

1. When is a permit required?

Permits are required for any new construction, as well as alterations and additions to existing building, including structural, plumbing, mechanical, electrical, manufactured housing, boiler and elevator work. Some examples of when a permit is required are as follows;

- New buildings including storage buildings, boat houses, greenhouses, screen enclosures and gazebos
- Masonry fence walls
- Re-roofing
- Swimming pools (in-ground or above- ground), spas and hot tubs
- Temporary buildings (construction, etc.)
- Demolition
- Room additions
- Patios and decks
- Driveways and parking pads
- Interior alterations and renovations
- Structural repairs
- New electrical, plumbing, gas and air-conditioning systems
- Fire sprinkler systems
- Signs
- Awnings
- Fireplaces and wood burning stoves
- Fire suppression hood system

This is not a complete list. If you are uncertain whether a building permit is required, please contact the Building Depart.

2. When is a permit not required?

Approvals shall not be required for the following. Exemption from the requirements of this code shall not be deemed to grant

authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction;

- House alarm systems, burglar systems
- One-story detached accessory structures, provided the floor area does not exceed 200 sq. ft. (18.58 square meters)
- Fences 6' and under
- Retaining walls that are not over 4' (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge
- Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18927 L) and the ratio of height to diameter or width does not exceed 2 to 1
- Sidewalks and driveways not more than 30" (762 mm) above adjacent grade and not over any basement or story below
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work
- Prefabricated swimming pools that are less than 24" (610 mm) deep
- Swings and other playground equipment accessory to a one-, two- or three-family dwelling
- Window awnings supported by an exterior wall which does not project more than 54" from the exterior wall and does not require additional support:

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3. What inspections are required for utilities? -

Utility companies require inspections to turn on services that have been disconnected. A permit is required for us to perform the inspection.

Electric

We provide inspections for:

- Service Releases
- Temporary Services
- Service Upgrades

Gas

We provide inspections for gas services and gas piping.

4. Do I need a permit to construct a pool? If so, what are the requirements?

Yes, you do need a permit to construct a pool. This may also include blow-up pools as well that may be over 24" deep. To review the requirements follow this link.

5. Do I need a permit to construct a deck? If so, what are the requirements?

Yes, you do need a permit to construct a deck. To review the requirements follow this link.

6. Do I need a state license for commercial projects?

Yes, you do need a state license for commercial projects. To understand why follow this link. The exception would be the general contractor.

7. How do I become a registered contractor in Fayette County? How do I renew my registration?

To see how to become a registered contractor or renew your registration follow this link.

8. Who answers my floodplain questions?

Contact the Floodplain Manager at the Building Department or see the Floodplain Management page.

9. Can I build in a floodplain?

Possibly, see Floodplain Manager.

10. Do I need a permit for a barn used for agricultural purposes?

The determination of agricultural exemption can only be made by the Zoning Official. If an agricultural exemption is granted, no building permit will be required.

11. What if I disagree with the results of an inspection?

Feel free to ask our inspector to cite the code section that they are referencing or contact our office and speak to the Chief Building Official.

12. How do I determine fees for a permit?

Fee schedules are available to you on line to give you an idea of how we determine the fees. You are not responsible for determining your own fees. The Building Official will determine the fees. You do not pay any fee upon the submittal of your application. You will pay when it has been approved and ready for you to pick up.

13. Do I have to hire an architect or engineer to design my project?

An architect or engineer is not required on most residential projects. A homeowner or the contractor may design their own project for submittal. Commercial projects are required to have an architect or

engineer stamp on all submitted plans for review. There are some exceptions to this rule. Such as change of use and occupancy permits. The Building Official will make this determination.

14. When does my permit expire?

Residential permits are good for one year. However, work must begin within three months. If you cannot complete your project within the one year period, you may request an extension for up to six months. Commercial permits are good for one year.

15. When am I required to obtain local zoning approval?

You are required to obtain local land use/zoning approval for any new structure and for work that improves a structure, increases the area or height of a structure or changes the use of a structure. You may contact the Building Department for more information.

16. What is required to install a manufactured home?

Contractors must be licensed by the Ohio Manufactured Homes Commission. They must also be registered and bonded with the county. For more information contact the Building Department or follow this link to OMHC.