



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 4 weeks 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 2019 RCO Section 328.

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

- See list provided with permit



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CONSTRUCTION SITE ADDRESS: _____
 CONTRACTOR: _____ DATE: _____
 CONTRACTOR ADDRESS: _____
 CONTACT PHONE #: _____ E-MAIL: _____
 PROPERTY OWNER: _____ DATE: _____
 PROPERTY OWNER ADDRESS: _____
 CONTACT PHONE #: _____ E-MAIL: _____

(CHECK ALL ACTIVITIES PERTAINING TO THIS APPLICATION)

NEW CONSTRUCTION: Single Family Multi-Family # of Units _____
 Square Footage: 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 2nd water meter
 Demo Above-Ground Pool In-Ground Pool Lawn Sprinkler
 Gazebo Other : _____
 Fence Style: _____ Size: _____
 Deck Size: _____ Square Feet: _____

PERMIT FEES
To be calculated by Building Dept.
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 Energy Code compliance method: _____



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PLUMBING: New Alteration Service Line

Indicate fixture count below:

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

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
Water Heater: _____ watts	Clothes Dryer: _____ watts	Gas Clothes Dryer: _____ watts
Dishwasher: _____ watts	Disposal: _____ watts	Sump Pump: _____ watts
Sewage Ejector: _____ watts	Water Pump: _____ watts	Other: _____ watts

Air Conditioner: _____ volts _____ amps

Furnace: _____ volts _____ amps

Electric Space Heater: _____ volts _____ amps

Heat Pump: _____ volts _____ amps

TRADE	NAME OF CONTRACTOR	REGISTERED
Masonry:		Yes / No
Carpentry:		Yes / No
Plumbing:		Yes / No
Electrical:		Yes / No
HVAC:		Yes / No
Decorating:		Yes / No
Floor Covering:		Yes / No
Drywall:		Yes / No
Excavator:		Yes / No
Pool Erector:		Yes / No
Landscaper:		Yes / No
Other:		Yes / No

(Circle one)

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? (Storage, Workshop, Gym, Etc...) _____
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 **load calculation table** below.
5. How many circuits will be installed? (minimum of 2) _____
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? _____

ELECTRICAL LOAD CALCULATION:

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

Square Feet @ 3 watts sq. ft. watts _____

Equipment Loads	# of units	Description of Equipment

Heating Loads

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

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



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Garage/Outbuilding Plot Plan: Draw Proposed Location Here

Submitter:

Please provide dimensions in feet, as listed below.

New Building total dimensions:

Distance to side property line:

Distance to rear property line:

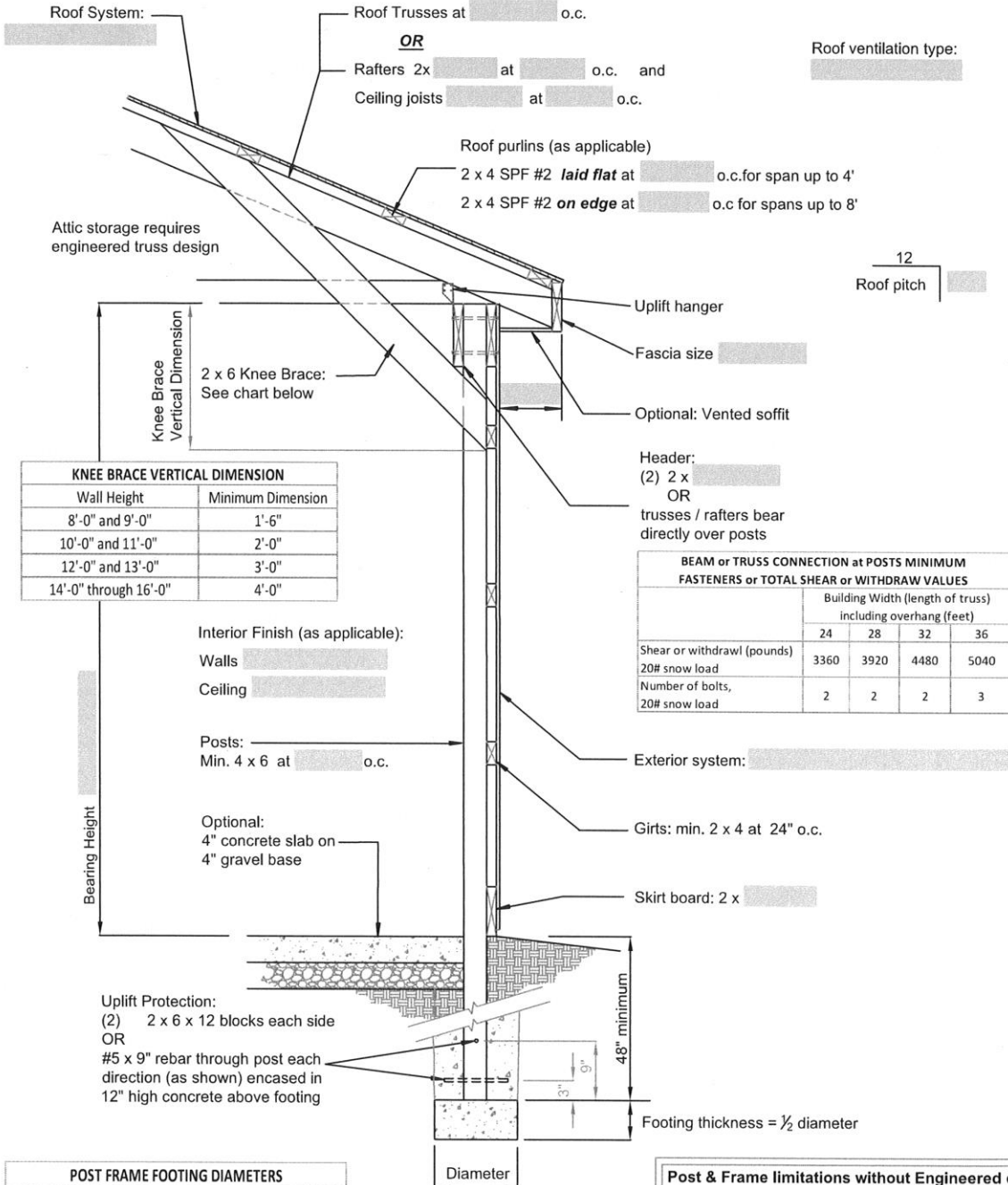
Instructions for drawing plot plan:

- Give a rough outline of your property.
- Similarly outline the shape of our home, driveway and accessory structures.
- Show any easements on your property.
- Sketch in new structure location

**Be sure to include lengths and dimensions in feet.



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	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



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