

OBERLIN BUILDING REGULATIONS

All individuals/companies working in the City of Oberlin must be registered. (i.e.: general contractors, sub-contractors, movers of buildings, landscapers, tree surgeons, tree forestry, plasterers, masons, brick layers, roofers, pavers, plumbers, electricians, heating/air conditioning contractors, painters, etc.)

INSPECTIONS

Prior day notice for all inspections

- Building Permit Fees** - Fee Schedule effective 3/24/11 – Request copy if needed
- Commercial Building Mechanical Code** - Ohio Building Code – Latest Edition
- Plumbing Code** - Ohio Mechanical Code – Latest Edition
- Electric** - Ohio Plumbing Code – Latest Edition
- Residential Building** - Electrical Code – NEC 2008
- Energy Code** - Residential Code of Ohio (One, Two & Three Family Dwellings) – Latest Edition
- Footer for detached garage-** - All new homes & additions shall be required to submit calculations showing they meet the requirements of the I.E.C.C. in accordance with the R.C.O.
- Waterproof & Water Control**
 - Footer Tile** - 4” curb, 4” pad and minimum of 12” ratwall around **entire** perimeter including under overhead garage door for 400 sq. ft. or less. **Over 400 sq. ft. must have a footing below the frost line of 38” around entire perimeter.**
 - Wall Backfill** - Clean outs to be installed on each side of basement, when building a new basement. On waterproofing, wall repair, footer tile replacement; a clean out shall be installed on each wall being worked on.
 - Filter Membrane** - Filter membrane shall be installed to separate stone fill & dirt covering excavation. Contractor shall call for inspection of membrane before dirt backfill.
 - Water Control** - Washed – Limestone/river rock to within 18” of grade
- Roofing** - Filter membrane shall be installed to separate stone fill & dirt covering excavation. Contractor shall call for inspection of membrane before dirt backfill.
- Miscellaneous Permits** - Inside drain tile shall be glued. End cap will be perforated. Minimum concrete covering stone & tile will match existing floor thickness.
- Roofing** - Maximum two layers before complete tear off.
- Miscellaneous Permits** - Including but not limited to windows, siding/trim, roofing, decks, sheds, fences, water tanks, pools, remodeling, sprinkler system, paving, sidewalks, fireplaces, furnace, A/C.

NEW for 2010 – (See) ORD> 10-03 AC CMS

Accessory Building Setbacks; 4’ from rear property line / 6’ from other buildings / within side yard setbacks / max height 15’ (mean) / max 35% rear yard coverage

These items are a general reminder of some of the requirements for Contractors & Sub-contractors doing work in Oberlin. **INSPECTIONS ARE REQUIRED—CALL BEFORE COVERING AND WHEN JOB IS COMPLETED.**

ALL INSPECTIONS MUST HAVE PRIOR DAY NOTICE.

WORK STARTED BEFORE ISSUING OF PERMIT---

PERMIT + 300%

Revised 03/24/11