Garages and Outbuildings

PROJECT GUIDE

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.

ELECTRICAL LOAD CALCULATIONS

Please complete the following and return to the Building Division with the application.

CONSTRUCTION SITE ADDRESS: _____

Construction Type: ☐ Commercial ☐ Residential

1. For what will the building be used? (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 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? _____ Depth: _____
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? _____ Depth: _____
14. Distance of conduit to be run? _____
15. What size conductors are being used for each of the following:
    General wiring: _____ Service entrance: _____ Grounding conductor: _____
16. Grounding Electrodes to be used: ☐ Ground Rod s ☐ CEE/UFER ☐ Water line
17. New Service / Sub-panel Amps: _____

ELECTRICAL LOAD CALCULATION:

General Load: Square Footage @ 3 watts per sq/ft. = _____watts.

Indicate load wattages & amperages for each item applicable below:

First 10,000VA at 100% remainder at 40%. Small appliance and laundry circuit loads 1500VA. Stationary appliance minimum 5000VA.

Description of Equipment	# of Units	Equipment Loads		Description of Equipment	# of Units	Equipment Loads
(Ex. Oven, Clothes Dryer, Furnace, AC etc…)	(Ex.1)	(Ex. 4000VA)				

Total wattage divided by 240

Total Load Calculation: _____Amps

Additional information may be required for final approval of electrical systems.

Notes:

_____

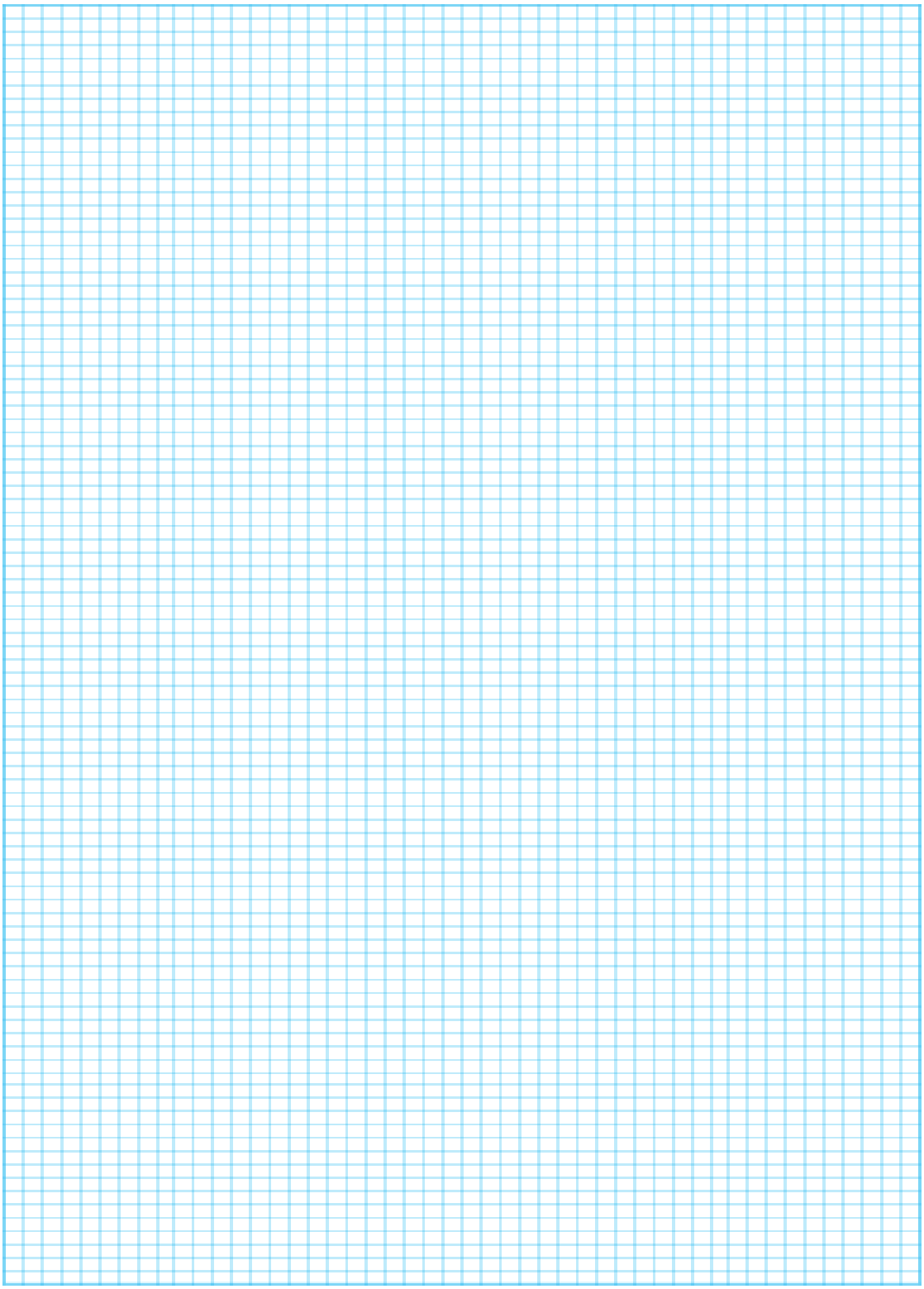
_____

_____

_____

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.

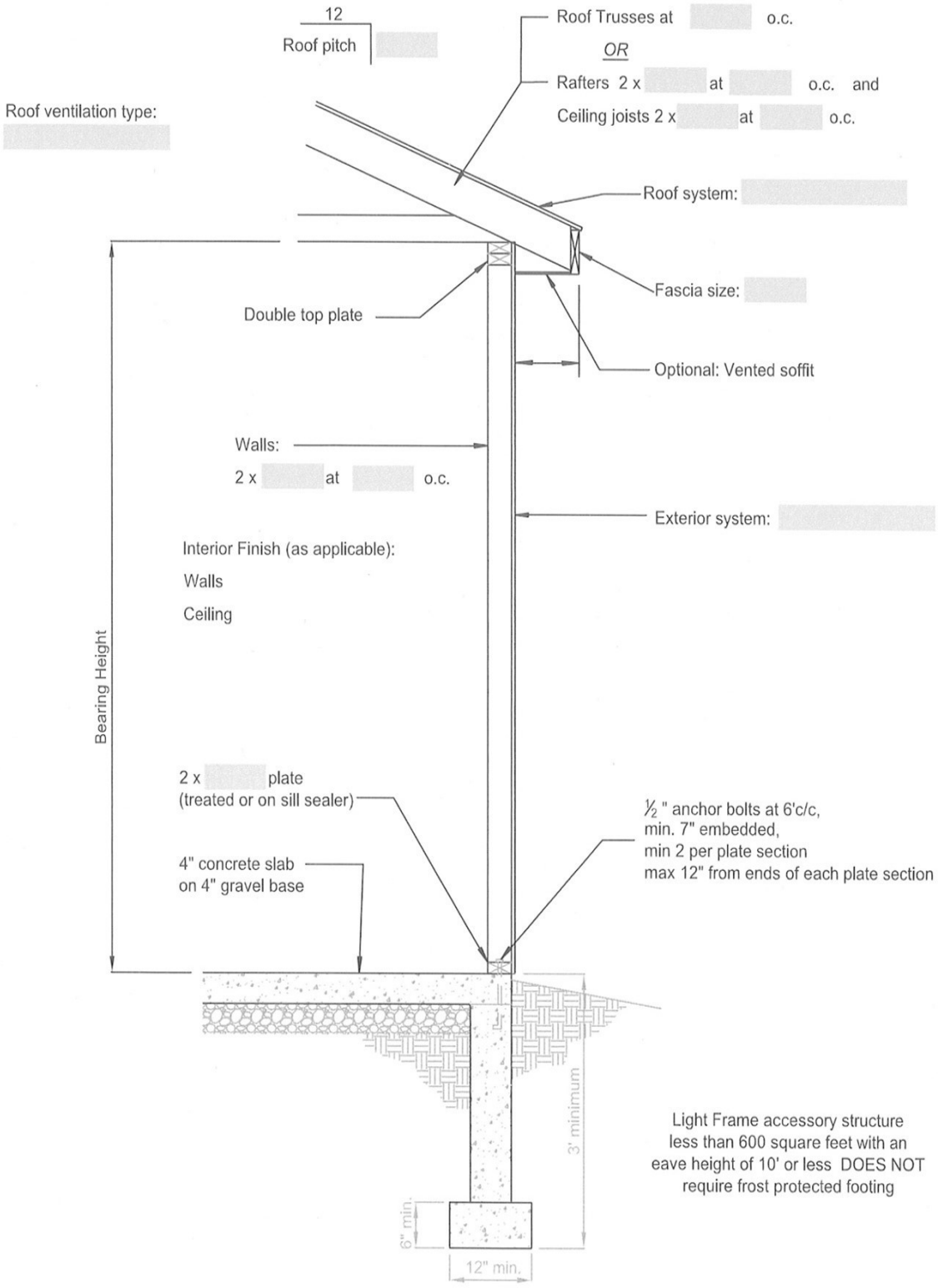
- Show any easements on your property.

- Sketch in new structure location

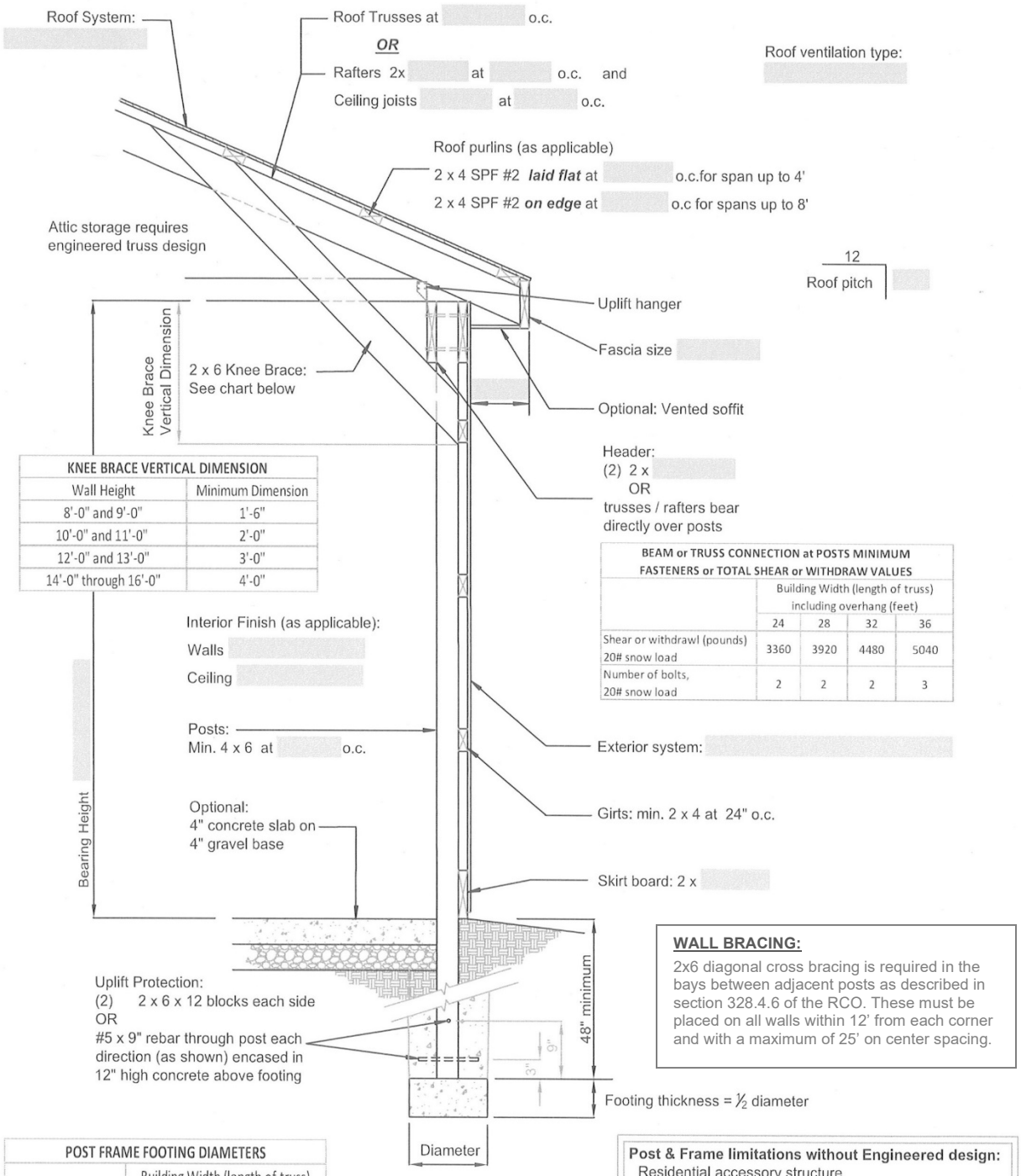
-Draw flow arrows depicting positive drainage away from structures.

- All structures must be at least 10' apart and 5' from any property line.

LIGHT FRAME CONSTRUCTION WALL SECTION



POST FRAME CONSTRUCTION WALL SECTION



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"

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 withdrawl (pounds) 20# snow load	3360	3920	4480	5040
Number of bolts, 20# snow load	2	2	2	3

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

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