



WOOD COUNTY

BUILDING INSPECTION

ADMINISTRATIVE CODE

Effective January 1, 2014
Amended November 1, 2013

RESOLUTION ADOPTING THE CODE OF BUILDING REGULATIONS FOR WOOD COUNTY, OHIO

Commissioner FRED H. PRATT moved the adoption of the following Resolution:

WHEREAS, In accordance with the provisions of Section 307.37 of the Revised Code of Ohio, wherein provisions are made for adoption, administration, and enforcement of regulations pertaining to construction, reconstruction, or alteration within the unincorporated portion of any County by the Board of County Commissioners, and

WHEREAS, The Board of County Commissioners of Wood County, Ohio, having duly considered the matter and in view of extensive building within the confines of Wood County, Ohio, especially because of platted areas being set forth causing problems because of improper construction and permitting additional real estate within the County not subject to immediate levy for tax purpose, and

WHEREAS, This said Board, being highly concerned, desires to establish in force laws accordingly, therefore, be it

RESOLVED, By the Board of County Commissioners of Wood County, Ohio, all members concurring thereto, that the Code of Building Regulations hereinafter to be set forth is adopted as the Building Code of Wood County, Ohio, effective on and after the 15th day of November, 1960, and shall hereinafter apply to the erection, construction, repair, alteration and maintenance of residential buildings, offices, mercantile buildings, workshops or factories, including public or private garages, within the unincorporated portion of Wood County, Ohio, except that such regulations shall not apply to:

1. Construction or use of buildings or structures that are incident to the use for agricultural purposes of the land on which such buildings or structures are located, excluding residences.
2. Location, erection, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement of any building or structures of any public utility or railroad, whether publicly or privately owned, or the use of land by any public utility or railroad for the operation of its business.
3. Any structure not authorized for County regulation by authority of the Ohio Building Standards Division of the State of Ohio.
4. That in no instance shall any provision of this code, in any way, supersede any regulation as imposed by the State of Ohio and is made a part hereof as fully and complete as if set forth at length and rewritten herein.

Commissioner ARNOLD G. ISCH seconded the resolution and the roll being called on its adoption, all voted aye.

CERTIFICATE

Bowling Green, Ohio, October 31, 1960

It is hereby certified that the foregoing is a true and correct copy of a Resolution adopted by the Board of County Commissioners of Wood County, Ohio, in session this 31st day of October, 1960, as appears of record in the Commissioners' Journal, Volume 54, Page 97, under the above date.

R. G. BRANDEBERRY
Clerk, Board of County Commissioners,
Wood County, Ohio

307.37 (2480) CONSTRUCTION IN UNINCORPORATED PORTION OF COUNTY.

The Board of County Commissioners in addition to its other powers, may adopt, administer and enforce regulations pertaining to the erection, construction, repair, alteration, and maintenance of residential buildings, offices, mercantile buildings, workshops, or factories, including public or private garages, within the unincorporated portion of any county. In no case shall such regulations go beyond the scope of regulating the safety, health, and sanitary conditions of such buildings. Any person adversely affected by an order of the board adopting, amending, or rescinding such a regulation may appeal to the court of common pleas of the county on the ground that the board failed to comply with the law in adopting, amending, rescinding, publishing, or distributing such regulations, or that the regulation, as adopted or amended by the board, is unreasonable or unlawful, or that the revision of the regulation was unreasonable or unlawful.

No person shall violate any such regulation of the board under Sections 307.37 to 307.40, inclusive, of the Revised Code. Each day during which such illegal erection, construction, repair, alteration, or maintenance continues, may be deemed a separate offense.

Regulations adopted by resolution of the board do not affect existing buildings or those being built until one year after such regulations take effect.

307.99 (12880-1). PENALTIES.

Whoever violates Section 307.37 of the Revised Code shall be fined not more than three hundred dollars and upon receiving written notice each day shall be deemed a separate offense.

**AUTHORITY
COUNTY OF WOOD**

UNINCORPORATED AREAS:

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|---------|----------|-------------------------|-----------|
| Adopted | 10/31/60 | Journal No. 54 | Page 97 |
| Amended | 06/11/62 | Journal No. 55 | Page 18 |
| Amended | 05/28/63 | Journal No. 55 | Page 305 |
| Amended | 04/07/64 | Journal No. 55 | Page 575 |
| Amended | 06/10/65 | Journal No. 56 | Page 298 |
| Amended | 12/02/71 | Journal No. 60 | Page 375 |
| Amended | 08/25/75 | Journal No. 63 | Page 360 |
| Amended | 08/30/76 | Journal No. 64 | Page 303 |
| Amended | 09/02/76 | Journal No. 64 | Page 308 |
| Amended | 02/09/82 | Journal No. 69 | Page 68 |
| Amended | 11/29/83 | Journal No. 70 | Page 601 |
| Amended | 06/18/84 | Journal No. 71 | Page 357 |
| Amended | 02/17/87 | Journal No. 75 | Page 390 |
| Amended | 02/26/91 | Journal No. GJ92 | Page 1130 |
| Amended | 03/09/94 | Resolution No. 94-00560 | |
| Amended | 03/01/95 | Resolution No. 95-00481 | |
| Amended | 02/14/96 | Resolution No. 96-00456 | |
| Amended | 04/23/98 | Resolution No. 98-00818 | |
| Amended | 07/06/00 | Resolution No. 00-01428 | |
| Amended | 11/26/02 | Resolution No. 02-02493 | |
| Amended | 12/04/03 | Resolution No. 03-02227 | |
| Amended | 05/13/04 | Resolution No. 04-00960 | |
| Amended | 12/14/06 | Resolution No. 06-02205 | |

CITY OF BOWLING GREEN:

| | | |
|----------------------|----------|---------------|
| Adopted | 06/17/63 | Ord. No. 1874 |
| Enforcement Contract | 06/17/63 | Ord. No. 1875 |
| Amended | 05/18/64 | Ord. No. 1970 |
| Amended | 09/07/65 | Ord. No. 2108 |
| Amended | 02/22/72 | Ord. No. 2805 |

CITY OF PERRYSBURG:

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|----------------------|----------|----------------|
| Adopted | 12/10/63 | Ord. No. 33-63 |
| Enforcement Contract | 12/10/63 | Ord. No. 33-63 |
| Amended | 04/28/64 | Ord. No. 12-64 |
| Amended | 06/22/65 | Ord. No. 19-65 |
| Amended | 01/12/72 | Ord. No. 1-72 |

VILLAGE OF ROSSFORD:

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| Adopted | 06/22/64 | Ord. No. 573 |
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CITY OF NORTHWOOD:

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|----------------------|----------|----------|------|
| Adopted (Temporary) | 12/27/62 | Ord. No. | 62-3 |
| Adopted (Permanent) | 12/03/63 | Ord. No. | 63-1 |
| Enforcement Contract | 12/03/63 | Ord. No. | 63-4 |

VILLAGE OF WALBRIDGE:

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| Adopted | 04/08/63 | Ord. No. | 21-36 |
| Enforcement Contract | 05/27/63 | Ord. No. | 31-63 |

VILLAGE OF CUSTAR:

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| Adopted | 08/05/63 | Ord. No. | 657 |
| Enforcement Contract | 08/05/63 | Ord. No. | 657 |

VILLAGE OF HASKINS:

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| Adopted | 11/18/68 | Ord. No. | 130 |
| Enforcement Contract | 11/18/68 | Ord. No. | 130 |

VILLAGE OF PEMBERVILLE:

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| Adopted | 06/14/69 | Ord. No. | 482 |
| Enforcement Contract | 06/14/69 | Ord. No. | 483 |

VILLAGE OF WESTON:

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| Adopted | 07/28/69 | Ord. No. | 421 |
| Enforcement Contract | 07/28/69 | Ord. No. | 422 |

VILLAGE OF BRADNER:

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| Adopted | 04/16/70 | Ord. No. | 6-70 |
| Enforcement Contract | 04/16/70 | Ord. No. | 7-70 |

VILLAGE OF MILLBURY:

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| Adopted | 04/11/73 | Ord. No. | 293 |
| Enforcement Contract | 05/09/73 | Ord. No. | 293 |

VILLAGE OF LUCKEY:

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| Adopted | 09/25/74 | Ord. No. | 244 |
| Enforcement Contract | 10/15/74 | Ord. No. | 244 |

VILLAGE OF GRAND RAPIDS:

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|----------------------|----------|----------|------|
| Adopted | 09/26/77 | Ord. No. | 77-9 |
| Enforcement Contract | 10/11/77 | Ord. No. | 77-8 |

VILLAGE OF CYGNET:

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|----------------------|----------|----------|--------|
| Adopted | 01/21/80 | Ord. No. | 1-1-80 |
| Enforcement Contract | 04/07/80 | Ord. No. | 1-4-80 |

**AUTHORITY
COUNTY OF WOOD**

(Con't)

VILLAGE OF NORTH BALTIMORE:

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|----------------------|----------|----------|-------|
| Adopted | 06/05/84 | Ord. No. | 21-84 |
| Enforcement Contract | 06/05/84 | Ord. No. | 21-84 |

CITY OF ROSSFORD:

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| Enforcement Contract | 08/06/84 | Ord. No. | 1648 |
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VILLAGE OF RISINGSUN:

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| Adopted | 08/25/98 | Res. No. | 501 |
| Enforcement Contract | 07/15/00 | Res. No. | 502 |

VILLAGE OF TONTOGANY:

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| Adopted | 08/01/02 | Res. No. | 679 |
| Enforcement Contract | 09/01/02 | Res. No. | 680 |

VILLAGE OF HOYTVILLE

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| Adopted | 09/14/09 | Ord. No. | 2009-10 |
| Enforcement Contract | 10/12/09 | Ord. No. | 2009-11 |

VILLAGE OF BAIRDSTOWN

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| Adopted | 05/10/11 | Ord. No. | 2011-02 |
| Enforcement Contract | 08/25/11 | Ord. No. | 2011-02 |

HANCOCK COUNTY

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|----------------------|------------|----------|-------|
| Enforcement Contract | 01/28/1986 | Ord. No. | 12-86 |
| | 02/25/1986 | | |

HENRY COUNTY

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| Enforcement Contract | 02/06/1992 | Resolution No. | 92-49 G |
| | 02/06/1992 | Resolution No. | 92-49H |

**TITLE I
INSPECTOR OF BUILDINGS**

SECTION 100 Administration of Building Code.

This Building Code shall be administered by the Inspector of Buildings and such Assistant Inspectors as may from time to time be authorized and appointed by the Board of County Commissioners of Wood County, Ohio.

SECTION 101 Incompatible Occupations and Contracts.

Neither said inspector nor an Assistant Inspector shall, during the term of his office, be employed or engaged, directly or indirectly, in any building business or enter into any contract for building for others or for furnishing materials, plans, or specifications for others.

SECTION 102 Compensation and Bond.

Said Inspector and Assistant Inspectors, if any, shall receive such compensation for their services as the Board of County Commissioners may from time to time determine, and each shall before entering upon the duties of his office, give bond in the sum of Five Thousand Dollars (\$5,000.00) for the faithful performance of his duties. The surety or sureties on said bond must be satisfactory to and approved by the Board of County Commissioners of Wood County, Ohio. The obligee of the bond shall be the County of Wood.

SECTION 103 Duties.

The Inspector of Buildings shall examine all buildings in course of erection, alteration, repair, or removal, throughout the unincorporated areas of Wood County, and shall be charged with the enforcement of this code and all other laws and ordinances relating to the erection, construction, alteration, repair, removal and safety of buildings, provided, however, that in the vent of passage of an ordinance by any municipality in the County of Wood, whereby these regulations as now or shall be, are passed into law and an appropriate agreement providing for the administration and enforcement thereof, shall be entered into by and between such municipality and the Board of County Commissioners of Wood County, Ohio, then the Department of Building Inspection shall proceed with the manner of operation as provided herein. He shall pass upon all questions relating to the strength and durability of buildings, and the quality of materials and workmanship so far as they affect safety, health, and sanitation, examine and approve all plans and specifications therefore before a permit shall be issued, and shall sign and issue all permits, certificates and notices required to be issued.

The Assistant Inspectors of Buildings shall assist the Inspector in the performance of the above described duties, in such manner and to such extent as the Inspector may require.

SECTION 104 Right to Enter.

The Inspector of Buildings, and his deputies, assistants or employees assigned by him, or persons assigned to cooperate with him by other departments of the County, so far as may be necessary for the performance of their duties, shall have the right to enter upon any building site or premises, or any new or unoccupied building or any building under construction, repair, alteration, removal, or any building which said Inspector has reasonable cause to believe is unsafe or a menace to life or limb, or damaged or menaced by fire, upon showing their badge of office.

SECTION 105 Records of Inspector of Buildings.

The Inspector of Buildings shall keep suitable records, which are to be kept on file in his office and in which shall be recorded the location and character of every building, structure, or other work for which a certificate or permit is issued, and a copy of every report of inspection of such building, structure, or work so arranged that the full history of the various inspections of each building, structure, or other work shall appear therein in consecutive order, and the date upon which such inspection was made. All original notes or records made by the Inspectors shall be signed, and properly filed for permanent record.

SECTION 106 Inspection of Equipment and Structures.

When the heating apparatus, electric work, chimneys, flues, pipes or any other equipment, or structure, of a dwelling or other buildings is a danger to life or property or likely to cause or promote fire or explosions, it shall be his duty upon finding any of the things hereinbefore enumerated to be defective or in a dangerous condition, or being constructed in violation of this building code, to cause to be delivered to the owner, lessee or occupant, written or printed instruction to remove or remedy the same in such manner and within such reasonable time as may be necessary.

If the person or persons responsible for the violation shall fail to remove or remedy the same, it shall be the further duty of the Inspector of Buildings to cause proceedings to be instituted to enjoin the continuance or use thereof.

SECTION 107

That the requirements of the Ohio Building Code for all occupancies named in such Code and all Building Code Rules and Regulations of the Ohio Board of Building Standards, and all published Building Code Requirements of the Division of Industrial Compliance of the Ohio Department of Commerce shall be, and represent, the minimum requirements for all buildings proposed to be constructed and erected, or constructed and erected in the County of Wood, are hereby incorporated and made a part of the Code of Building Regulations of Wood County, Ohio as if same were written into such Code in their entirety.

SECTION 108 Liability.

Any officer or employee charged with the enforcement of this Code, acting for the County of Wood in the discharge of his duties, shall not thereby render himself liable personally, and he is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any action taken in pursuance of the expressed provisions of this Code. Any suit brought against any officer or employee because of such act performed by him in the enforcement of any provision of this Code, shall be defended by the County Prosecutor until final termination of the proceedings.

SECTION 109

There is hereby created a Residential Board of Appeals, hereinafter referred to as the Board. The Board shall be appointed by the Wood County Commissioners and shall consist of seven members and two alternates. Of the initial members, one shall be appointed for a term of 5 years, two for 4 years, two for 3 years, two for 2 years and the alternates shall be appointed for 2 years

and thereafter each person appointed shall serve for 5 years or until his successor is appointed, except that appointments to fill vacancies arising in mid-term shall be for only the unexpired portions of such terms. Alternates shall serve only in the event of disqualification or inability of a regular member.

The Board shall be subject to the following regulations:

1. No member of the Board shall pass on any question involving work on which he or his employee is or has been engaged or involved as a contractor or material supplies, or for which he or his employee has prepared plans or specifications, or in which he has any personal or financial interest.
2. The Board shall select one of its members as chairman and a member of the Department of Building Inspection shall act as secretary to keep a record of proceedings of the Board.
3. The Board shall recommend the adoption and promulgation of rules and regulations interpreting the provisions of the Code and implementing its administration and intent.
4. The Board shall establish procedures for hearing appeals and the actions taken thereon. It shall provide for research and investigation concerning new developments in the building industry and recommend provisions for any tests or methods, which it deems necessary.
5. A quorum shall consist of five members and no official meeting shall be held unless a quorum is present at roll call. The affirmative vote of the majority of the members present shall be necessary to pass any resolution, or make any decision, and the County Commissioners shall have jurisdiction over all decisions.
The Chief Building Inspector, or his representative, shall attend all meetings of the Board and shall provide such information, services, and assistance as it may require.
6. The Board shall adopt rules and regulations of procedure, which it may change at its discretion, provided however, that no rule or resolution shall be in conflict with the Code. These rules and regulations shall fix time and place of regular meetings and shall provide special meetings for appeal procedure and for such other matters as are pertinent to the operation of the board.
7. Any person adversely affected thereby may appeal to the board from a decision of the Department of Building Inspection refusing to grant a permit or refusing to permit the use of a particular material and/or method or equipment in a proposed structure, provided such appeal is filed within fifteen (15) days of date of written decision of the Building Inspector. The appeal must be either on the ground that the Code or rules adopted thereunder have been incorrectly interpreted in that particular case or that there are no such Code or regulatory provisions covering the particular matter involved. The Board shall determine all appeals within thirty days after filing thereof. The decision of the Wood County Department of Building Inspection, from which such an appeal is made, shall be deemed to have been written and conveyed if properly posted on the site of the improvement in question, on a properly executed form as is used by the said Department of Building Inspection.

TITLE II PLANS AND DRAWINGS

SECTION 200 Applications Passed on in Order.

Upon the filing of any application, plan, or specification, it shall be stamped with the date of such filing.

SECTION 201 Plot Plan.

The Plot Plan dimensioned shall show the exact placement of all buildings, existing or to be erected, with distances from lot lines, and setbacks, according to scale.

SECTION 202 Requirements of Drawings.

All plans, specifications, and drawings as are by this Code required to be filed with the Inspector shall be drawn to scale. All distances, heights, dimensions, thickness and sizes of walls, supporting members, structural parts and openings, shall be accurately figured and drawings made accurate and complete, and shall show the following information:

1. The size, weight per foot, span and type of all iron and steel beams and columns or other structural members.
2. The size, span and direction of joists under each room, the sizes to be in accordance with schedule shown.
3. A cross sectional plan of a typical wall, showing specifications of footings, walls, joists and rafters.

SECTION 203 Imperfect Plans and Specifications.

If the matter mentioned in any application for a permit or in the plans and specifications accompanying and illustrating the same indicate to the Inspector of Buildings that the work to be done is not clearly or specifically defined, or is imperfect, or is not in all respects in accordance with the provisions of this Code, he shall set forth such matters in writing to the applicant and shall refuse to issue a permit until such application and plans and specifications shall have been made to conform in every respect with the requirements thereof. All plans not properly dimensioned shall be deemed incomplete.

SECTION 204 Alteration or Erasure of Plans.

It shall be unlawful to erase, alter, or modify any lines, figures or coloring contained upon such drawings or specifications filed with the Inspector of Buildings. If during the progress of the execution of such work it is desired to deviate in any manner affecting the construction or other essential of the building, from the terms of the application, plans or specifications, notice of such intention to alter, or deviate, shall be given to the Inspector of Buildings before such alteration or deviation may be made. If such change or deviation affects the bearing or structural parts of such building, or its classification or grade of occupancy, new plans thereof shall be submitted to the Inspector of Buildings for approval.

**TITLE III
PERMITS**

SECTION 300 Building Permits.

Before proceeding with the construction, enlargement, alteration, repair or removal of any dwelling, or other building, a permit shall first be obtained by the owner or his agent from the Inspector of Buildings. The application shall be made in writing and upon printed forms furnished by the Inspector of Buildings. It shall, except for removals, be accompanied by two (2) complete sets of plans and specifications conforming to the requirements of Sections 201 and 202 of this Code. When plans and specifications shall be found to conform to the requirements of this Code, the Inspector of Buildings shall issue a permit. One copy of the plans and specifications shall remain on file with the records of the Inspector of Buildings at the Department of Building Inspection until final approval of job, the other set to be stamped and kept at the job for reference until completion of the building.

SECTION 301 (A) Fees for Permits.

The Inspector of Buildings shall make out the permit required, and collect the fee therefore. The fees to be charged shall be as follows: Note: Permit fees may be transferable or refundable at the discretion of the Building Official,

PERMIT AND INSPECTION FEES FOR PLAN EXAMINATION, INSPECTION AND ENFORCEMENT OF THE RESIDENTIAL CODE OF OHIO FOR ONE, TWO AND THREE FAMILY DWELLINGS.

Building Permits: New Construction, Industrialized Units, Additions, & Alterations. Residential fees based on gross floor area including garage and basement, but not including crawl areas.

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|--|---------|
| Base Fee | \$50.00 |
| Fee Per Square Foot | .14 |
| * Certificate of Occupancy (Applies to All New Construction/Addition/Alterations) except: exterior decks, accessory structures, pools, fences, etc... | 50.00 |
| Temporary Certificate of Occupancy | 50.00 |
| Energy/Insulation Inspection/Testing | 30.00 |
| Foundation Only | 50.00 |

Electrical Permits:

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|---|-------|
| * Underground, Rough, Service and Final Inspection (additional inspections 30.00) | 50.00 |
| Add for each circuit | 3.00 |
| * Service and/or Service Change Only (No added circuits, and per each inspection) | 40.00 |
| * Temporary service poles (per each inspection) | 40.00 |

Plumbing Permits:

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|--|-------|
| * Underground, Rough and Final Inspection (additional inspections 30.00) | 50.00 |
| Add for <u>each</u> fixture | 9.00 |
| * Replace Hot Water Heater (per each inspection) | 30.00 |

Heating Permits:

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|--|-------|
| * Underground, Rough and Final Inspection, including Electric Baseboard Heat. | 50.00 |
| * Fee Per Square Foot of Building, (additional inspections 30.00) | .03 |
| * Replace Furnace, Boilers, Conversion Burner, A/C and any like equipment used for heating and cooling purposes. | 40.00 |
| * Pressure piping test for natural gas and propane, per system. | 40.00 |
| * Per dwelling unit | |

MANUFACTURED HOME FEES

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|--|--------|
| <u>Building Permits:</u> (includes plan review, foundation, electrical, final) | 125.00 |
| Per Square Foot, (basements, porches, garages, etc, add additional sq. ft.) | .14 |
| <u>Electrical Permits:</u> (new service, per inspection) | 75.00 |
| <u>Certificate of Compliance:</u> | 100.00 |
| Additional inspections if required are (per) | 75.00 |

PERMIT AND INSPECTION FEES FOR PLAN EXAMINATION, INSPECTION AND ENFORCEMENT OF THE OHIO BUILDING CODE FOR COMMERCIAL STRUCTURES

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| <u>Building Permits:</u> New Construction, Industrialized Units, Additions & Alterations | |
| Commercial Base Fee | \$125.00 |
| Each Additional Plan Review Fee (per each re-submittal) | 150.00 |
| Fee Per Square Foot, (Minimum of 100 sq. ft.) | .08 |
| * Certificate of Occupancy/per unit (for all but R-1 & R-2 per Building) | 75.00 |
| Temporary Certificate of Occupancy | 75.00 |
| Health/Safety inspection for Certificate of Occupancy | 125.00 |

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| <u>Plumbing Permits:</u> | |
| Base Fee for Rough and Final Inspection | 75.00 |
| Each Fixture | 12.00 |
| <i>Exception:</i> Use Group "R" residential occupancies shall be the fee listed below multiplied by the number of dwelling units to be served. | |
| Rough and Final Inspection (Addition Inspection if Required 30.00) | 20.00 |
| Each Fixture | 9.00 |
| * Replace Hot Water Heater (per each inspection) | 50.00 |
| Plan Review Fee required if submitted separate from Building Review. | 75.00 |

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| <u>Electrical Permits:</u> | |
| Base Fee for Rough and Final Inspect | 75.00 |
| Each Circuit | 5.00 |
| Fee per service amp size | .25 |
| <i>Exception:</i> Use Group "R" residential occupancies shall be the fee listed below multiplied by the number of dwelling units to be served. | |
| Rough and Final Inspection | 20.00 |
| Each Circuit | 5.00 |
| * Service Change Only (No added Circuits) (per each inspection) | 60.00 |
| Temporary Poles (per each inspection) | 40.00 |
| Plan Review Fee required if submitted separate from Building Review | 75.00 |
| Generators, wind-turbines, solar powered and like equipment per unit fee | 75.00 |

Mechanical Permits:

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|---|-------|
| Base fee for Rough and Final Inspection | 75.00 |
| Fee Per Square Foot of Building | .03 |
| <i>Exception:</i> Use Group "R" residential occupancies shall be the fee listed below multiplied by the number of dwelling units to be served with dedicated equipment. | |
| Rough and Final Inspection | 20.00 |
| Fee per square foot of living space. | .03 |
| Replace Furnace, Boilers, Conversion Burner, A/C and any like equipment used for heating and cooling purposes , (per inspection) | 50.00 |
| Pressure piping test for natural gas and propane, per system | 50.00 |
| Commercial grease removal exhaust hoods Type I or II, per hood. | 75.00 |
| Plan Review Fee required if submitted separate from Building Review | 75.00 |

Sprinkler Permits:

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| Rough and Final Inspection and Plan Review Fee | 150.00 |
| Fee Per Square Foot | .04 |
| Plan Review Fee Required for Re-submittals | 75.00 |
| Alternative Automatic Fire-Extinguishing Systems, (Commercial Hoods, Wet/Dry Chemical, Clean-Agent, Carbon/Halon, and similar Systems), per each system. | 80.00 |

Fire Alarm Permits:

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|-----------------|-------|
| Base Fee | 50.00 |
| Each Device | 3.00 |
| Plan Review Fee | 75.00 |

Re-inspection Fees: Residential and Commercial, 1st offense \$30.00, 2nd, \$60.00, 3rd, \$90.00

Demolition Permits for residential/commercial per building 50.00/75.00

* Per unit

FEE FOR CHECKS RETURNED FOR INSUFFICIENT FUNDS 25.00

State Surcharge Fees apply to all permits, 1% for One, Two and Three Family Dwellings and 3% for all others. (except Manufactured Homes and Demolition Permits).

SECTION 301 (B) Indemnity.

Any person to whom a permit or certificate is issued, under the provisions of this Code, shall agree by the acceptance thereof to hold the County harmless and free from claims of any person that may be caused by, or arise from, any excavation, fill, use, building construction or related operations. The permitted use of operation shall be conditional upon such agreement and liability.

SECTION 302 Permit to Erect Part of Building.

Nothing in this Title shall be construed to prevent the Inspector of Buildings from issuing a permit for the erection of any part of the dwelling or other buildings, where plans and detailed statements have been presented for the same before the entire plans and detailed statements of said dwelling or other buildings have been submitted, provided that a complete set of all such plans and specifications as prescribed in Section 300 shall be placed on file before the foundation wall is brought to grade, or to a height to receive the first tier of beams, girders, or joists.

SECTION 303 Permits for Superstructure.

No permit shall be issued for the erection of the superstructure of any dwelling or other building above the foundation or basement wall until all of the approved plans and specifications and details required by the provisions of this Title are placed on file with the Inspector of Buildings.

SECTION 304 Permits not Required.

No permit shall be required for minor repairs or alterations to or in dwellings or other buildings as specified in the 2013 Residential Code of Ohio and the 2011 Ohio Building Code.

No permit is required for a residential accessory building one story in height and 200 sq. ft. or less.

SECTION 305 Water Permit Required.

Unless dug or drilled well is installed, no permit for the construction, enlargement, alteration, repair or removal of any building or structure shall become effective until the right has been secured from the County of Wood, or other proper authority, to use the water necessary for the work called for by such permit, or the necessary water has been otherwise properly contracted for. No person shall perform any of the work called for by such permit, except excavating, leveling, or any operation not entailing actual construction, before water has been provided for as required herein.

SECTION 306 Revocation of Permit.

If, after building material of any kind is delivered on the site, actual construction work is not commenced within 12 months, or, if during the course of construction, work has been suspended for a like period, the permit shall be immediately revocable, and notice to that effect shall be served on the contractor. This notice shall set forth that within five days the contractor shall furnish satisfactory proof that building operations are to be started or recommenced and carried out to completion. If the contractor shall fail to furnish such proof, or, having furnished same, fails to begin or resume work, then it shall be the further duty of the Inspector of Buildings to revoke said permit. Written notice of such revocation, signed by the Inspector of Buildings, shall be immediately served on the owner, agent, superintendent or contractor in charge of the work, or shall be posted on the premises, and it shall be unlawful for any person to perform any work in or about said structure, building, or premises, after the revocation of the permit and the posting of notice thereof.

The owner shall be required to effectively correct any dangerous or unsanitary conditions that may exist on the premises.

If the work is begun or resumed in accordance with the contractor's agreement, then the original permit shall continue in effect, subject to the conditions set forth above.

When the work for which any building permit was issued is not being performed in conformity with the detailed statement or plans upon which such permit was issued, or is in violation of any provisions of this Code, it shall be the duty of the Inspector of Buildings to notify the owner or owners, or his or their agent, in writing, by posting a notice on the building for which the permit is issued, that the work is being constructed in violation of the permit, and that such work must be suspended until a permit for such deviation from the detailed statement or plans be obtained, or that work shall be made to conform to the detailed statement or plans upon which a permit therefore was issued. If the owner or owners, or his or their agent, fail to comply with the said notice on the posting thereof, it shall be the further duty of said Inspector of Buildings to revoke said permit in the manner set forth above.

SECTION 307 Sewer, Driveway/Culvert and Zoning Permits Required.

If the job includes sewer work, and a connection to the County Sanitary Sewer System is to be made, a Sewer Permit must be obtained from the Northwestern Water and Sewer District, and all work performed in accordance with regulations of the Water and Sewer District.

Connections of sanitary fixtures to the sanitary sewer must be made where sanitary sewers are available.

Where sanitary sewers are not available, all sewage treatment devices shall be installed only by obtaining a permit from the Wood County Department of Health prior to issuance of said building permit for all new work, additions, and accessory construction. All structures covered by the Wood County Residential and the Ohio Building Codes shall have a zoning permit and a driveway/culvert permit before a building permit can be issued. No work shall commence unless authorized by the local zoning official and the building official in writing.

A building permit may be revoked if the authority having jurisdiction, in writing, deems the zoning permit or sewer permit invalid.

SECTION 308 Work Without Permit.

Any person, firm or corporation who knowingly or willfully performs or causes to be performed any work for which a permit is required prior to obtaining such permit, shall be subject to double the normal fee for such permit, shall be fined not more than three hundred dollars (\$300.00), and after receiving written notice each day shall be deemed a separate offense. (Ohio Revised Code section 307.99).

ABATEMENT. The imposition of the penalties herein prescribed shall not preclude the Wood County Building Official from instituting an appropriate action or proceeding to prevent an unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, or to restrain, correct or abate a violation, or to prevent an illegal act, conduct, business or use in or about any premise.

SECTION 309 Inspections Required.

Requests for inspection shall be made to the Department of Building Inspection. Such requests should be made 24 hours in advance, for the following inspections:

FOOTING INSPECTION: shall be made prior to the pouring of any concrete footing.

(Trench, rails and any reinforcing shall be in place at the time of inspection.)

FOUNDATION INSPECTION: shall be made prior to the pouring of foundation walls or piers if reinforcing (rebar) is present. (Reinforcing shall be in place at the time of inspection.) If reinforcing is not required then this inspection shall be made prior to the backfilling of foundation wall or piers. Foundation coatings and drainage tile shall be in place, when needed, at the time of inspection.

ROUGH STRUCTURE INSPECTION: shall be made after completion of structural work, before any insulation, drywall, lathe, or paneling, etc. is applied, but after any required plumbing, electrical and/or heating rough-in inspections have been approved. All framing shall have been completed with firestops, collar ties, bridging and nailers in place.

ENERGY CODE COMPLIANCE INSPECTION shall be made to verify compliance with the insulation package submitted per building plans.

ROUGH PLUMBING INSPECTION: shall be made after completion of plumbing drainage rough-in while under test and prior to covering any piping.

FINAL PLUMBING INSPECTION: shall be made after installation of all plumbing equipment and while under final air test.

ROUGH ELECTRIC INSPECTION: shall be made after completion of electrical rough-in prior to covering any wiring.

FINAL ELECTRIC INSPECTION: shall be made after installation of all electrical equipment and/or fixtures.

ROUGH HEATING INSPECTION: shall be made after completion of heating rough-in prior to concealment.

FINAL HEATING INSPECTION: shall be made after completion of the installation of the heating system and in firing condition.

FINAL BUILDING INSPECTION: shall be made after completion of all construction with gutters, splash blocks, handrails, attic access panels, vapor barriers, etc. in place and prior to occupancy.

It shall be the duty of the Inspector to make the above inspections after notice, either written or verbal is received by the Department. Failure to do so within forty-eight (48) hours shall deem the inspection waived. Failure of the owner or contractor to request such inspections shall be deemed a misdemeanor and punishable as provided herein per Section 307.99 of the ORC and Section 308 of this Administrative Code .

Any work, which does not meet the standards contained in the Wood County Code of Building Regulations, shall be corrected within a reasonable time specified by the Building Inspector or his authorized representative. In the event that the Chief Building Official or appointed deputy has made two (2) separate inspections to ascertain compliance with this code for any specific inspection as delineated in Section 309, a re-inspection fee as specified in Section 301A shall be paid prior to any further inspections. If an inspection cannot be performed by the Chief Building Official or appointed deputy at the site, a re-inspection fee shall be paid prior to any subsequent inspections. Re-inspection fees are assessed on a per project basis.

SECTION 310 Heating Permits.

Any heating equipment installed in any building within the jurisdiction of this Code shall meet the conditions and requirements contained in the most current code adopted by the Board of Building Standards and Wood County Building Inspection. Plans submitted for commercial work will need to be designed by a professional engineer and are subject to a plan review fee per Section 301A.

SECTION 311 Electrical permits.

No person, firm or corporation shall install electric wiring and fixtures for lighting, power or for any other purpose or purposes in any dwelling, garage, or any other building or structure within the limits of the unincorporated areas of Wood County, Ohio, without first notifying the Inspector of Buildings and securing a permit therefore. At the time of application for such permit such applicant shall leave with the Inspector of Buildings a full written statement as to the nature and extent of the electrical equipment about to be installed. Said Inspector of Buildings shall issue a permit for such electrical installation conditioned that said electrical equipment shall be installed in accordance with, and shall in all respects conform to the most current National Electric Code adopted by the Board of Building Standards and Wood County Building Inspection. Plans submitted for commercial work will need to be designed by a professional engineer and are subject to a plan review fee per Section 301A.

SECTION 312 Plumbing Permits.

No person, firm or corporation shall install any sanitary plumbing, plumbing fixtures or drains in any building in Wood County without first having obtained a permit from the Department of Building Inspection. No plumbing, plumbing fixtures or drains shall be placed in service until being tested, inspected and approved by the Building Inspector. Plans submitted for commercial work will need to be designed by a professional engineer and are subject to a plan review fee per Section 301A. The most current code as adopted by the Board of Building Standards and Wood County shall be enforced for installation of all residential/commercial plumbing systems.

SECTION 313 Covering Work Prior to an Inspection.

It shall be a violation of this Code to cover, prior to inspection, any work required to be inspected under the terms of the permit and this Code, irrespective of any penalties for such violation. The Chief Building Official or assigned deputies shall require the permit holder to uncover any such work to complete the inspection. The cost if any, of uncovering such work, and of replacing the cover after the work has been found satisfactory, shall be by the permit holder.

TITLE IV MISCELLANEOUS

SECTION 400 Certificate of Registration Required.

Except as specified below, no person, firm or corporation may install, construction, alter, move, repair or replace any equipment or material or otherwise perform for compensation any work for which a permit is required, unless the person or individual member of the firm or corporation has been duly registered. Electrical, Plumbing, Heating and Hydronics Contractors providing services for residential/commercial are required to provide verification of a current State of Ohio Contractors License to receive a registration and perform work within Wood County.

1. Application for registration must be made on an authorized form furnished by the Building Inspection Department.
2. The fee for a certificate of registration shall be \$50.00 per year with an annual renewal fee of \$25.00 thereafter. Registrations expire December 31, per calendar year; renewals are required to be submitted within 30 days. After 30 days, a new registration will be required.

SECTION 401 Transfer of Certificate.

It shall be unlawful for any person, firm or corporation registered as provided herein to loan or extend the right or privileges given hereunder for work contracted for or done by any person other than the registry or person working under his direction or supervision and any violation thereof shall cause such certificate to be suspended or revoked as hereinafter provided.

SECTION 402 Unlawful Action.

It shall be unlawful for any person, firm or corporation to install equipment unless they are registered under this Section of the Code to install said type of equipment within the jurisdiction of Wood County Building Inspection. The date of offense for the illegal installations of equipment shall be the date on which discovered by the Wood County Building Inspection Department.

SECTION 403 Revocation of Registration.

No Certificate of Registration issued in accordance with the provisions of this Section shall be assignable or transferable. Any such certificate may, after hearing, be suspended or revoked by the Chief Building Official if the person, firm or corporation holding such certificate willfully, or by reason of incompetence, violated any statues of the State of Ohio or any rule or regulation adopted by Wood County relating to work performed under the requirements for certification.

SECTION 404 Certificate of Registration Not Required.

The provisions of Section 400 shall not be interpreted to require that the owner of a single family dwelling shall be registered to personally perform work on the premises occupied or to be occupied by himself.

All such work shall be done in conformity with the provisions of the Code and no work shall be done unless all permits, inspections and approvals required by this Code are secured.

SECTION 405 Certificate of Occupancy.

It shall be the duty of the County Building Inspector or an authorized assistant to make or cause to be made, a final inspection and examination of all residential/commercial buildings hereafter erected, constructed, equipped, altered, repaired or added to, and no building shall be occupied before such final inspection except by consent of the Building Inspector.

No building for sale or rent shall be used or occupied in whole or in part, as a residence which does not comply with the provisions of this Code for such occupancy.

A Certificate of Occupancy may be obtained by applying to the County Building Inspector and supplying the necessary information and data to determine compliance with this Code for occupancy intended.

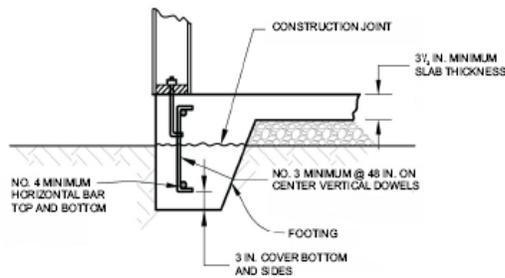
The certificate shall state that the building conforms to the provisions of this Code for the intended occupancy.

Any certificate issued by the County Building Inspector shall be subject to revocation by him whenever the conditions under which the same was issued are, or have been violated or whenever any provision of this Code, or any other law relative to the same subject matter has been violated, or for incompetency of any person maintaining or operating the building, for which the certificate was issued, or for fraudulent use of said certificate.

SECTION 406 Specifications For Residential Unattached Buildings

These specifications shall apply to residential accessory buildings, one story in height and 600 square feet or less in area, eave height of 10 feet or less and of light-frame construction;

1. Foundations:
 - a. Slabs on ground with a minimum 12 inch turn down footing shall have a No. 4 bar at the top and the bottom of the footing.
 - b. For slabs on ground cast monolithically with the footing, locating one No. 5 bar or two No. 4 bars in the middle third of the footing depth shall be permitted as an alternative to placement at the footing top/bottom.
 - c. Where the slab is not cast monolithically with the footing, No.3 or larger vertical dowels with standard hooks on each end shall be provided in accordance with Figure 403.1.3.2.



For SI: 1 inch = 25.4 mm.

FIGURE R403.1.3.2
DOWELS FOR SLABS-ON-GROUND WITH TURNED-DOWN FOOTINGS

- a. Anchor bolts per 2013 Residential Code of Ohio.

* Exception: buildings 200 square feet or less.

SECTION 406.1 Standards For Post Frame Construction (Pole Barns)

RCO SECTION 324 POST FRAME ACCESSORY STRUCTURES

324.1 Post frame accessory structures. *The following requirements serve as minimum standards for post and frame structures within all of the following structural limitations:*

1. Residential accessory structures,
2. Single story,
3. Solid exterior structural sheathing or metal roof, and solid wall panels,
4. No attic storage (attic storage would require engineered design trusses),
5. Maximum building width of thirty six feet including the overhang,
6. Maximum wall height of sixteen feet,
7. Maximum mean roof height of twenty feet, and
8. Maximum post spacing of eight feet (unless truss sit directly on post).

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Post and frame structures and portions thereof outside the above structural limitations of this standard shall be accompanied by structural calculations as required by the residential building official or designed under the provisions of section 116.2 of the Residential Code of Ohio (RCO). Post and frame structures shall comply with the structural design requirements of section 301 of the RCO.

324.2 Definition. *Post frame accessory structures consist of primary members (wood posts, beams & single span roof trusses or ceiling joist and rafters) and secondary members (wood roof purlins, wall girts, bracing & sheathing) where all loads are transmitted from the sheathing and the secondary members to the primary members which transfer all combined loads to the soil through vertical posts bearing on footings embedded in the ground. See Figure 324.*

324.3 Footings and foundations. *Footings and foundations shall comply with applicable provisions of 401. Post frame structures shall have poured in-place concrete footings installed below all posts. The top of the footing shall be a minimum of 48 inches below finished grade and have footing diameters complying with Table 324.3.*

**TABLE 324.3
POST FRAME PIER FOOTING DIAMETERS 1,2,3,4**

| | Building width (length of trusses including overhang (feet)) | | | |
|---|---|-----------|-----------|-----------|
| | 24 | 28 | 32 | 36 |
| <i>Diameter (Inches) 20# roof snow load</i> | 18 | 20 | 22 | 22 |
| <i>Diameter (inches) 30# roof snow load</i> | 18 | 22 | 24 | 26 |

1. Pier footing thickness shall be a minimum one-half of the diameter of the footing.
2. Based upon 2000 PSF soil bearing capacity and truss loads of 20 or 30 PSF live or snow load top chord, 10 PSF dead load top chord, 5 PSF dead load on the bottom chord and no live load on the bottom chord
3. Fractional widths shall be rounded to the next higher pier footing diameter.
4. Table not to be used in Ohio case study areas.

324.4 Column and wall construction. Columns shall be three (3) ply un-spliced, reinforced spliced or solid wood and shall not be less than 4 inch by 6 inch nominal size. Columns shall comply with the requirements of Section 319 and shall be restrained to prevent lateral displacement.

324.4.1 Uplift protection: Columns shall have uplift protection by the following methods:

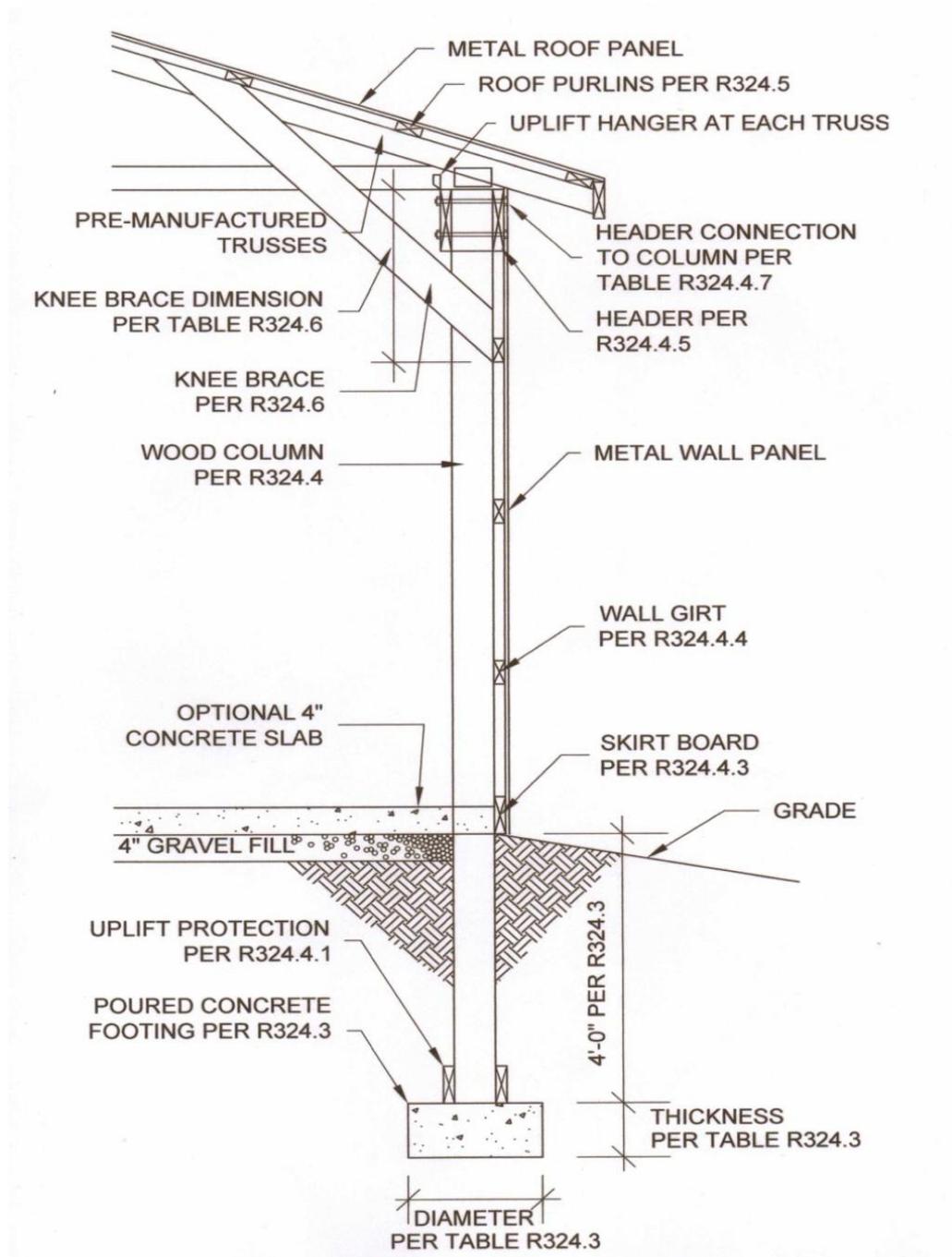
1. Two 2x6x12 inch column uplift protection blocks attached to each side of the base of the column. The column uplift blocks shall be placed horizontally attached per Table 324.7 and comply with Section 319;
 2. 12 inch high, concrete collar poured on top of footing around the post, with 2-#5x9 inch rebar placed through the post at 3 inches and 9 inches from bottom of post in opposite directions. The rebar ends must be 1 ½ inches from the soil. See Figure 324.1; or
 3. Each truss or rafter must have an uplift hanger as per Figure 324.
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324.4.2 Column Spacing. The maximum spacing for columns shall be (eight) 8 feet on center (unless truss sit directly on post).

324.4.3 Skirt Boards. Skirt boards shall be treated lumber meeting the requirements of Section 319 and attached per Table 324.7.

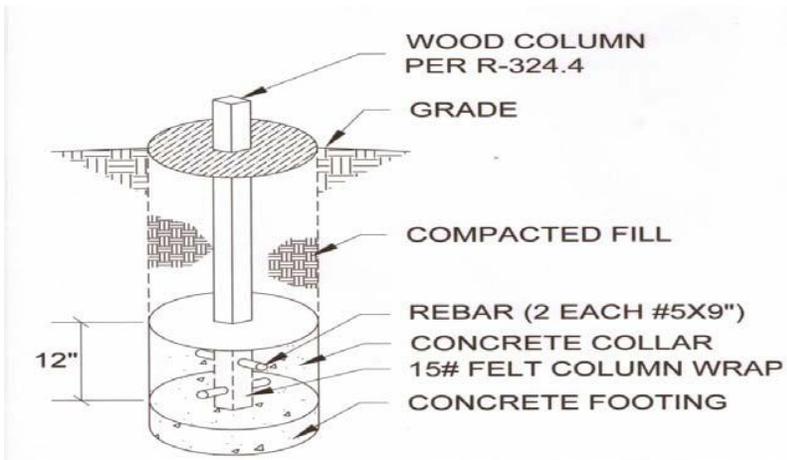
324.4.4 Wall girts. Wall girts shall be not less than 2 x 4 inches nominal and spaced not more than twenty-four (24) inches on center.

FIGURE 324
POST AND FRAME WALL SECTION.



(NO SCALE)

FIGURE 324.1
COLUMN UPLIFT PROTECTION EXCEPTION



(NO SCALE)

324.4.5 Load bearing beams and headers: Load bearing beams and headers shall comply with Table 502.5(1).

Exceptions.

324. . Bearing beams are not required if the trusses or ceiling joists and rafters bear directly on the columns.

324. . Openings on the gable end walls supporting a door or roof total load not exceeding 5 square feet per lineal feet of wall area that require beams or headers must be sized per Table 324.4.5

TABLE 324.4.5
GABLE END HEADER SIZES.

| Opening width | 10 | 12 | 16 |
|---------------|-------|--------|--------|
| Header Size | 2-2X8 | 2-2X10 | 2-2X12 |

324.4.6 Bracing. Wall bracing shall be provided to resist all racking and shearing forces and must comply with the applicable provisions of section R602.10 or by installing 2x6 diagonal braces between two adjoining columns at 8 feet on center or multiple spacing totaling a minimum 8 feet on center where the post spacing design is less than 8 feet on center. The diagonal brace shall be placed from the top header or girt to the next adjoining column at the skirt board. The bracing shall be placed or installed on each side of the building and shall be a minimum of 25 feet on center and within 12 feet of the end of the building and attached to the wall girts and columns per Table 324.7. Any splices of the diagonal brace required due to excessive length, must lap over two consecutive wall girts

324.4.7 Beams supporting trusses or rafters and ceiling joists attachment to column. Bearing beams supporting roof trusses or rafters and ceiling joists shall be connected to the columns by one of the following methods:

1. Bolts that are 1/2 inch diameter through-bolted to the side of the column;
2. Bolts that are 1/2 inch diameter, directly attached to a 3-ply column notch, enclosing the truss or rafter at the top of column; or
3. Other fasteners with minimum shear or withdraw values stated in Table 324.4.7

324.4.7.1 Number of fasteners. The minimum numbers of through bolts or other fasteners with minimum shears or withdraw values required per Table 324.4.7.

**TABLE 324.4.7
BEAM OR TRUSS CONNECTION AT COLUMNS MINIMUM FASTENERS OR TOTAL SHEAR OR WITHDRAW VALUES 1,2,3**

| | Building Width (length of trusses including overhang) | | | |
|--|--|-----------|-----------|-----------|
| | 24 | 28 | 32 | 36 |
| Shear or withdraw (pounds) 20# snow load | 3360 | 3920 | 4480 | 5040 |
| Number of Bolts, 20# roof snow load. | 2 | 2 | 2 | 2 |
| Shear or withdraw (pounds) 30# roof snow load | 4320 | 5040 | 5760 | 6480 |
| Number of Bolts 30# roof snow load | 2 | 3 | 3 | 3 |

1. Based upon truss loads of 20 or 30 PSF live or snow load top chord, 10 PSF dead load top chord, 5 PSF live load on the bottom chord and no live load on the bottom chord.
2. Based upon post spacing at intervals not exceeding 8 feet.
3. When beams are attached at each side of the column and fasteners do not extend through both beams such as through-bolts, the required values are one-half the amount shown above for each beam.

324.5 Roof purlins. Roof purlins shall be a minimum of 4x2 SPF#2 laid flat for spans up to 4 feet, and 4x2 SPF#2 laid on edge for spans up to 8 feet

324.6 Knee bracing: A 2x6 brace shall extend from the column to the top chord of the truss or rafter adjacent to the post at a 45 degree angle. The vertical distance down from the bottom chord of the truss or ceiling joist to the point where the brace attaches to the columns shall be in compliance with Table 324.5 as shown on Figure 324. Trusses or rafters must be spaced such that they align with the column intervals. Attachment of knee brace shall be per Table 32

TABLE 324.6
KNEE BRACE VERTICAL DISTANCE.

| <i>Wall height</i> | <i>Vertical Dimension</i> |
|-----------------------|---------------------------|
| 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" |

324.7 Attachment details. Structural fastener details for post and frame buildings shall comply with Table 324.7.

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

| <i>Description of Building Elements</i> | <i>Number and Type of Fasteners</i> | <i>Attachment Type</i> |
|--|--|---------------------------------------|
| Uplift blocking to column | 5-16d Hot dipped galvanized | Each block |
| Skirt board to column | 2-16d Hot dipped galvanized | Face nail |
| Wall girt to column | 2-16d Hot dipped galvanized | Face nail |
| Diagonal bracing to column | 2-16d Hot dipped galvanized | Face nail |
| Diagonal bracing to skirt board | 2-16d Hot dipped galvanized | Face nail |
| Diagonal bracing to wall girts | 2-10d | Face nail |
| Knee brace to column | 3-16d Hot dipped galvanized | Face nail |
| Knee brace to top chord of truss or rafter | 3-10d | Face nail |
| Knee brace to bottom chord of truss or ceiling joist | 3-10d | Face nail |
| Roof purlin to truss or rafter with span of 2' to 4' | 2-16d | Face nail |
| Roof purlin to truss or rafter with span of 8' | Mechanical fastener with uplift protection greater than 225 pounds | Per manufacturers installation manual |