



**THE CITY OF NORTH RIDGEVILLE**  
7307 AVON BELDEN ROAD, NORTH RIDGEVILLE, OHIO 44039  
TELEPHONE: (440) 353-0822 FAX: (440) 353-0823  
**Building Department**



**INSTRUCTIONS FOR OUTBUILDINGS AND PRIVATE DETACHED GARAGES**

**REQUIREMENTS FOR PERMIT:**

- Completed application form
- Plot plan showing lot lines, setbacks and drainage.
- Structural drawings of outbuilding / garage (Options accepted: Architectural drawings, manufacturer's structural drawings or fill in and modify attached example drawings)
- Indicate all materials used, show spacing, height, depth, etc. (Options accepted: Material list showing all materials used, including exterior materials)
- Estimated cost of construction
- Name of contractor, if applicable. (Contractor must be registered with the City of North Ridgeville)

**REVIEW PROCESS: (allow 3 week s for processing)**

- Submit application and drawings to Building Department
- Review of the grading / drainage & easements with Engineering Department is required prior to issuance of Permit
- Building Department will notify applicant when plan review is complete and permit is ready to be picked up

**FEES:**

- \$35.00 permit + \$3.00 per 100 sq. ft. + 1% State BBS fee
- \$ 1.00 administration fee.
- \$60.00 electrical fee, if applicable.
- \$60.00 plumbing, if applicable.
- \$60.00 heating, if applicable.

**HEIGHT/SIZE LIMITATIONS:**

- An outbuilding may be no larger than 26 feet by 26 feet or a total of 676 square feet.
- No outbuilding shall be more than one story tall or 15 feet in height.
- In agriculturally zoned districts or property greater than one-half acre, outbuildings are not limited in size but, shall not exceed 35 feet in height.
- RS-1 and RS-2 Zones: No outbuilding shall exceed twenty-six feet in length or width and shall not exceed fifteen feet in height (no square footage limitations).

**POSITION OF OUTBUILDINGS:**

- Minimum 5' from property line, minimum 10' from any other structures.

**CORNER LOT:**

- Double front setbacks apply.

**EASEMENTS:**

- No structures built in easements. (Do not change grade.)

**MISC.:**

- Buildings less than 400 square feet may be slab on grade or conventional foundation, buildings over 400 square feet must have a conventional foundation 36" deep per code.
- Each dwelling may have both a private detached garage and an outbuilding. Agriculturally zoned districts or lots greater than one-half acre are not regulated as to the number of outbuildings but cannot exceed lot coverage of ten percent.

**INSPECTIONS REQUIRED: (call 24 hours in advance to schedule)**

- Footing, foundation, structural, electrical, plumbing or heating, if applicable.
- Final Inspections, when project is completed.



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**Building Department**

**RESIDENTIAL PLAN APPROVAL APPLICATION**

CONTRACTOR: \_\_\_\_\_  
 NAME DATE

ADDRESS PHONE

PROPERTY OWNER: \_\_\_\_\_  
 NAME

ADDRESS CITY ZIP PHONE

CONSTRUCTION SITE ADDRESS: \_\_\_\_\_

**(CHECK ALL ACTIVITIES PERTAINING TO THIS APPLICATION)**

**NEW CONSTRUCTION:**  Single Family  Multi-Family # of Units \_\_\_\_\_  
 Square Feet: Finished Basement: \_\_\_\_\_ 1<sup>st</sup> Fl.: \_\_\_\_\_ 2<sup>nd</sup> Fl.: \_\_\_\_\_ Total: \_\_\_\_\_  
 Garage:  Attached  Detached  Storage Building Size: W \_\_\_\_\_ x D \_\_\_\_\_ Square Feet: \_\_\_\_\_  
 Sub Lot # \_\_\_\_\_ Permanent Parcel # \_\_\_\_\_ Water Permit # \_\_\_\_\_  
 Zoning District : \_\_\_\_\_ Subdivision: \_\_\_\_\_ Model / Plan Name: \_\_\_\_\_  
**YARD REQUIREMENTS:** Width at R.O.W. : \_\_\_\_\_ Flood Plain Zone: \_\_\_\_\_

**ADDITION / ALTERATION:** Year Dwelling Built: \_\_\_\_\_ Addition / Alteration Square Footage: \_\_\_\_\_  
 Dwelling Addition  Garage Addition  Storage Bldg. Addition  Kitchen Remodel  Basement Remodel

**GENERAL PERMITS:**

Re-Siding  Re-Roofing  Fire Damage Repair  Second water meter  
 Demo  Above Ground Pool  In Ground Pool  Lawn Sprinkler  
 Gazebo  Other : \_\_\_\_\_  
 Fence Style: \_\_\_\_\_ Size: \_\_\_\_\_  
 Deck Size: \_\_\_\_\_ Square Feet: \_\_\_\_\_

**GENERAL PERMIT FEES:**

PERMIT	\$
STATE 1%	\$
ADMIN.	\$
TOTAL	\$

**HVAC** Heat:  New  Replacement A/C:  New  Replacement Fireplace:  New  Replacement  
 Condensing Unit Location:  Rear yard  Left side yard  Right side yard  
 Furnace Capacity: \_\_\_\_\_ BTU's Water Heater Capacity: \_\_\_\_\_ BTU's  
 Furnace Fuel Type  Natural Gas  L.P. Gas  Electric  Other \_\_\_\_\_  
 Water Heater Fuel Type  Natural Gas  L.P. Gas  Electric  Other \_\_\_\_\_  
 Air Conditioner Capacity \_\_\_\_\_ Tons Ductwork Type:  Sheet metal  Duct board  
 Gas Meter Location  Front yard  Rear yard  Left side yard  Right side yard  
 Water Meter Location  Front  Rear  Left side  Right side

The following information must be clearly identified on the Construction drawings: **Furnace location, water heater location, vent termination for dryer, furnace & water heater, water meter location (if slab construction)**

**Indicate 2006 IECC compliance method:** \_\_\_\_\_



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**PLUMBING**

New  Alteration  Service Line

*Indicate fixture count below:*

Water Closet \_\_\_\_\_ Floor Drain \_\_\_\_\_ Bidet \_\_\_\_\_ Backflow Device \_\_\_\_\_  
 Lavatory Sink \_\_\_\_\_ Laundry Tub \_\_\_\_\_ Water Heater \_\_\_\_\_ Clothes Washer \_\_\_\_\_  
 Bath Tub \_\_\_\_\_ Dishwasher \_\_\_\_\_ Sewage Grinder \_\_\_\_\_ Sump Pump \_\_\_\_\_  
 Hot Tub \_\_\_\_\_ Shower \_\_\_\_\_ Garbage Disposal \_\_\_\_\_ Other \_\_\_\_\_

Building Main Drain size: \_\_\_\_\_ inches Building Water Service size: \_\_\_\_\_ inches

Water Distribution System  Copper  PVC / plastic

**ELECTRICAL**

New  Alteration / Addition  Service Change  Service Entrance

Service Amps \_\_\_\_\_

*Indicate load wattages & amperages for each item applicable below:*

Range \_\_\_\_\_ watts Cook top \_\_\_\_\_ watts Oven \_\_\_\_\_ watts  
 Electric Water Heater \_\_\_\_\_ watts Electric Clothes Dryer \_\_\_\_\_ watts Gas Clothes Dryer \_\_\_\_\_ watts  
 Dishwasher \_\_\_\_\_ watts Disposal \_\_\_\_\_ watts Sump Pump \_\_\_\_\_ watts  
 Sewage Ejector \_\_\_\_\_ watts Water Pump \_\_\_\_\_ watts \_\_\_\_\_ watts  
 Air Conditioner \_\_\_\_\_ volts \_\_\_\_\_ amps Furnace \_\_\_\_\_ volts \_\_\_\_\_ amps  
 Electric Space Heater \_\_\_\_\_ volts \_\_\_\_\_ amps Heat Pump \_\_\_\_\_ volts \_\_\_\_\_ amps

**TRADE**

**NAME OF CONTRACTOR**

**REGISTERED**

Masonry	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Carpentry	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Plumbing	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Electrical	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
HVAC	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Decorating	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Floor Covering	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Drywall	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Excavator	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Pool Erector	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Landscaper	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**NOTE:** All contractors submitted regarding this permit, must be registered and approved by the Building Dept. for the current year.

Cost of Construction: \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

Property Owner's Signature \_\_\_\_\_

Sidewalk Ordinance received date: \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

Date: \_\_\_\_\_ Approved: \_\_\_\_\_



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**GARAGE / SHED / OUTBUILDING ELECTRICAL INFORMATION**

*Please complete the following and return to the Building Department along with the APPLICATION.*

CONSTRUCTION SITE ADDRESS: \_\_\_\_\_

1. What will this outbuilding be used for ? \_\_\_\_\_
2. Will electrical be installed in the building ? (if NO, no additional information is needed)  YES  NO
3. Will a sub-panel be installed in the out building ? (if NO skip to #4)  YES  NO
- 3a. What will be the sub-panel size / rating (example: 100 amp.) \_\_\_\_\_
4. List the electrical equipment loads on the **attached load calculation sheet**.
5. How many circuits will be installed ? \_\_\_\_\_
6. What will be the means of disconnect ? \_\_\_\_\_
7. How will the electrical be run from the main house panel ?
  - Conduit (fill in questions 8 - 12)
  - Direct burial (fill in question 13)
8. Conduit type?  Rigid Metal (RMC)  Intermediate Metal (IMC)  Non-metallic conduit (PVC)
9. What size conduit is being used ? \_\_\_\_\_
10. Number of conductors (wires) being run in conduit ? \_\_\_\_\_
11. Size of conductors (wires) being run in conduit ? \_\_\_\_\_
12. Type of conductors (wires) being run in conduit ? \_\_\_\_\_
13. Type of Direct Burial wire being used ? \_\_\_\_\_
14. Distance from house to outbuilding ? \_\_\_\_\_



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**GARAGE / SHED / OUTBUILDING  
 ELECTRICAL LOAD CALCULATION SHEET**

List all equipment such as wood working or metal working equipment, battery chargers, etc.. and the watts indicated on the equipment name plate.

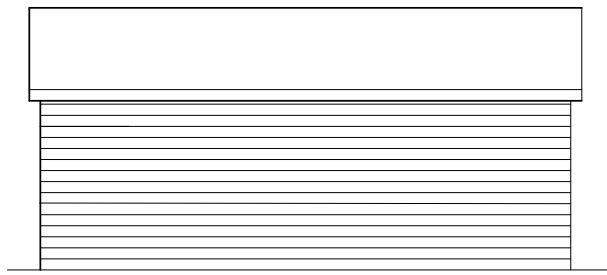
**Equipment Loads**

# of units	Description of Equipment	watts
_____	Square Feet @ 3 watts sq. ft	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

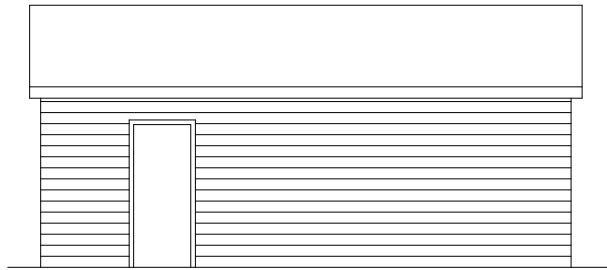
**Heating Loads**

(Central electric furnace, electric baseboard heaters, ceiling radiant heat, etc.)

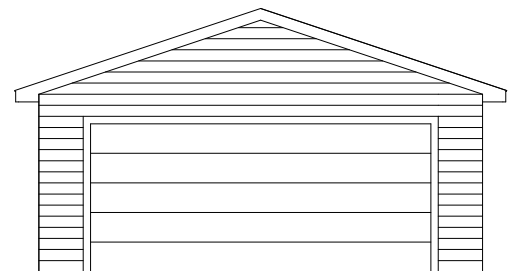
Electric Space Heating Load (Volts X Amps = Watts) \_\_\_\_\_ watts



SIDE ELEVATION

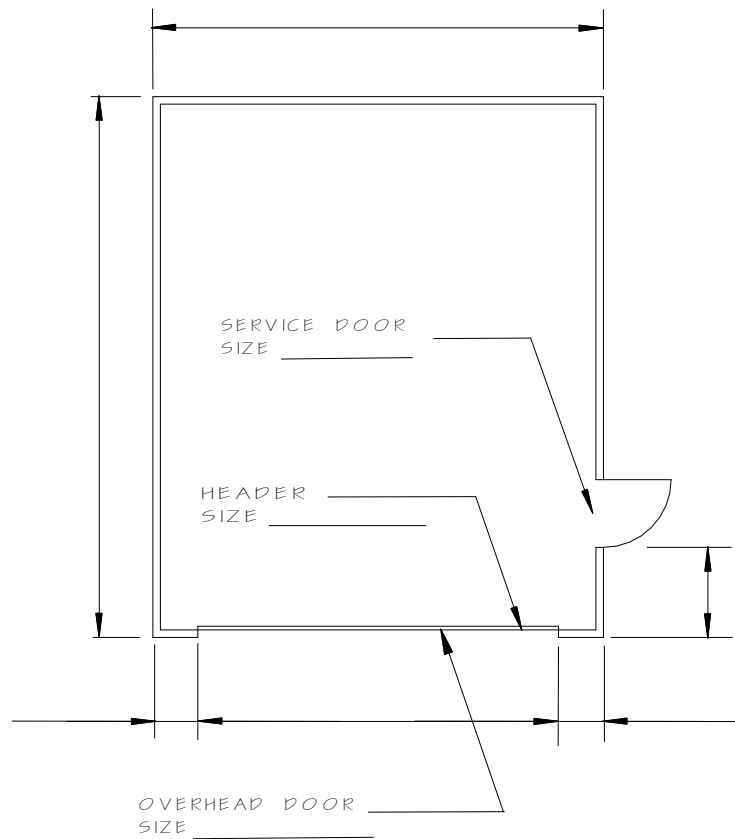


SIDE ELEVATION



END ELEVATION

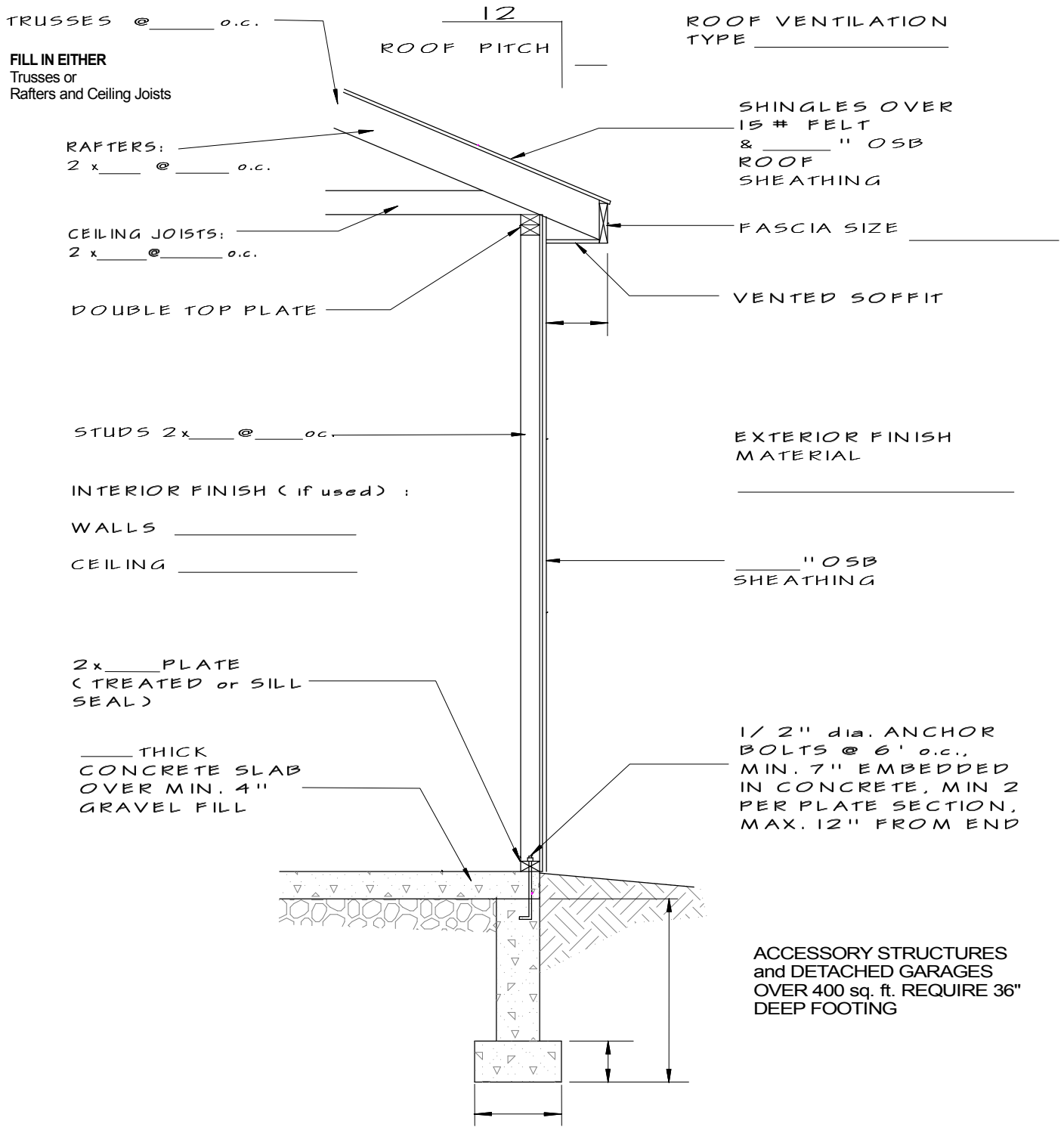
**SUBMITTER:**  
Fill in blanks & Dimensions  
Modify to show additional windows  
or doors as necessary for your project.



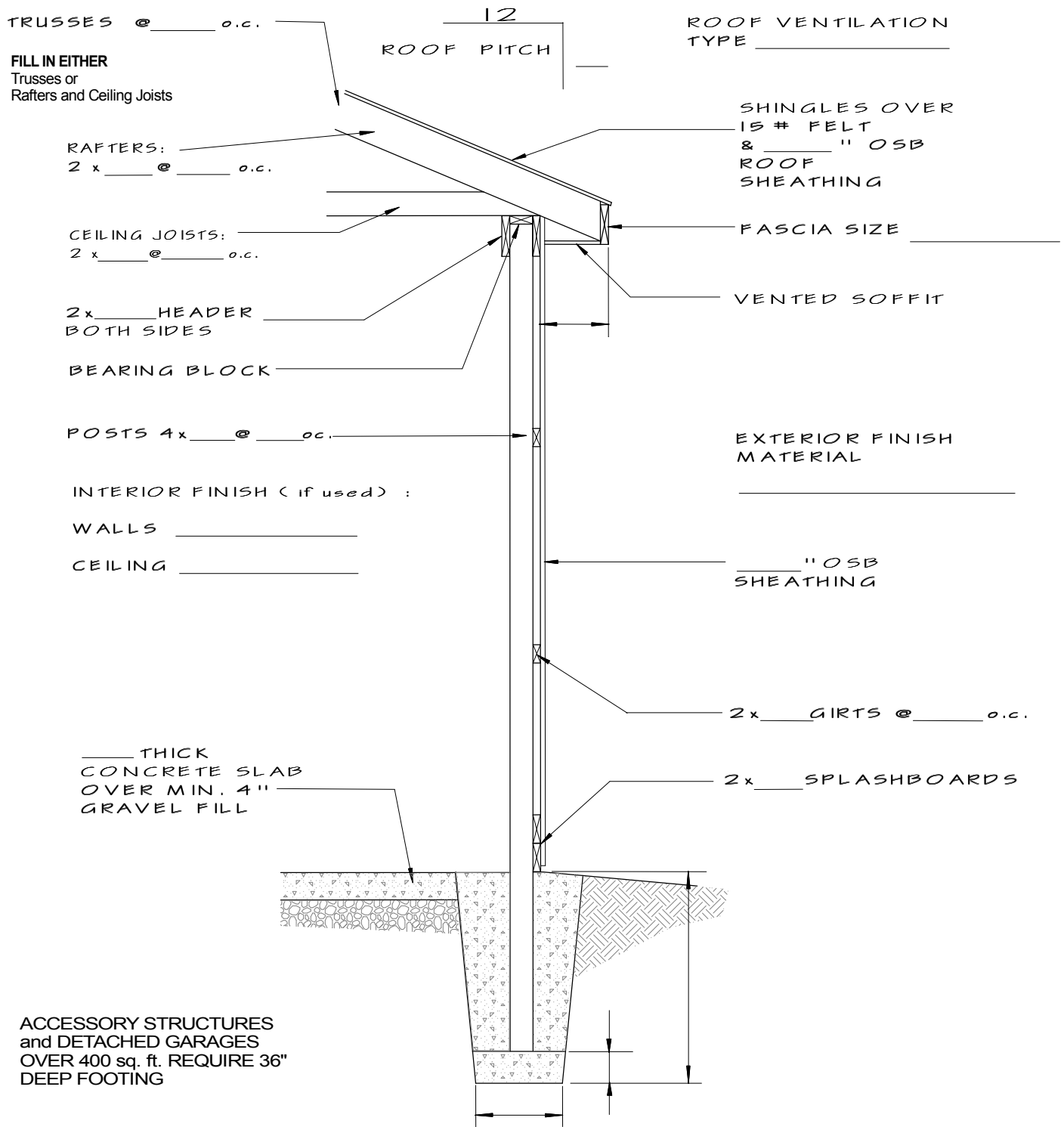
TYPICAL FLOOR PLAN

GARAGE or OUTBUILDING  
Typical Floor Plan  
Typical Elevations

NORTH  
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BUILDING  
DEPARTMENT



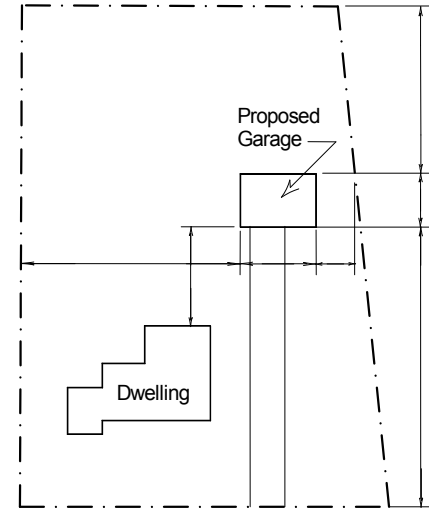
**SUBMITTER:** Fill in blanks and dimensions for submittal to Building Department for Plan Review and Permit



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Large grid area for drawing the plot plan.

Draw Your Plot Plan here



Example Plot Plan

**SUBMITTER:**

Please provide similar dimensions to those shown on the Example Plot Plan above.

Clarify dimensions as listed below.

Dimensions should be in feet.

Dimension from garage / outbuilding

\_\_\_\_\_ to front property line

\_\_\_\_\_ to left property line

\_\_\_\_\_ to right property line

\_\_\_\_\_ to rear property line

\_\_\_\_\_ to house

GARAGE / OUTBUILDING

PLOT PLAN

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