

GARAGE CONSTRUCTION

Administrative Requirements:

1. Permits are required for building or adding to a garage.
2. A plot plan (**2 copies**) shall be submitted for all garages or additions to a garage. The plan shall show the proposed location of the garage, the measurements to the property lines, the measurements to other structures on the lot, the size of the garage and it shall also show all other structures on the lot including the house. The drawings shall be to scale.
3. Submit flood plain information, data and certification.
4. Detailed drawings (**2 copies**) showing the method of construction shall be submitted and shall be to scale. Submit truss specs before framing inspection.
5. The location of the building must be approved by the zoning officer.
6. Separate permits are required for electrical or plumbing installations. Heating installations are not usually permitted.

General Information:

All work performed must be in accordance with approved plans, the Zoning Ordinances, the Residential Code of Ohio (RCO), and/or the Ohio building code and all other applicable laws and ordinances. During the progress of the work and until final approval, the permit shall be posted in a conspicuous place visible from the street. Any permit shall become invalid if the authorized work remains uninitiated or is suspended or abandoned throughout any twelve-month period. Any zoning certificate shall become invalid if the authorized work remains uninitiated or is suspended or abandoned throughout any six-month period.

Inspections Required:

Twenty-four-hour notice is required for any inspection. To request an inspection, please call 937- 859-5184.

1. **Location and Footing Inspection:** After trench is excavated or footing forms are set, and before footing is poured, **property lines must be established.**
2. **Slab inspection:** Before the placement of concrete.
3. **Framing Inspection:** When building is framed before any interior wall covering is applied.
4. **Final Inspection:** When the building and lot improvements are completed.