

SUBMITTAL REQUIREMENTS

Building Permit. A building permit is required to install a new garage or outbuilding or to replace or modify an existing garage or outbuilding. Include with your building permit application the following additional information:

- A plot plan showing the location of the structure on the property, including lot lines, setbacks and drainage.
- Structural drawings. Options accepted include architectural drawings, manufacturer's structural drawings, or fill in and modify the attached example drawings.
- Materials proposed, showing spacing, height, depth, etc. It is acceptable to submit a material list showing all material used, including exterior materials.
- Completed Electrical Load Calculations sheet (attached).
- Estimated cost of construction.
- Name of contractor, if applicable. Note: All contractors must be registered with the city.

Engineering Permit. Projects including the installation of additional utilities must also submit an engineering permit application along with the required documentation for engineering review.

REVIEW PROCESS

Allow at least three weeks for processing of your application. The Building and Engineering Divisions will review the plans for code compliance, any easements or impediments to drainage. The applicant will be notified when plan review is complete and the permit is ready for pick up.

SPECIFICATIONS

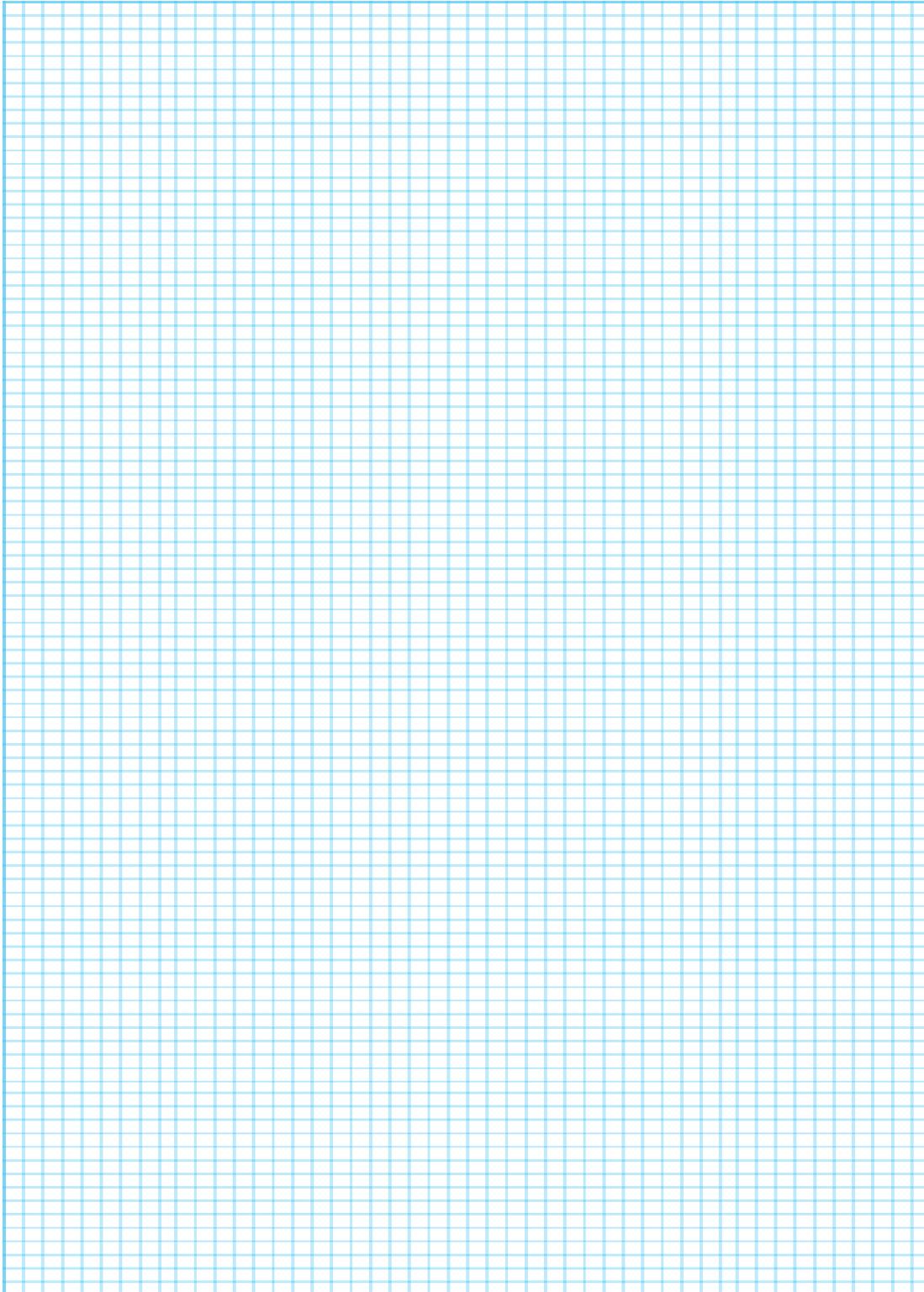
- All garages and outbuildings must comply with applicable Ohio building codes and local zoning ordinances.
- Post frame outbuildings must be designed and constructed per 2019 RCO Section 328.
- Buildings of light frame construction less than 600 square feet with eave height of 10 feet or less may be slab on grade or conventional foundation, buildings over 600 square feet must have a conventional foundation 36 inches deep per code.
- Each dwelling may have both a private detached garage and an outbuilding.
- Garages and outbuildings are permitted in the rear yard. Outbuildings must be set back a minimum of 5 feet from any side or rear property line and a minimum of 10 feet from any other structure.
Note: On corner lots, both street frontages are treated as front yards.
- Outbuildings 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.
- For lots greater than one-half acre, the number or size of outbuildings are not regulated; however, height cannot exceed 35 feet and total lot coverage cannot exceed 10 percent.
- No structures may be constructed in easements. Do not change the grade.

FEES AND INSPECTIONS

- See fees listed on Permit Fee Schedule. Every project will be charged the base fee and State BBS fee. Electrical, plumbing and HVAC fees may be charged if applicable.
- A list of required inspections will be provided with the permit(s). A minimum 24-hour notice is required to schedule inspections.

GARAGE/OUTBUILDING PLOT PLAN

Outline the general shape of your property. Draw proposed building along with your home and any other structures.



Please provide dimensions in feet.

New building total dimensions:

Distance to side property line:

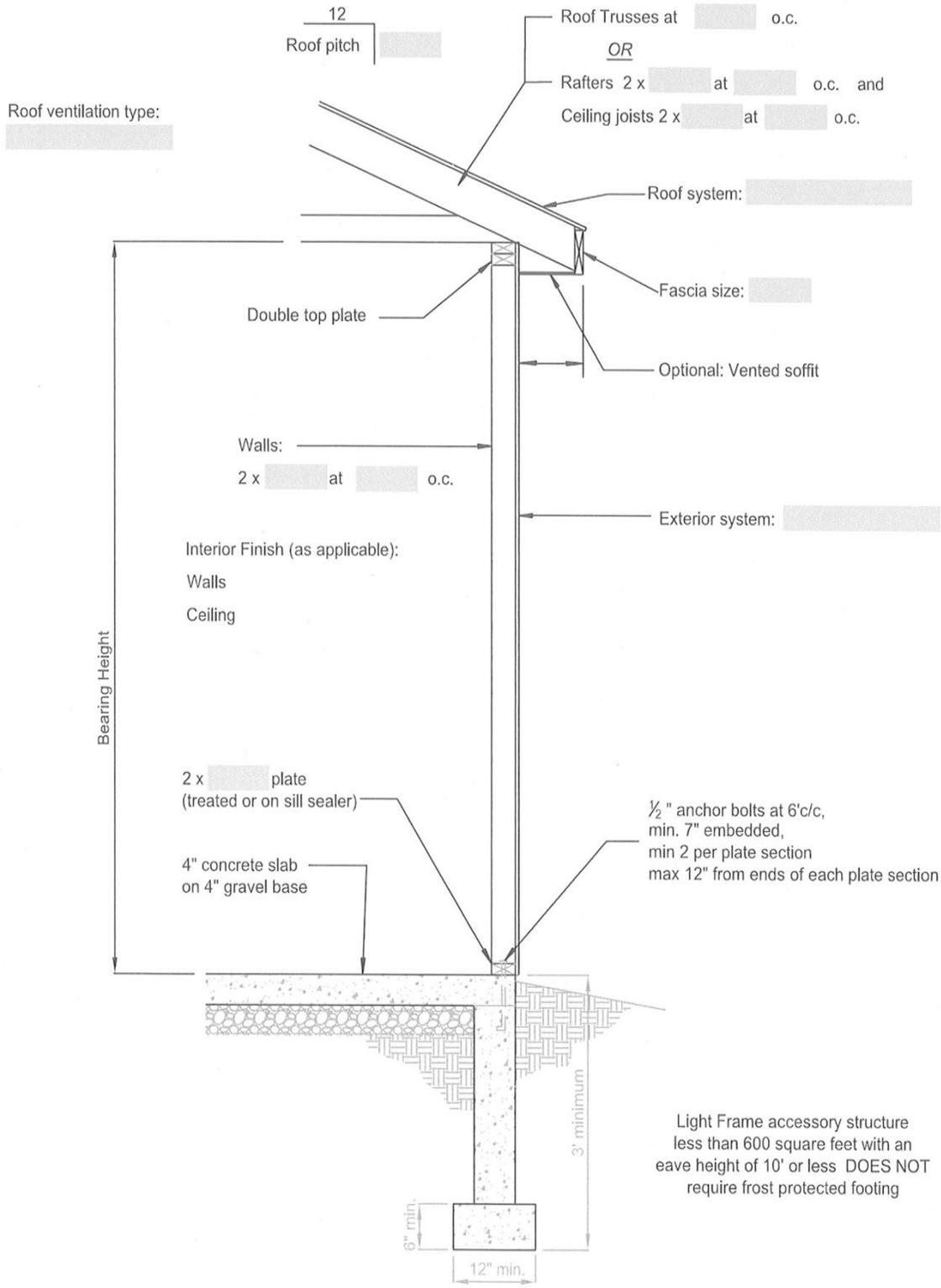
Distance to rear property line:

Height of finished floor above grade at each corner of building:

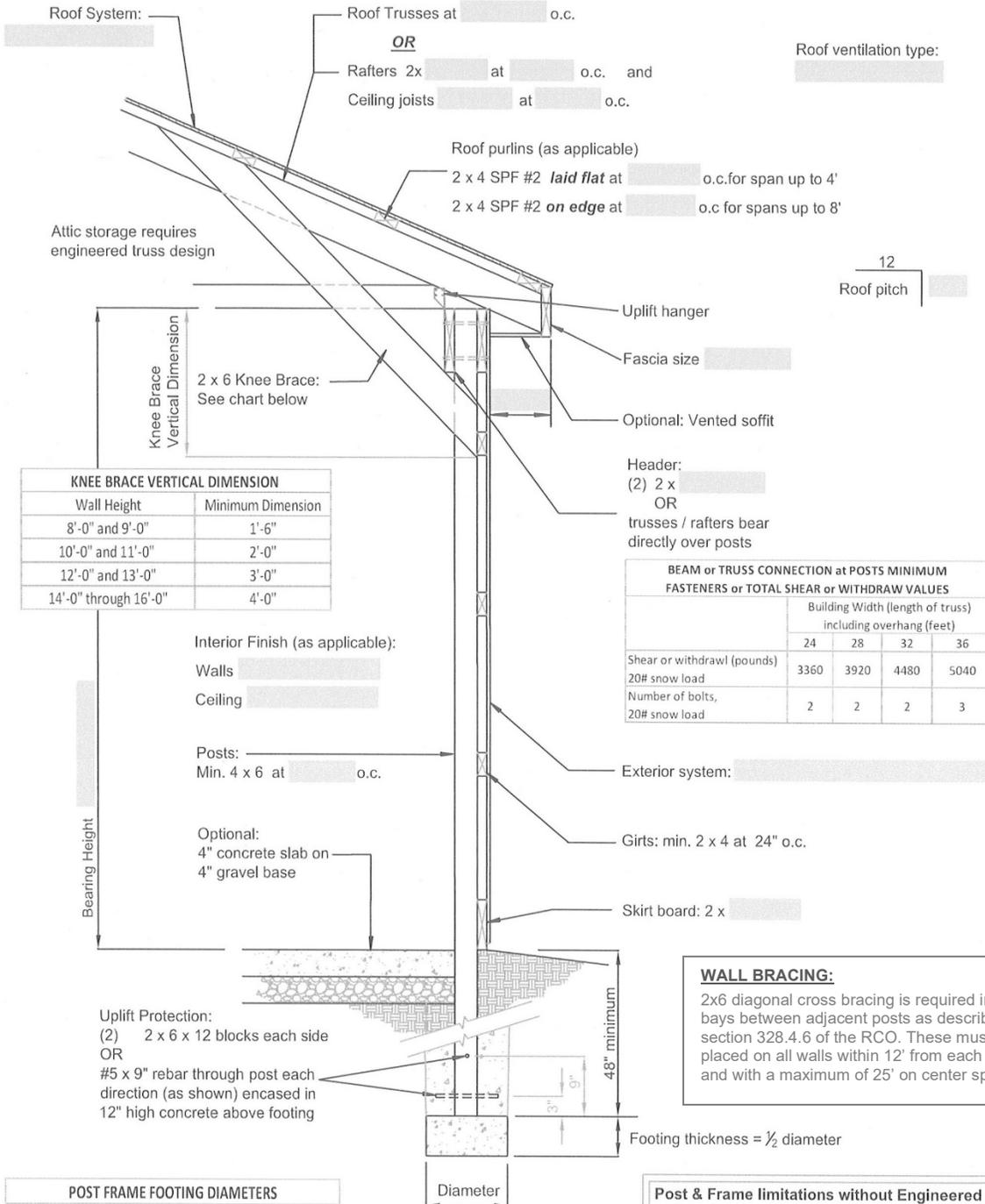
Instructions for drawing plot plan:

- Give a rough outline of your property.
- Similarly outline the shape of your home, driveway and any accessory structures.
- Show any easements on your property.
- Sketch in new structure location
- Draw flow arrows depicting positive drainage away from structures.
- All structures must be at least 10' apart and 5' from any property line.

LIGHT FRAME CONSTRUCTION WALL SECTION



POST FRAME CONSTRUCTION WALL SECTION



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

WALL BRACING:
2x6 diagonal cross bracing is required in the bays between adjacent posts as described in section 328.4.6 of the RCO. These must be placed on all walls within 12' from each corner and with a maximum of 25' on center spacing.

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