



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:

- See fees listed on Residential Building Permit Fees page (website or handout)
 - Base fee for permit + fee per 100 sq. ft. + 1% State BBS fee
 - Administration fee.
 - Electrical fee, if applicable.
 - Plumbing, if applicable.
 - 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.
- Agriculturally zoned districts or lots greater than one-half acre are not regulated as to the number or size of outbuildings but cannot exceed lot coverage of ten percent and height shall not exceed 35'.
- Each dwelling may have both a private detached garage and an outbuilding.
- 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 of light frame construction less than 600 sq. ft. with eave height of 10' or less may be slab on grade or conventional foundation, buildings over 600 square feet must have a conventional foundation 36" deep per code.
- Post frame out buildings must be designed and constructed per 2013 RCO Section 324. See attached section.

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

- See list provided with permit



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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: _____ 1st Fl.: _____ 2nd 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.

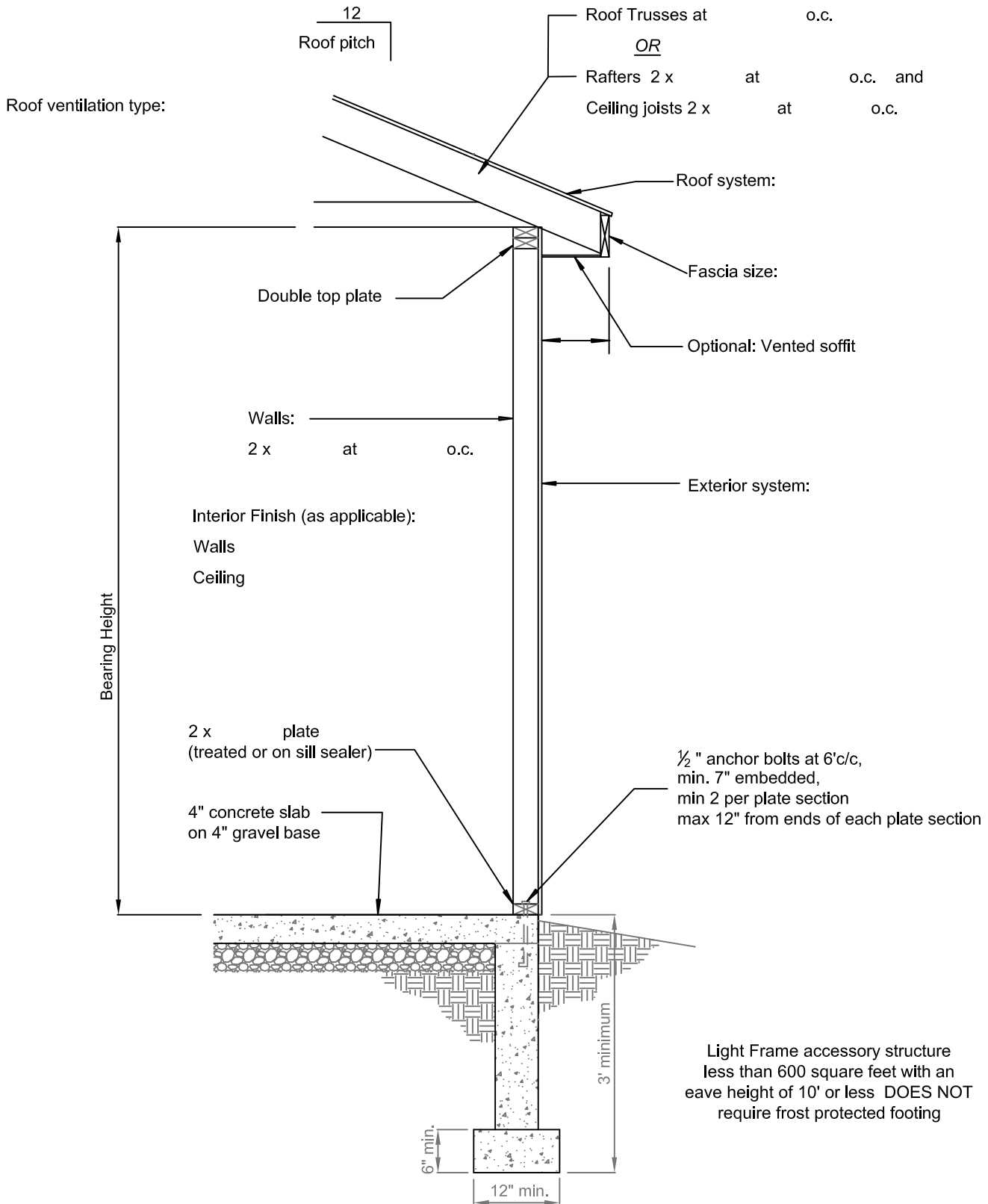
Equipment Loads

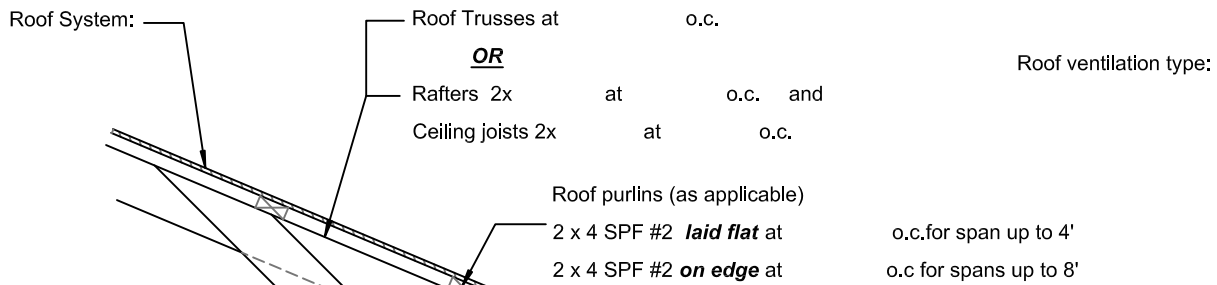
# of units	Description of Equipment	watts
_____	Square Feet @ 3 watts sq. ft	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Heating Loads

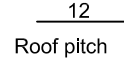
(Central electric furnace, electric baseboard heaters, ceiling radiant heat, etc.)

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





Attic storage requires engineered truss design



Knee Brace Vertical Dimension

2 x 6 Knee Brace: See chart below

KNEE BRACE VERTICAL DIMENSION	
Wall Height	Minimum Dimension
8'-0" and 9'-0"	1'-6"
10'-0" and 11'-0"	2'-0"
12'-0" and 13'-0"	3'-0"
14'-0" through 16'-0"	4'-0"

Header: (2) 2 x OR trusses / rafters bear directly over posts

	BEAM or TRUSS CONNECTION at POSTS MINIMUM FASTENERS or TOTAL SHEAR or WITHDRAW VALUES			
	Building Width (length of truss) including overhang (feet)			
	24	28	32	36
Shear or withdrawal (pounds) 20# snow load	3360	3920	4480	5040
Number of bolts, 20# snow load	2	2	2	3

Interior Finish (as applicable):

Walls
Ceiling

Posts: Min. 4 x 6 at o.c.

Optional: 4" concrete slab on 4" gravel base

Exterior system:

Girts: min. 2 x 4 at 24" o.c.

Skirt board: 2 x

Bearing Height

Uplift Protection: (2) 2 x 6 x 12 blocks each side OR #5 x 9" rebar through post each direction (as shown) encased in 12" high concrete above footing

48" minimum

Footing thickness = 1/2 diameter

Diameter

POST FRAME FOOTING DIAMETERS				
	Building Width (length of truss) including overhang (feet)			
	24'	28'	32'	36'
Diameter (inches)	18"	20"	22"	22"
20# snow load				

Post & Frame limitations without Engineered design:
 Residential accessory structure
 Single Story
 Solid exterior sheathing or metal roof & solid wall panels
 No attic storage except with engineered trusses
 Max. building width 36' (including overhang)
 Max. bearing height 16'
 Mean roof height 20'
 Max. post spacing 8' c/c