

**HURON TOWNSHIP
RESIDENTIAL CONSTRUCTION
PROCEDURES**

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March 4 2019

**HURON TOWNSHIP
BUILDING DEPARTMENT
RESIDENTIAL**

The following is the procedure being used when applying for a building permit for a residential project within the Huron Township Building Department jurisdiction. (Huron Twp., City of Huron, Milan Village, Margaretta Twp., Berlin Village, Oxford Twp., Groton Twp., Castalia Village, and Bay View.) This procedure outlines your responsibility and the Building Department's timetable for the issuance of your permit.

The procedure is as follows:

1. The applicant shall secure the building/electrical permit application at the Building Department Office, 1820 Bogart Road, Huron, Ohio, ----(419) 433-2755 or through your Zoning Inspector. The permit application shall be returned to the office either personally or by mail. You are required to apply for your plumbing permit from the Erie County Health Department, Sandusky, Ohio.
2. All applicable questions on the permit must be answered fully and all required information must be submitted. If you find a question that is confusing or you don't know how to answer, please contact the Building Dept. office for assistance.
3. Your permit application will be reviewed by the Department within FIVE (5) work days from our receipt of the completed application. If there are questions, a problem is found with your application, or all the required information is not submitted as required, you will be contacted within this FIVE (5) day review period. If there is no problem with your completed application, the permit will be issued within SEVEN (7) days of the date it was received.
4. After your permit is issued, there are a number of "benchmarks" or important inspections required by the Department. These can be found on the "Required Inspections" section of this application packet. It is ultimately the owner's responsibility to assure that these inspections are performed.
5. If your project is within Huron Township, pay particular attention to the section of the application that asks about the driveway or street opening. Before any work is done in the right-of-way, you are required to secure a "street opening" permit from the applicable jurisdiction. Also, you are responsible for your mailbox. It must be installed using a "breakaway" design. **HURON TOWNSHIP RESIDENCE MUST SUBMIT AN AS-BUILT BEFORE RECEIVING THEIR OCCUPANCY PERMIT FOR NEW CONSTRUCTION.**
6. If, at any time during this procedure, you have a question or a problem arises, do not hesitate to contact this office at the above phone numbers.

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*REQUIRED INSPECTIONS
KEEP THIS PAGE FOR YOUR REFERENCE*

The following inspections are required by the Building Department. It is ultimately the owner's responsibility to notify the Department when the structure or work is ready for inspection however, this notification will usually come from the contractor. The phone number of the Building Department is (419) 433-2755 and it is open from 7:30 AM – 3:30 PM on regular workdays. When you contact the Department for an inspection, it will be conducted as quickly as possible, depending on both yours and the Inspector's schedule.

The inspections are as follows:

- #1) Footers - after the excavation is prepared and the footers are formed but before they are poured.
- #2) Foundations - as the foundation wall is being constructed.
- #3) Framing - Before insulation and drywall while the walls are open and while all structural members can be examined.
- #4) Insulation - After the installation of insulation while area is open
- #5) Final - before the residence is occupied and after all aspects of the project are complete, including but not limited to; all plumbing and electrical is completed, all smoke detectors are in place and operable, and sump pumps and other storm drainage is properly connected to the storm sewer system and/or yard drains. (Storm water must not be disposed of in the sanitary sewer system).

In addition to the above inspections, the Township requires electrical inspections (rough-in and final inspections) Final inspections are done at the time of the occupancy inspection by Building Department personnel. You are required to notify the inspectors and schedule inspections using the following numbers:

Electrical --- Steve Ritzenthaler (419) 357-1006

or

Ron Tussing (419) 668-7688

If you have any questions, please contact the Building Department at the above phone number.

***If any type of street opening is planned in a Huron Township street right-of-way, a street opening permit is required. (This includes driveways) This permit is secured from the Building Department if the work is being done in Huron Township. For work done in the City of Huron, Bay View, Village of Berlin Heights, Margaretta Twp., the Village of Milan, Oxford Twp., Groton Twp., or Castalia Village, the permit must be secured from the zoning authority before the work is started. Should you fail to secure the required permit, the appropriate jurisdiction (Township/City/Village) could require removal of materials to the point that an inspection can be completed.

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HURON TOWNSHIP BUILDING PERMIT APPLICATION

Jurisdiction: Huron Twp. Huron City Milan Village Berlin Village Margaretta Twp.
Oxford Twp. Castalia Village Bay View Groton Twp.

Property Owner:

Name: _____

Address: _____

Telephone Number: (_____)_____

Contractor:

Name: _____

Address: _____

Telephone Number: (_____)_____

Location of Project

Street Address: _____

Lot #: _____

Parcel #: _____

Project Description:

Addition/Remodeling Renovation Other

Building Use: Residence Single Family Two Family Three Family

Detached Accessory Building Other: _____

Area of Project: _____ sq. ft. (round up to the next 100 sq. ft.)

ZONING

If the project is in any jurisdiction, (other than Huron Township), an approved zoning certificate must accompany this application.

Has the zoning certificate been issued by the appropriate jurisdiction and is it attached to this application? YES NO

Huron Township Projects Only:

Setbacks: (Required for all new structures and additions)

Front Yard: _____ft. (for new structures only)

Front yards of adjoining structures: right _____ft. left _____ft.

Side Yards: right _____ft. left _____ft.

Rear Yard: _____ft.

(All of the above measurements shall be from the property line)

Overall height of the proposed structure: _____ft from final grade

The project is non-structural and does not involve increasing the footprint of the building

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Flood Zone of the Subject Property: A B C D

(If the subject property is in a zone designated by an A zone, a Flood Elevation Certificate must accompany this permit application.)

What permits are being applied for:

Structural Electrical Temporary Electric

Value of the Work being Done:(excluding the lot) \$ _____
(round to the next \$1,000)

For all jurisdictions, a complete set of plans, specifications, and a site plan must accompany this application. It is not necessary to submit complete electrical and plumbing plans.

CONSTRUCTION DETAILS:

FOOTERS

Size of Footers: _____" x _____" Depth of footers below final grade: _____"
Reinforcing bars: yes no

FOUNDATION WALL

Block size of block _____"
Reinforcing #4 #5 #6 bars _____" o/c
No Reinforcing Explain: _____

Wall Height _____ inches

Poured Concrete thickness of wall: _____"
Reinforcing Bars #4 #5 #6
every _____"
No Reinforcing Explain: _____

Anchor Bolts: (required 6" on center and within 12" of corners)

Does anchor bolt installation meets or exceed Code: yes no

Depth of unbalanced fill* against the foundation wall: _____ inches/feet
*(difference of the height of the interior floor and exterior grade)

GENERAL FRAMING

Are all the floor supports (beams and columns) properly secured to avoid displacement? Yes No

Floor System:

1st Floor

Joist Dimension: _____" x _____" _____" on center Longest clear span of joist: _____ feet

Joist Hangers yes no (if no, explain how the joist is secured: _____)

Deck Material: _____

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2ND Floor:

Joist Dimension: _____" x _____" _____" on center Longest clear span of joist: _____ feet
Joist Hangers yes no (if no, explain how the joist is secured: _____
Deck Material: _____

Walls:

Framing Lumber Dimension _____" x _____" _____" on center
Exterior Sheathing: _____

Truss/Rafters:

Dimension: _____" x _____" _____" on center
Site built Pre-Built (Requires Manufacturers Spec sheet)
Truss Ties Required

Roof:

Deck Material: _____
Ice Guard Required
Shingles: _____

If any changes or renovation is to be done to the electrical system, the following must be completed:

ELECTRICAL (Current NEC Edition)

- Entrance Panel Size _____ amp.
- Service Overhead Underground
- *All receptacles are required to be tamper resistant**
- *All outside receptacles are required to be weather resistant**
- *Ground fault interrupters required in all "wet" locations**

If any changes or renovation is to be done to the HVAC system, the following must be completed:

HVAC

- Fuel Type:
Natural Gas Electric LPG Other _____
- Heating/Air Conditioning:
Forced Air Furnace Radiant Baseboard Heat Pump
Boiler Central Air Seer Rating 11 12 13 14 15 16
Furnace Rating _____%

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Complete applicable sections of the following Life-Safety section:

Life Safety:

1. Are "hardwired" smoke detectors installed in each sleeping room, in the immediate vicinity of each sleeping area and on each floor including the basement.
yes no

2. Does at least one window in each sleeping area meet the following minimums:
 - a. sill height less than 44" from the floor
 - b. at least 5.7 square feet of openable area on the 2nd floor and at least 5.0 square feet of openable area on the 1st floor.
 - c. Minimum clear dimensions of:
Minimum opening width 22"
Minimum opening height 24"
Operable from the inside of the room without keys or tools
yes no

3. Will all enclosed accessible areas under stairways be covered with at least one (1) layer of 1/2" drywall? yes no

4. If there is an attached garage, is it completely separated from the residence with at least one (1) layer of 1/2" drywall and are all communicating doors rated for at least 1/2 hour? yes no

5. Is there a driveway opening, mailbox, or any other type of opening planned for the right-of- way area. yes no **--CUTTING OF THE CURB IS ONLY PERMITTED WITH THE PROPER PERMIT FROM APPLICABLE JURISDICTION**

Completely explain each "no" answer in the LIFE SAFETY section.

DO NOT WRITE BELOW THIS LINE

Zoning: (Appropriate Zoning Inspector)

Approved Denied

Zoning Inspector: _____

Date: _____

Building:

Date of Submittal _____

Site Plan Submitted yes no

Plans Submitted yes no

Received by: _____

Plans Approved by: _____

Permit Number _____

Date: _____