

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, etc.)

INSPECTIONS

Prior day notice for all inspections

Building Permit Fees
Commercial Building
Mechanical Code
Plumbing Code
Electric
Residential Building

New Fee Schedule effective 1/1/09 – Request copy if needed
Ohio Building Code – Latest Edition
Ohio Mechanical Code – Latest Edition
Ohio Plumbing Code – Latest Edition
Electrical Code – NEC Latest Edition
Residential Code of Ohio (One, Two & Three Family Dwellings) – Latest Edition

Energy Code

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.

Footer for detached garage-

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”.**

Waterproof & Water Control

Footer Tile

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.

Wall Backfill

Washed – Limestone/river rock to within 18” of grade

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

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.

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%