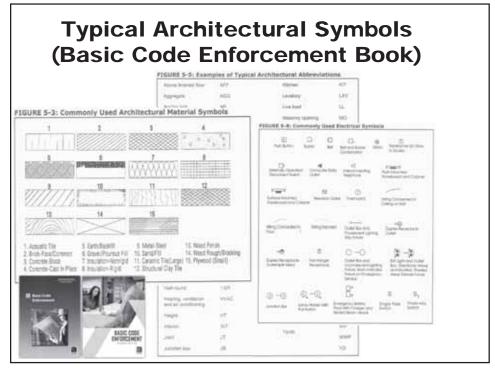


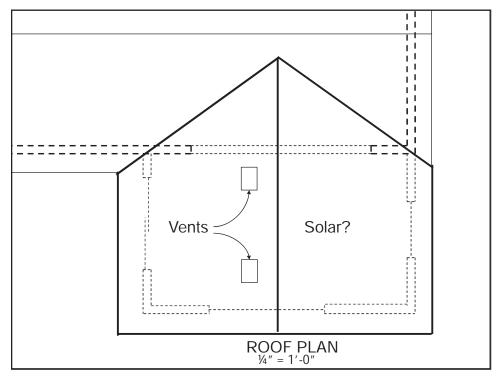












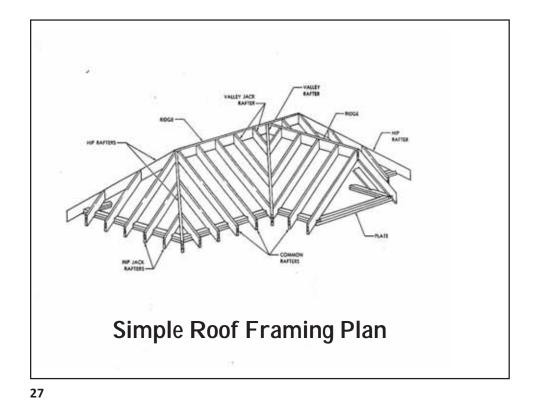
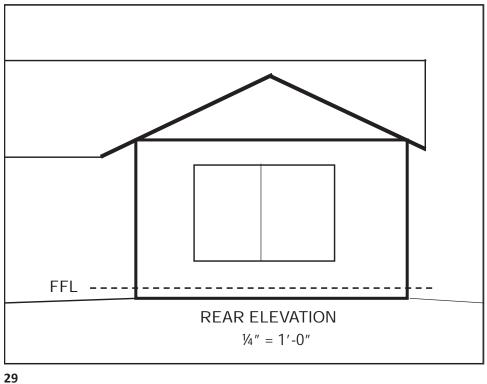
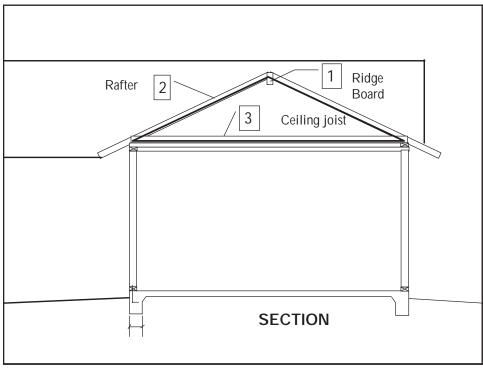
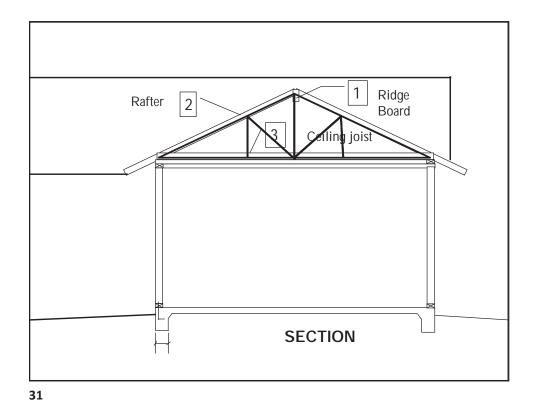
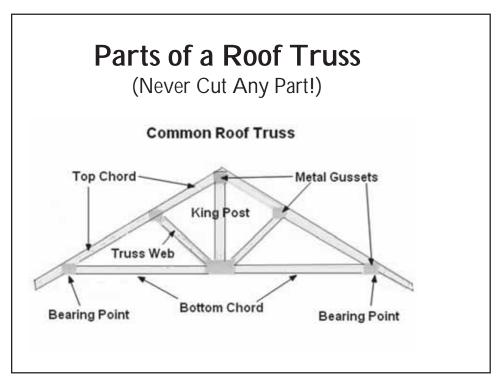


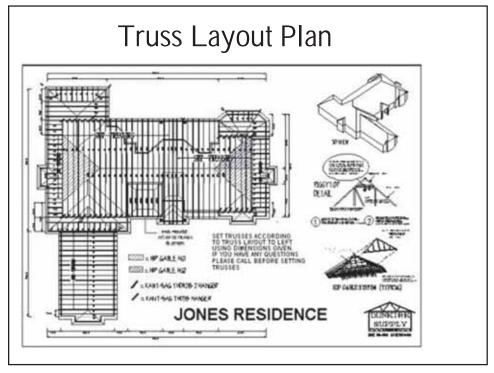
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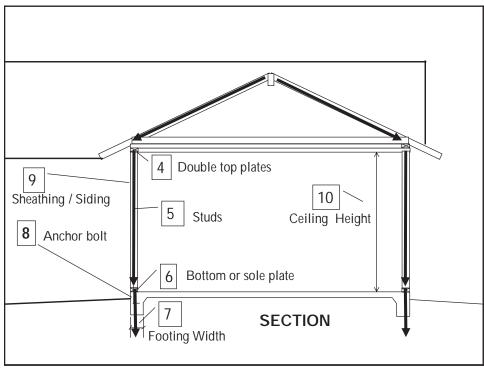




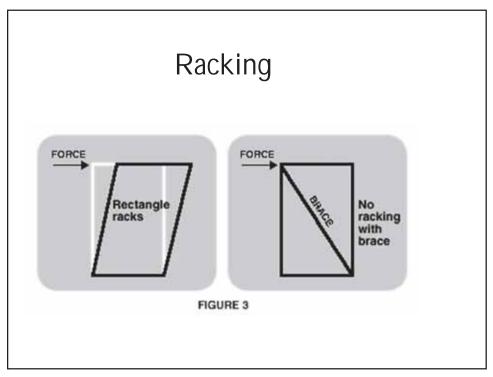


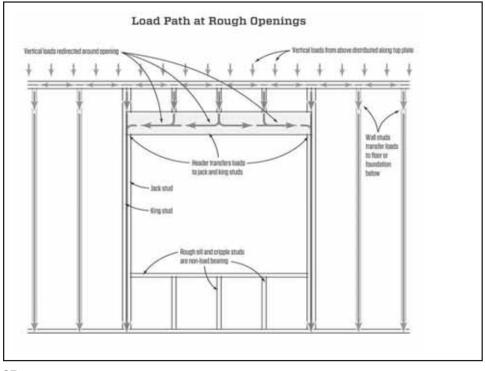






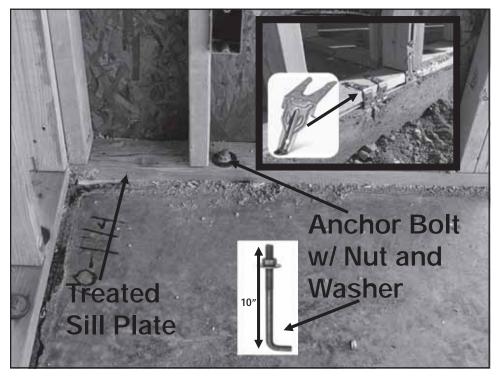


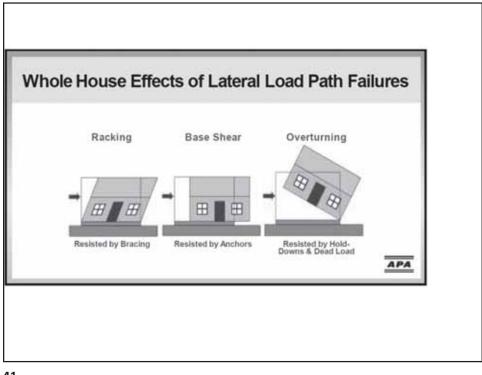














## INSPECTIONS

Section 110

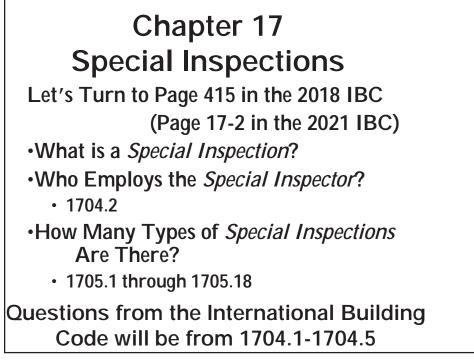
- **110.1 General**. All work that has been issued a permit shall be inspected and shall remain accessible and exposed.
- Approval of an inspection does not mean approval of a violation.
- Neither the Building Official nor the jurisdiction shall be liable for any expense to remove or replace any material required to allow inspection.

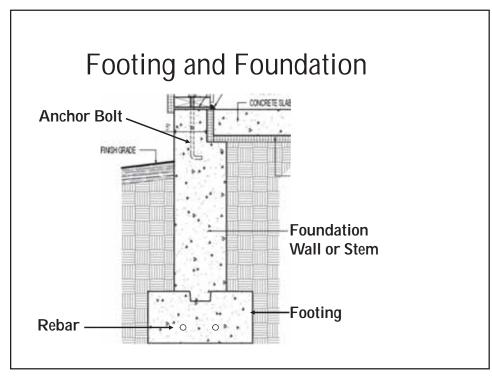
43

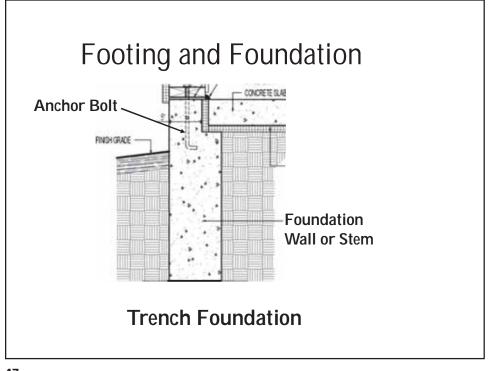
#### **INSPECTIONS**

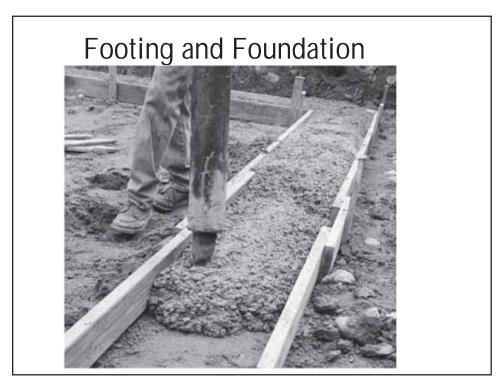
#### 110.3 Required Inspections.

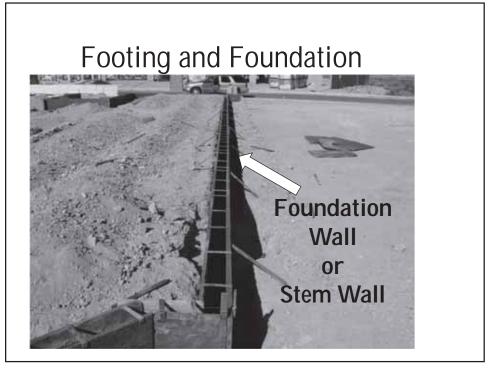
- 110.3.1 Footing and foundation
- 110.3.2 Concrete slab or under-floor
- 110.3.3 Lowest floor elevation (See Sec.1612.4 Flood hazard areas)
- 110.3.4 Frame
- 110.3.5 Types IV-A, IV-B, IV-C Connections (New in 2021)
- 110.3.6 Lath or gypsum board
- 110.3.7 Weather-exposed balcony and walking surface waterproofing (*New in 2018*)
- 110.3.8 Fire-resistive penetrations
- 110.3.9 Energy efficiency
- 110.3.10 Other inspections
- 110.3.11 Special inspections (Chapter 17)
- 110.3.12 Final (Also check Flood Hazard Documentation)

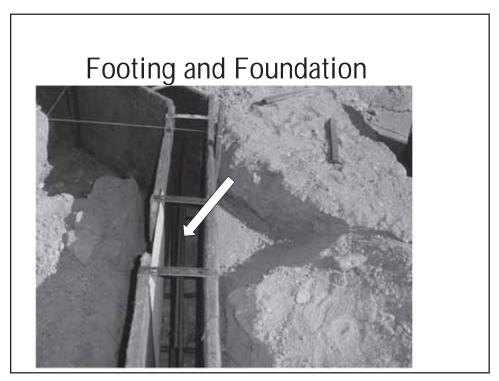


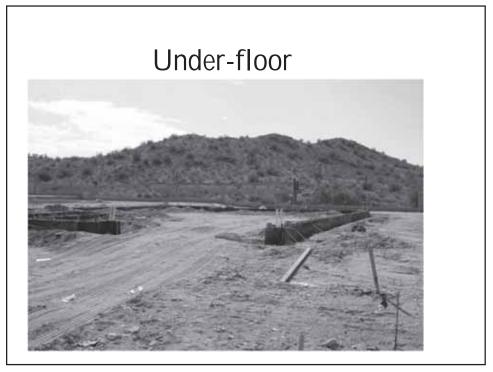


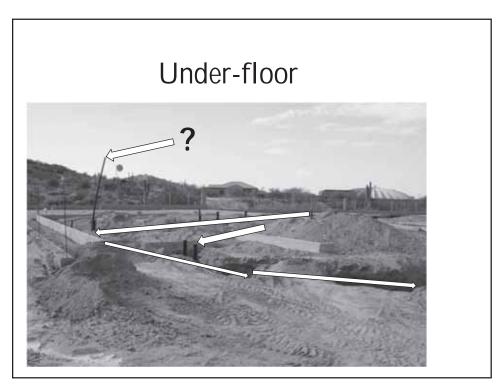


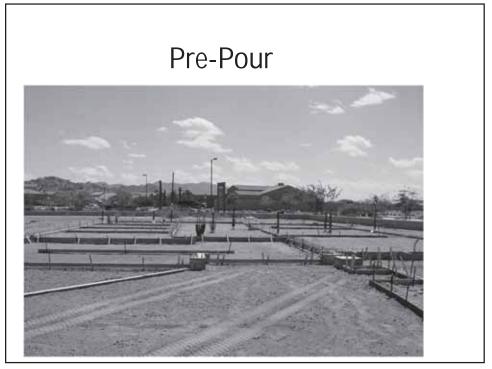


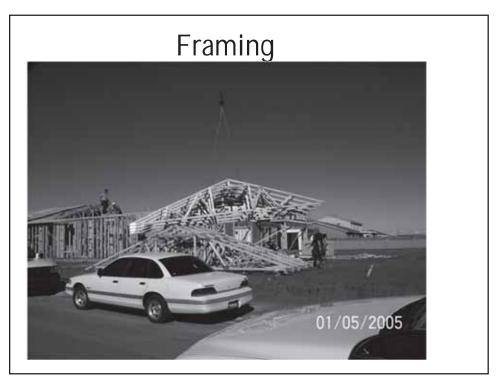






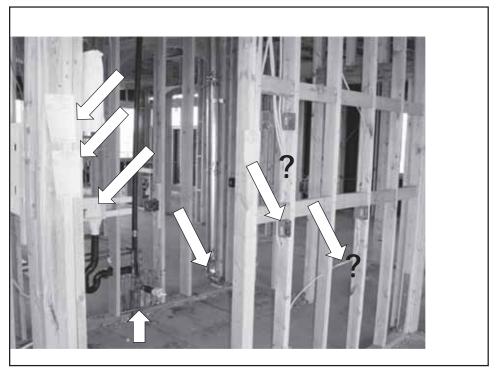


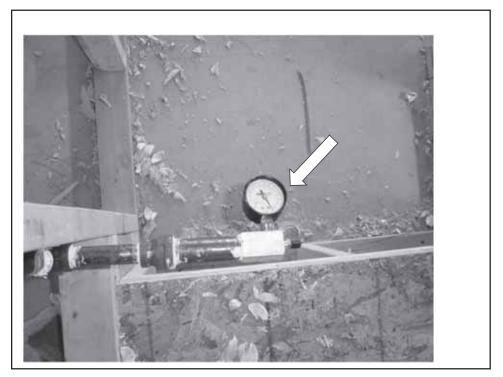


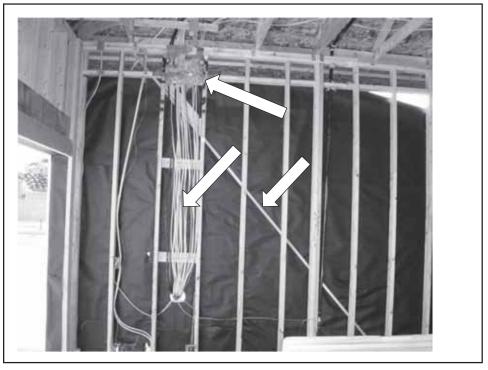


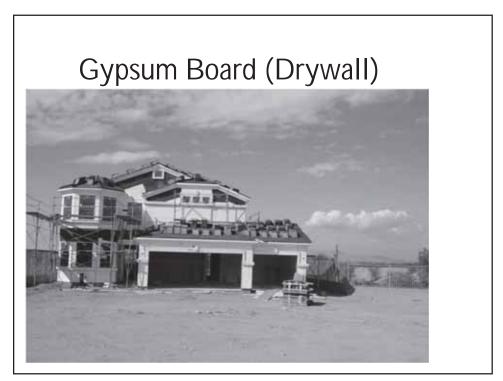


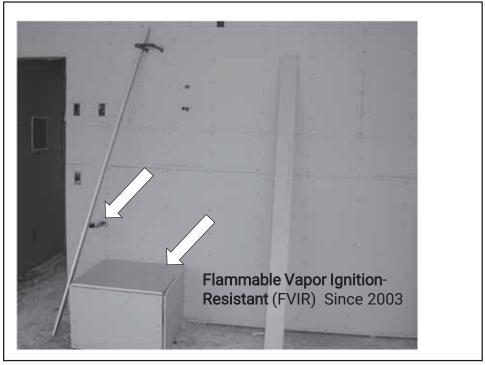


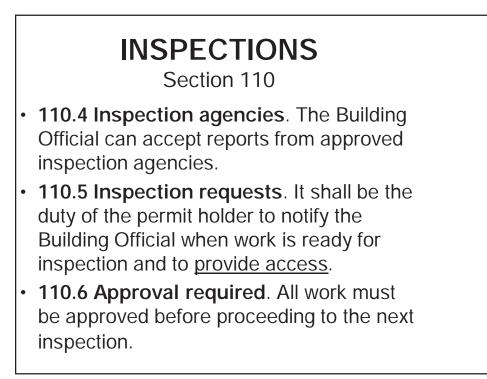












#### CERTIFICATE OF OCCUPANCY Section 111

111.1 A building or structure shall not be used or occupied, *and a change of occupancy of a building or structure or portion thereof shall not be made*, until the Building Official has issued a certificate of occupancy.

Exception: C of Os are not required for work exempt from permits in Sec. 105.2



### THE CERTIFICATE OF OCCUPANCY

- Name of the Building Official (Steve Burger)
- Code edition under which the permit was issued
- Use and occupancy
- Type of construction
- Design occupant load
- If an automatic sprinkler is provided, whether or not it was required
- Any special stipulations and conditions of the building permit.

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#### TEMPORARY OCCUPANCY Section 111.3

 Prior to the completion of the building, the Building Official is authorized to issue a temporary certificate of occupancy for a portion or portions of a building provided that such portion or portions shall be occupied safely.

## Revocation

Section 111.4

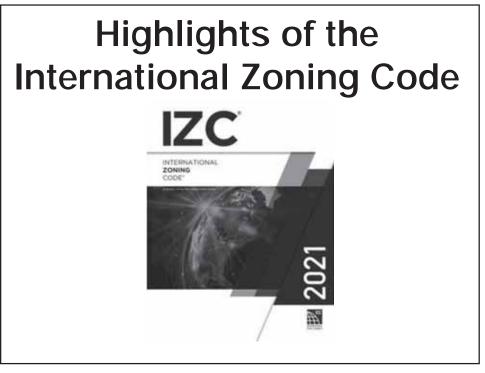
The Building Official is authorized to, in writing, suspend or revoke the certificate of occupancy wherever the certificate is issued in error, or on the basis of incorrect information, or where it is determined that the structure may be in violation of the provisions of this code.

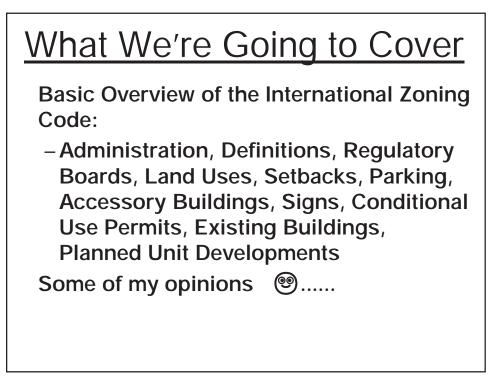
67

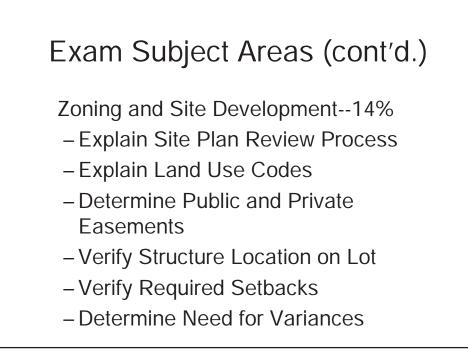
### What We Covered, So Far

Basic Ethics

- Permit Tech Exam Contents
- Permit / Plan Review Fee Calculations
- Basic Structural Engineering Concepts
- Basic Plan Review Items
- Construction Documents Contents
- Basic Inspection Types
- Special Inspections
- The Certificate of Occupancy
- Some of my opinions .....



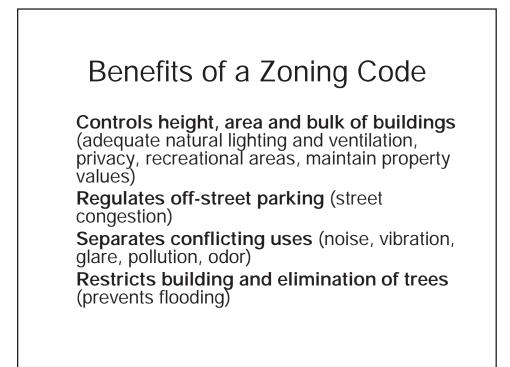


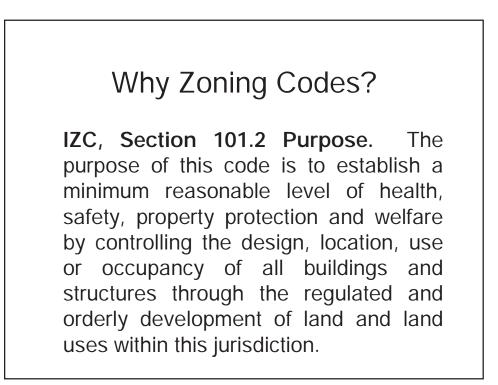


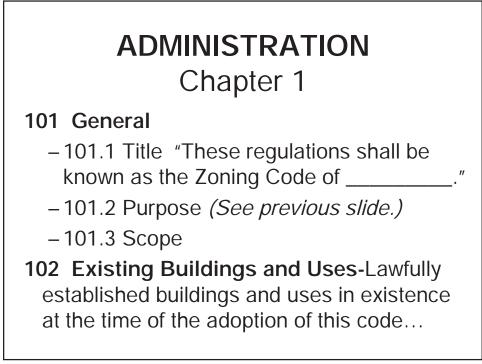




		ernational Code Chapters
apter	Title	Content
э.	Administration	General, Fees, Existing Buildings and Usen, Duties and Powers of the Zoning Code Official, Planning Commission, Compliance with the Code, Board of Adjustment, Hearing Examiner, Hearings, Appeals and Amendmenth, Violations, Permis- and Approvals
2	Definitions	The majority of the terms are defined in this chapter
3	Use Districts	District Classifications, Minimum Areas for Zoning Districts, Zoning Map, Annexed Territory, Conditional Uses
÷	Agricultural Zones	Definitions and Bulk Regulations
3	Residential Zones	
19	Commercial and Commercial/Residential Zones	
.7	Factory/Industrial Zones	
	General Provisions	Off-street Parking, Ferce Heights, Location of Accessory Buildings, Allowable Projections into Yards, Landscaping Requirements, Loading Spaces, Possageways, Approval for and Availability of Essential Services
W	Special Regulations	Home Occupancies, Adult Uses
10	Sign Regulations	Purpose, Definitions, General Sign Types, General Provisions, Exempt Signs, Prohibited Signs, Permits, Specific Sign Requirements, Signs for Development Complexes
11	Nonconforming Structures and Uses	General, Descontinuance, Enlargements and Modifications
12	Conditional Uses	General, Applications, Public Hearings, Determination, Expirations and Resocation, Amendments, Conditional Use and Review Criteria
0	Planned Unit Development	General, Conditions, Planning Commission Determination, Required Contributions, Planning Commission Action
14	Referenced Standards	Marcon and the second sec







### PLANNING COMMISSION Section 103

Members shall be residents of the jurisdiction served.

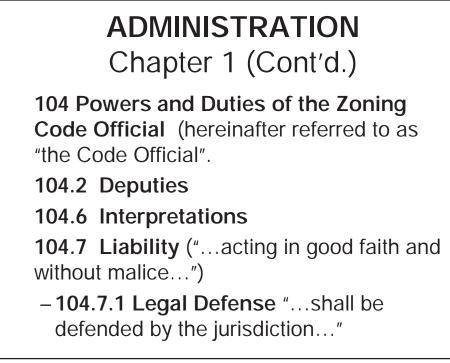
Appointed by, and answers and reports to the City or County Council (Legislative body)

Terms of office shall be as set forth in state law.

Creates and recommends a jurisdiction-wide **comprehensive plan**.

Creates, adopts and recommends a zoning code based on the comprehensive plan.

Review and comment on Conditional Use Permits.



### BOARD OF ADJUSTMENT Section 106

### (Now Section 108 in 2021 IZC)

Members shall be residents of the jurisdiction served.

Appointed by, and answers and reports to the City or County Council (Legislative body)

They shall hear and decide on **appeals** of decisions of the code official.

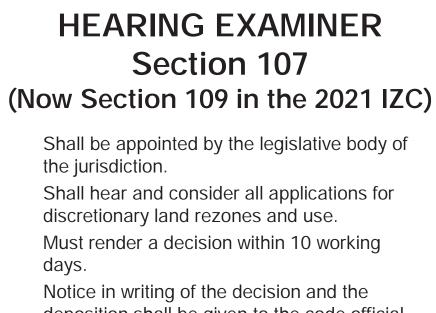
They shall hear and decide on appeals wherein a **variance** is proposed.

All decisions must be based on the spirit and the **intent of the code** and not constitute the granting of a special privilege.

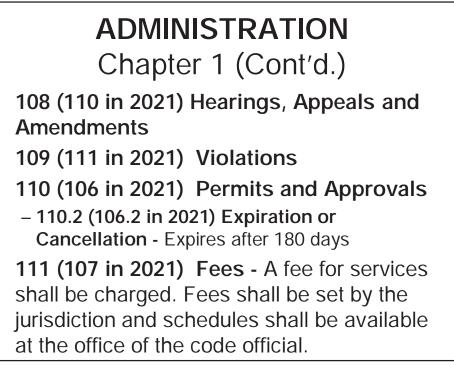
### Variance

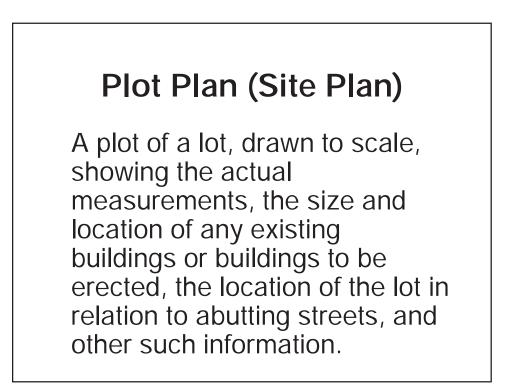
A deviation from the height, bulk, setback, parking or other dimensional requirements established by this code.

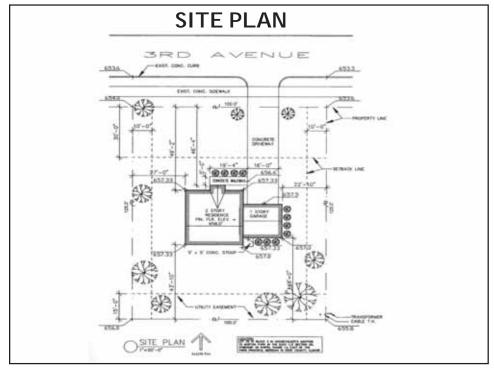
81



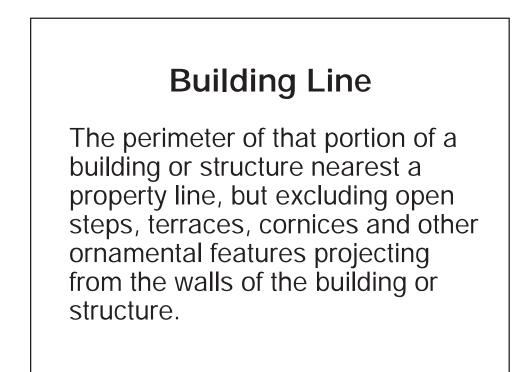
deposition shall be given to the code official and each party of record.

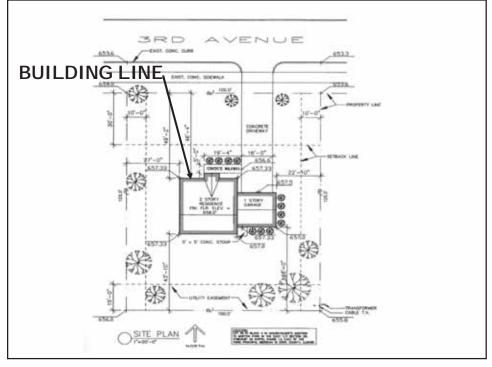


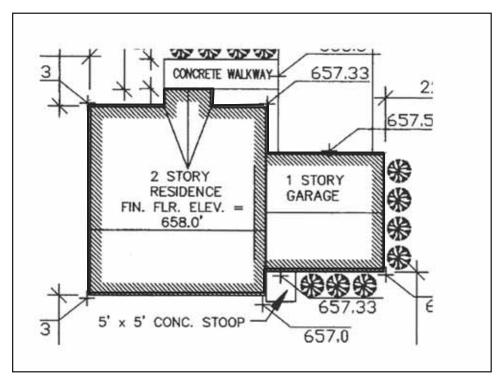






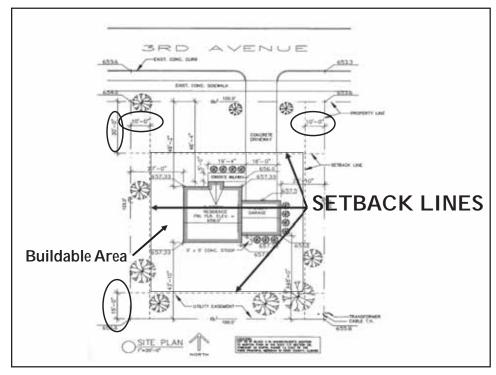




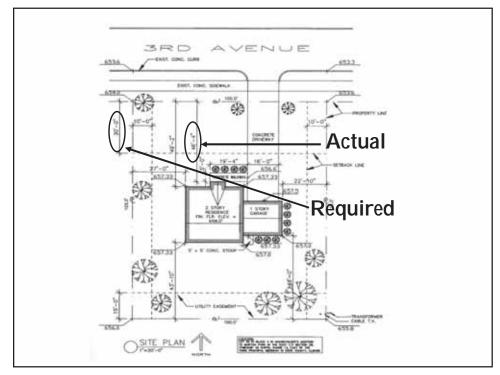




The minimum *required* distance between the property line and the building line.

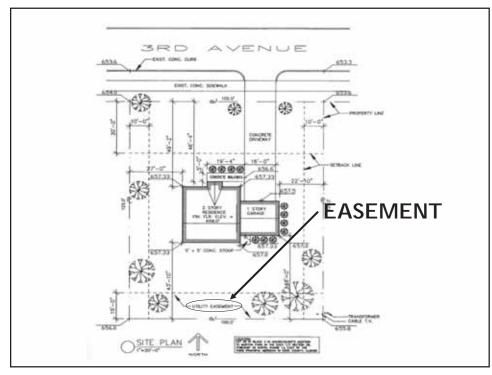


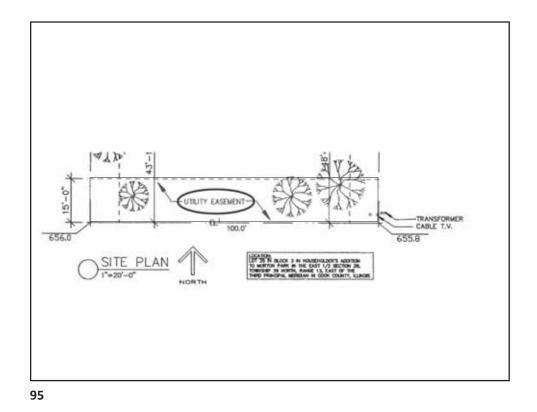
# What's the Difference Between a Front Yard and a *Required* Front Yard?

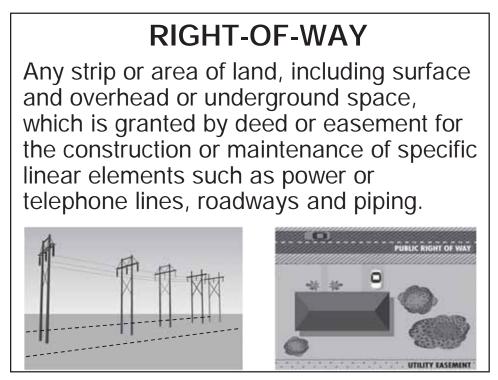


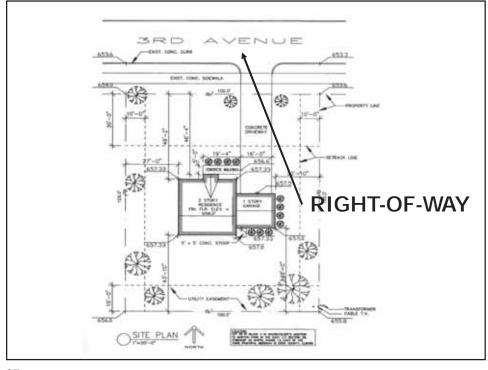


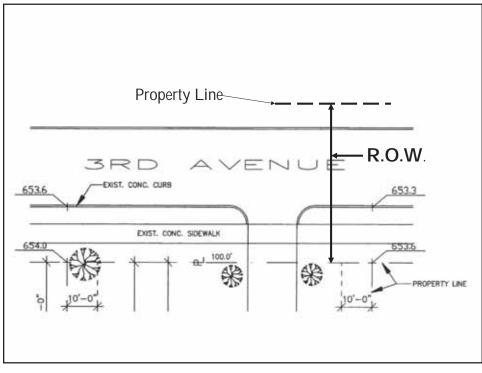
That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lot or lots.

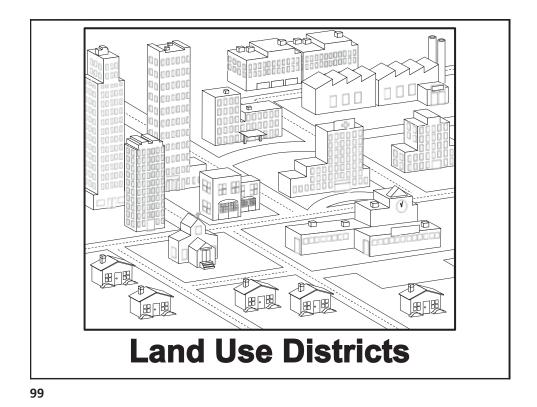


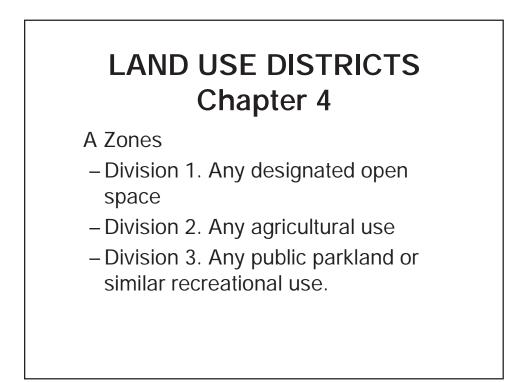


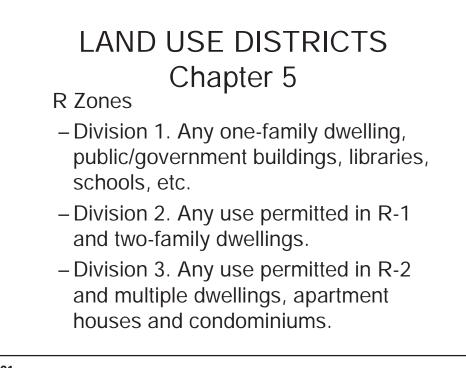






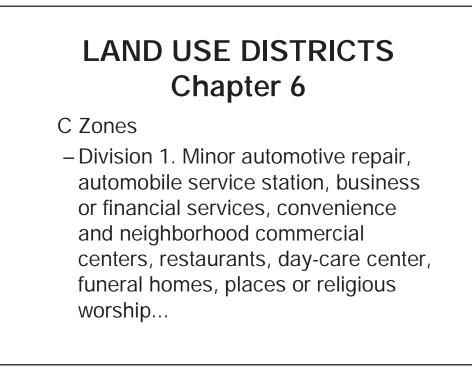






# "Airbnb??" Some courts hold that short term rentals (such as Airbnb rentals) violate covenants that restrict the property to "residential use," finding short-terms rentals to be closer to hotel use and thus commercial in nature. <u>Vonderhaar v. Lakeside Place Homeowners Ass'n</u>, 2014 WL 3887913 (Ky. Ct. App. 2014). Other courts find short term rentals to be compatible with "residential use" and not a violation of such restrictive covenants at all. <u>Wilkinson v. Chiwawa Communities Ass'n</u>, 327 P.3d 614 (Wash. 2014); <u>Santa Monica Beach Property Owners Ass'n v. Acord</u>, 219 So.3d 111 (Fla. Dist. Ct. App. 2017).

					ZONI apter				
		cp2		(in feet, o	inless noted of				
DI	/ISION	SB3 MINIMUM LOT AREA/SITE (square feet)	MAXIMUM DENSITY (dwelling unitiacre)	LOT DIM Minimum lot width	ENSION5 Minimum lot depth	SETE Minimum front yard	ACK REQUIREM Minimum side yard	ENTS Minimum rear yard	MAXIMUM BUILDING HEIGHT <sup>a</sup>
1	3	35,000	1	125	150	25	10	30	35
	b	20,000	2	100	125	20	10	25	35
	c	10,000	4	75	100	20	5	25	35
	d	6,000	6	60	90	15	5	20	35
2	3	10,000	4	60	70	20	5	20	35
	b	6,000	6	60	70	15	5	20	35
3	. a	6,000	8	60	70	15	5	20	35
	b	6,000	12	60	70	15	5	20	35



### Slide 103

**SB3** S. Burger, 5/5/2021

C Zones

 Division 2. Any use permitted in C-1 zones and light commercial, physical fitness centers, rehab centers, schools and colleges operated for profit, cultural and fraternal activities...

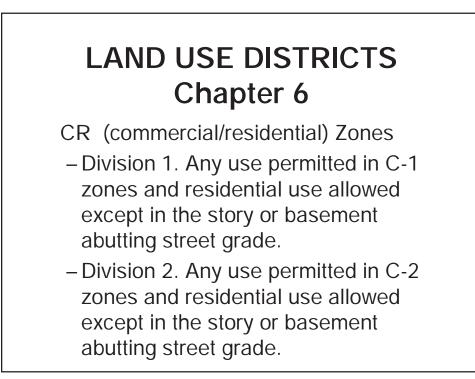
105

### LAND USE DISTRICTS Chapter 6

C Zones

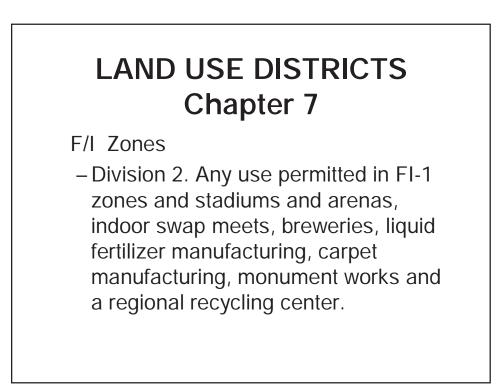
Division 3. Any uses permitted in C-2 zones, and amusements centers (including bowling alleys, golf driving ranges, ice rinks, etc.), auto sales, building material supply sales, cultural institutions (such as museums and art galleries), health and medical institutions, hotels and motels, taverns/cocktail lounges, indoor theaters...

- C Zones
- Division 4. Any uses permitted in C-3 zones, and major automotive repair, commercial bakeries, regional commercial centers (wholesale/retail), small metal products design, casting, fabricating, manufacture and finishing, storage yards, wood products manufacture and finishing...



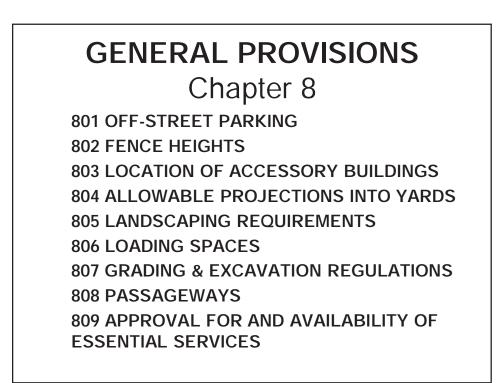
F/I Zones

 Division 1. Any light manufacturing or industrial use, such as warehouses, research or testing laboratories, product distribution centers, woodworking shops, auto body shops, furniture assembly, dry-cleaning plants, machine shops, and boat building storage yards.



F/I Zones

 Division 3. Any use permitted in FI-2 zones and auto dismantling yards, alcohol manufacturing, cotton gin, paper manufacturing, quarries, salt works, petroleum refining and other similar uses.



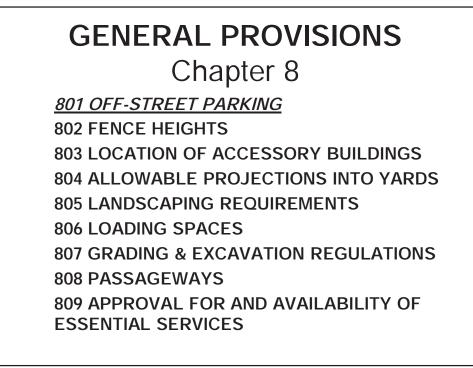
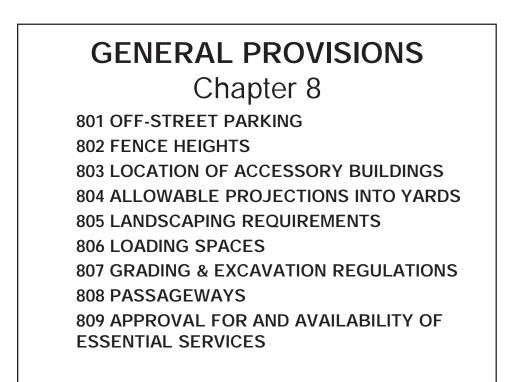
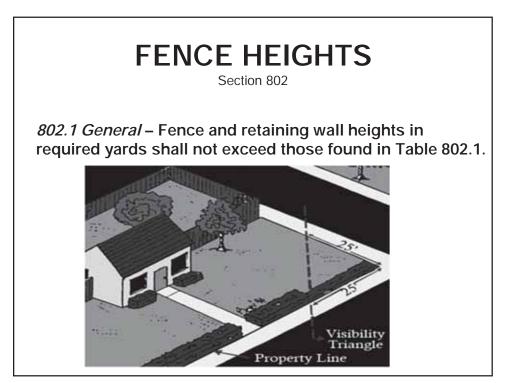


	Table 801.2.1
USE	NUMBER OF PARKING SPACES REQUIRED
Assembly	1 per 300 gross square feet
Dwelling unit	2 per dwelling unit
Health club	1 per 100 gross square feet
Hotel/motel	1 per sleeping unit plus 1 per 500 square feet of common area
Industry	1 per 500 square feet
Medical office	1 per 200 gross square feet
Office	1 per 300 gross square feet
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
School	1 per 3.5 seats in assembly rooms plus 1 per faculty member
Warehouse	1 per 500 gross square feet

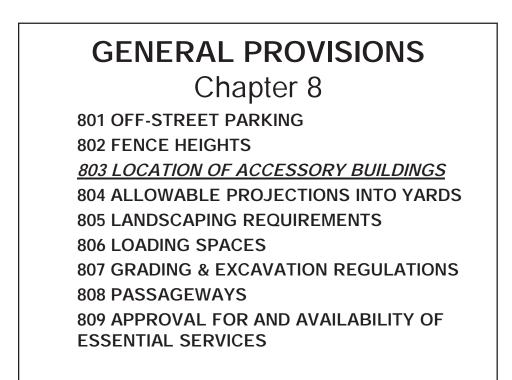




FENCE H Section	
2.1 General – Fence and reta uired yards shall not excee TABLE 80 MAXIMUM FENC	d those found in Table 802.
YARDS	HEIGHT (feet)
Front	3.5
Rear	6.0
Side	







# Location of Accessory Buildings



*803.1 General.* Accessory buildings shall occupy the same lot as the main use or building.

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### **IZC** Definition

Accessory Building: An incidental subordinate building customarily incidental to and located on the same lot occupied by the main use or building, such as a detached garage.

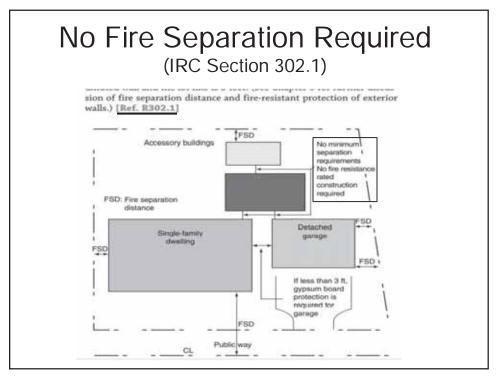
Note: The IRC has a definition for "Accessory *Structure*". There is no definition in the IBC.

## Location of Accessory Buildings



803.1 General. Accessory buildings shall occupy the same lot as the main use or building.
803.2 Separation from main building. Shall be separated from the main building by 10 feet.





## Location of Accessory Buildings



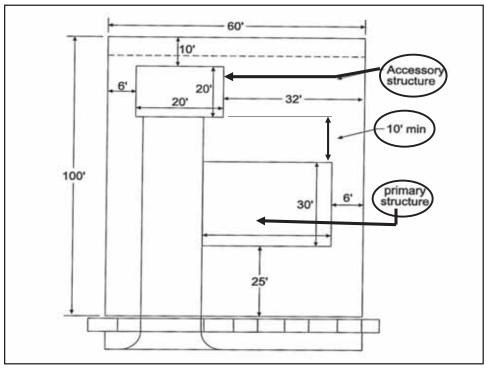
*803.1 General.* Accessory buildings shall occupy the same lot as the main use or building. *803.2 Separation from main building.* Shall be

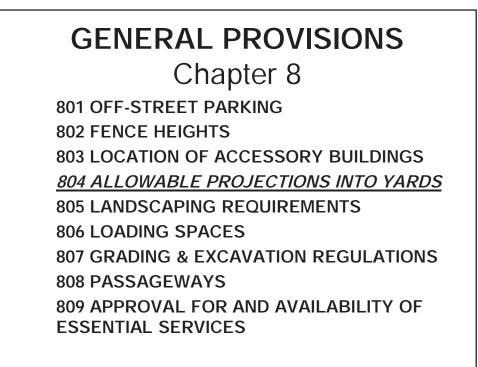
separated from the main building by 10 feet.

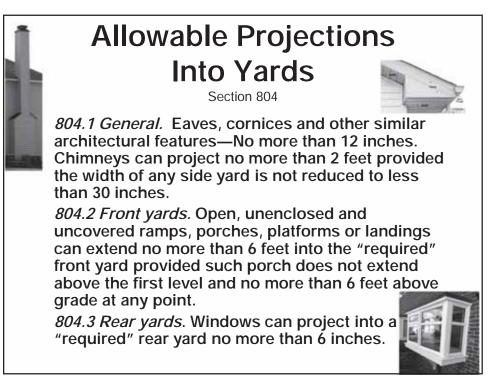
*803.3 Private garages.* Shall be permitted in rear or side yard provided setbacks are maintained and cannot encroach on any recorded easement. May be located in the front yard of a sloping lot but there are some stipulations.

*803.4 Storage buildings.* Shall be permitted in any portion of the rear or side yards. Can NOT be located in the required front yard.









### SPECIAL REGULATIONS Chapter 9

901 HOME OCCUPATIONS

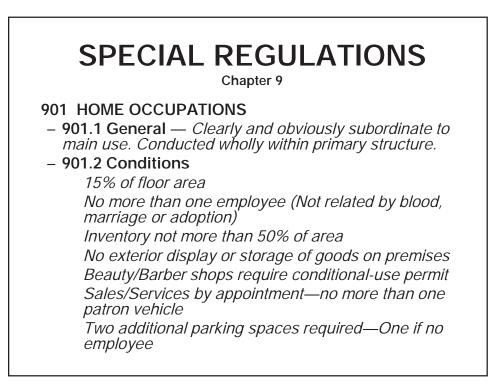
-901.1 General

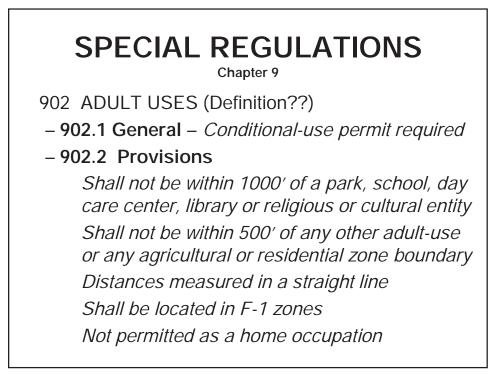
-901.2 Conditions

902 ADULT USES

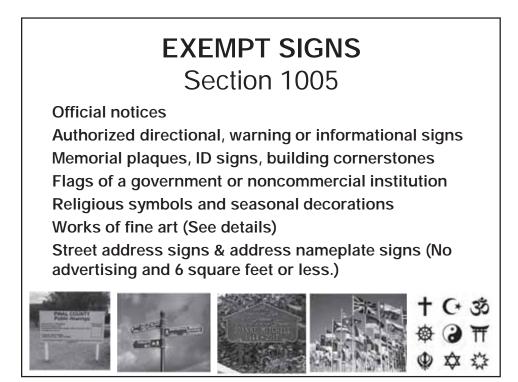
-902.1 General

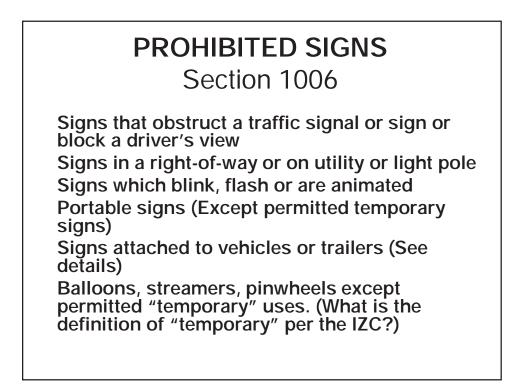
-902.2 Provisions





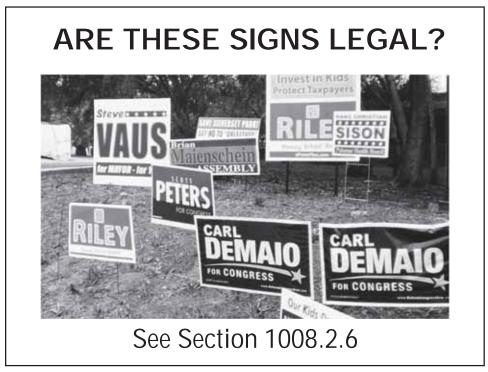


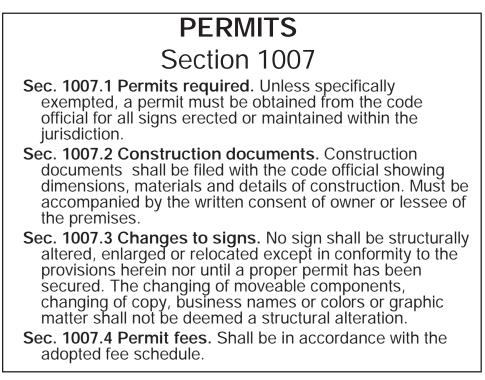








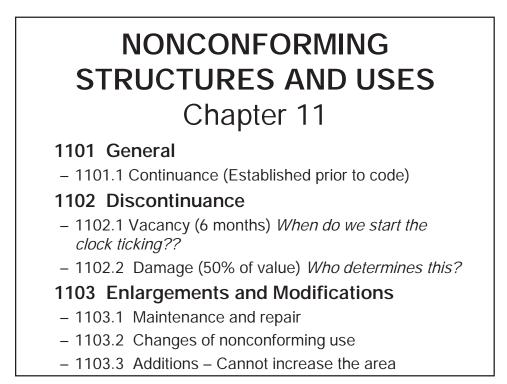


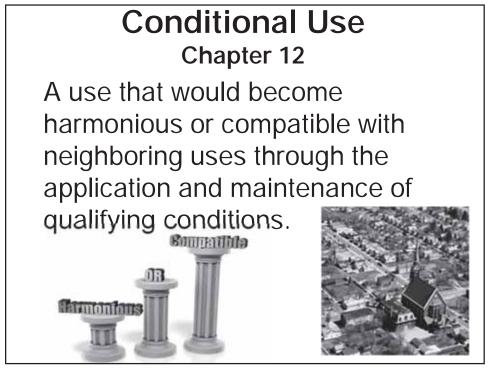


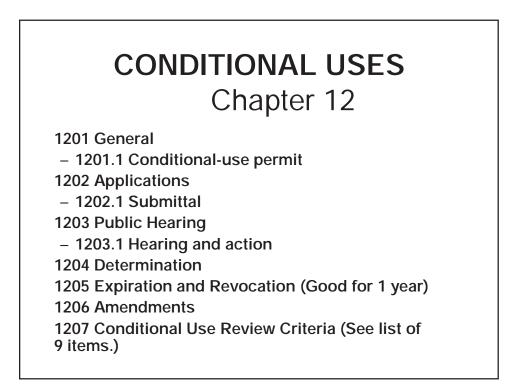
### Nonconforming Use Chapter 11

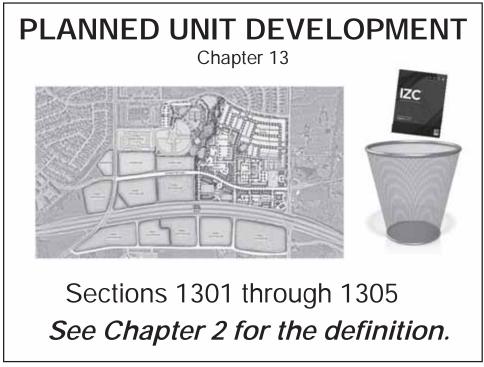
A use that lawfully occupied a building or land at the time this code became effective, which has been lawfully continued and which does not now conform with the use regulations.

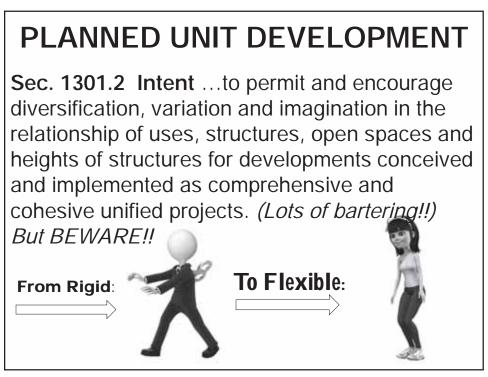






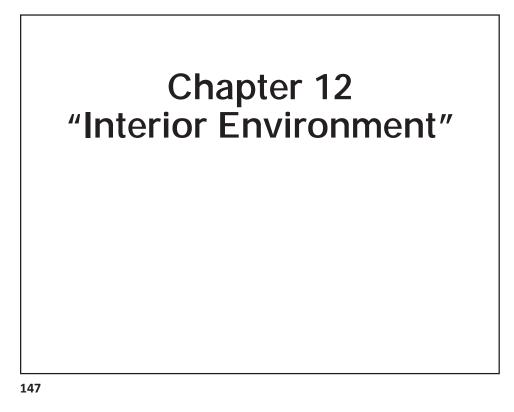






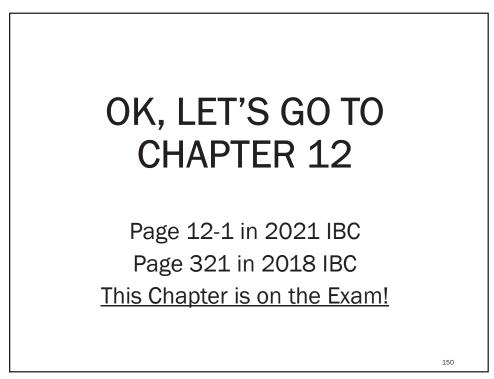






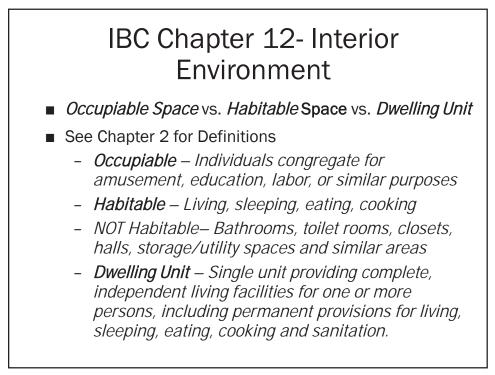


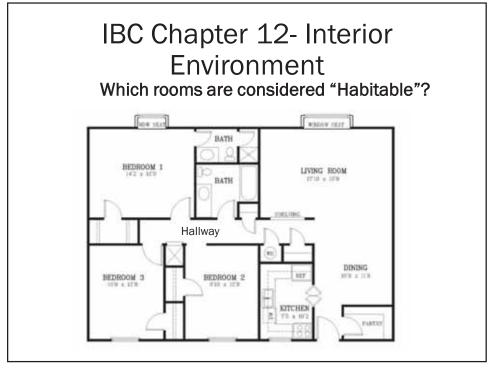


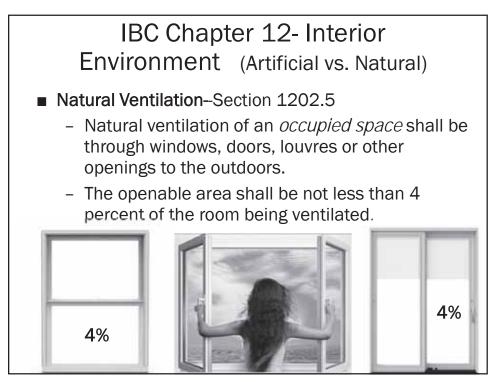


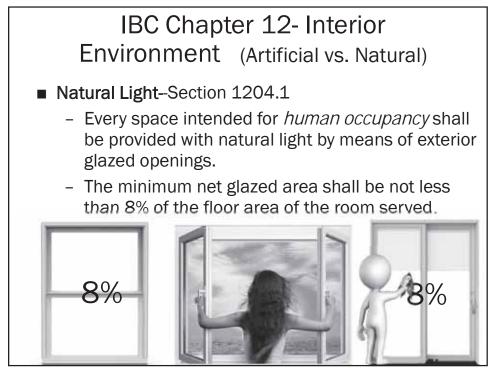
## IBC Chapter 12 Interior Environment

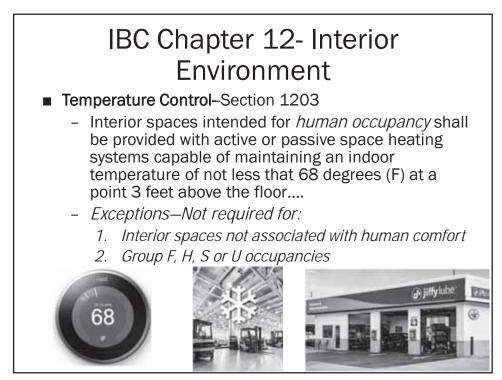
- Natural Light and Ventilation
- Temperature Control
- Sound Transmission
- Minimum Room Widths
- Minimum Ceiling Heights
- Minimum Room Areas
- Access to Crawl Spaces and Attics
- Toilet and Bathroom Requirements

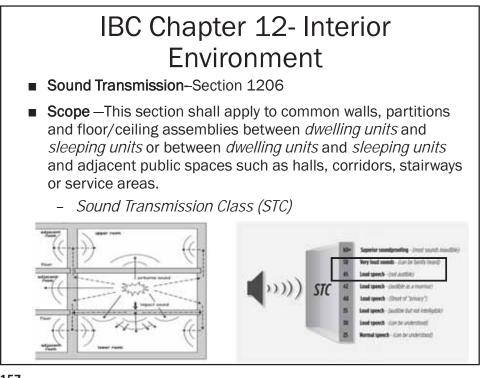


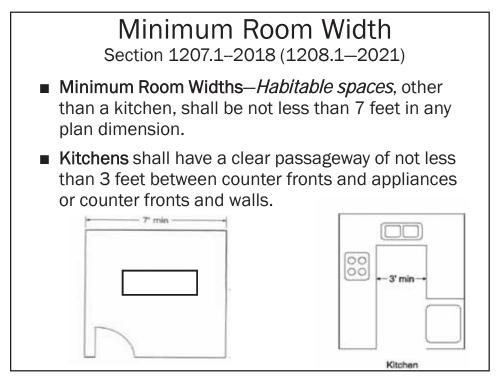




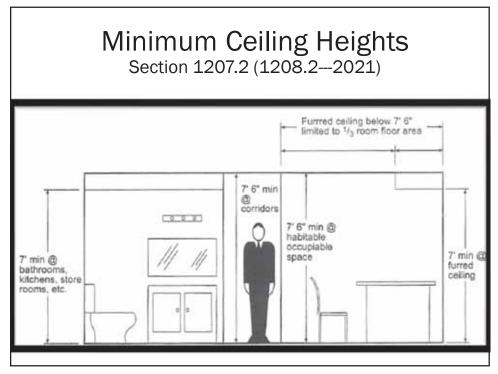


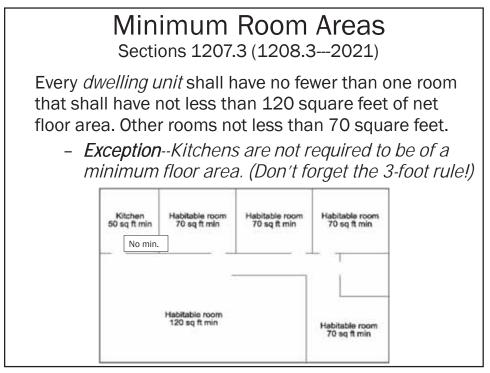


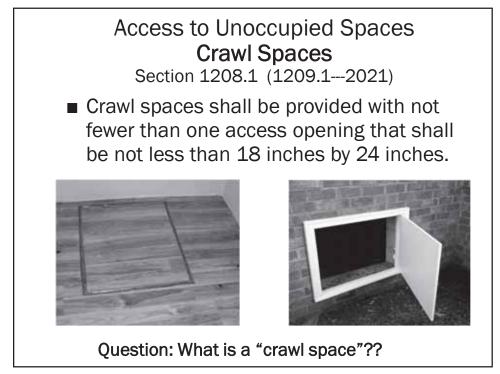


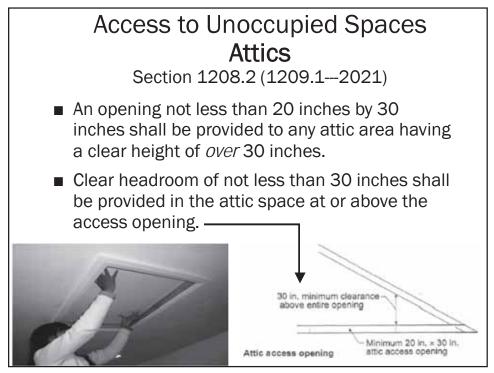
















Toilet and Bathroom Requirements Section 1209.2.3 (1210.2.1---2021)

**Finish materials.** Walls, floors and partitions in toilet and bathrooms shall comply with this section.

- Showers—Shower compartments and walls above bathtubs with shower heads, smooth, nonabsorbent surface to a height of not less than 72 inches above drain inlet.





