CITY OF POWELL

DEVELOPMENT / BUILDING STANDARDS FOR PATIOS

Visit our web site at www.cityofpowell.us for information & applications

PERMIT REQUIREMENTS:

1. **Completed application for Residential Zoning Certificate for Patio.**

2. **$40.00 Non-Refundable Fee. Payable to The City of Powell**

3. **Site Plan – 2 Copies**
   - **Show location of the proposed patio as well as the lot dimensions, side, front, and rear yard setbacks.**
   - **Show elevation of finish patio elevation to doorway floor elevation.**
4. **For elevations to doorway exceeding 16 ½", the required BIA building permit application, 2 copies of stair plans for review and the additional fee of $50.00 plus $0.15 per sq.ft., 1% state fee (payable to the City of Powell).**
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THIS IS VITAL TO DETERMINE ANY POSSIBLE DRAINAGE PROBLEMS AND TO DETERMINE STAIR(S) REQUIREMENTS.

5. **Developer/Homeowner Association Approval (if applicable)**
   - **For a complete list of homeowner association contacts please visit our web site at www.cityofpowell.us and click on Building Department.**

6. **Contractors are required to be registered with the City of Powell.**

BIA
THE Builders

APPLICATION FOR BUILDING PERMIT

This form is provided by the Building Industry Association of Ohio as a public service.

PERMIT NUMBER

Property Location

Issude in Ohio Under Authority of City of Powell

Auditors Taxing District | Parcel Number

Address of Property

Subdivision | Lot

Applicant

Applicant's Name: | Phone Number:

Email Address: | Fax Number:

Owner's Name: | Phone Number:

Address:

Designer's Name: | Phone Number:

Address:

Builder's Name: | Phone Number:

Address:

Builder's ID:

Property Information

Type of Improvement: Other: Explain in Notes | Improvement Cost:

Number of Bedrooms: | Heating Fuel: Other: Explain in Notes | Number of Gas Appliances per Unit:

Number of Baths: | Sewage Disposal: Other: Explain in Notes | Garage: Does not Apply

Building Height: | Water Supply: Private | Number Car Garage:

Building		Zoning	
Unfinished Basement		Lot Area	
Finished Basement		Total % Occupied by Structure	
Lower Level		Front Setback	
1st Floor		Rear Setback	
2nd Floor		Right Setback	
3rd Floor		Left Setback	
Other		Lot Width at Building Line	
Garage		Zoning District	
Deck/Screened In Porch		Existing Use of Property	
Gross Square Feet		Flood Plain	☑ Yes ☐ No
Building Area at Ground Level			
Living Area			

Notes

Contractor Information

Excavator:		License Number:	
Plumbing:		License Number:	
Electric:		License Number:	
HVAC:		License Number:	
Fireplace:		License Number:	

** This section only to be filled out if required by Jurisdiction

Fee Schedule

Initial	
Occupancy	
Footage	
Zoning	
Alt/Addtn.	
Plan Exam	
Gas Piping	
Other	
Total	

Applicant Signature

The owner of this building and undersigned, do hereby covenant and agree to comply with all the laws of the State of Ohio and the ordinances of this jurisdiction, pertaining to building and buildings, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct.

Signature of Applicant _____

Office Use

Zoning Official	Plans Examiner	Issuing Authority
Date Received	Date Received	Date Received
Date Approved	Date Approved	Date Approved

CITY OF POWELL
APPLICATION FOR ZONING CERTIFICATE FOR PATIO

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Permit No. _____

Applicant: _____

Address: _____

City/State/Zip:_____Phone/Cell No: _____

E-Mail Address: _____

Property Owner: _____

Property Address: _____

Lot Number/Subdivision:_____Lot Area:_____Lot Depth: _____

Lot Width at Building Line:_____Side Yard Width, Right: _____

Side Yard Width, Left:_____Rear Yard Depth (from rear of Proposed Building):_____

Contractor:_____Phone #:_____

Address:_____City/State/Zip: _____

Email Address:_____

The following items are REQUIRED as part of this application:

1) The required zoning fee for all patios. **($40.00)** This is the only requirement for patios with elevations to doorway of 161/2" or less
2) The required building permit fee for elevations to doorway exceeding 161/2". **($50.00 plus $0.15 per sq. ft. plus 1% st. fee)**
3) Plot Plan showing the type of proposed use, structural dimensions at the ground, lot dimensions, side, front, and rear yard setbacks, and compliance with all development standards. **(2 copies)**
4) Homeowner's association approval letter when applicable
5) Railings, handrails, landings and steps to comply with the RCO codes.

The undersigned certifies that this application and the attachments hereto contain all information required by the Zoning Ordinance and that all information contained herein is true and accurate. The undersigned agrees to be bound by the provisions of the Zoning Ordinance of the City of Powell, Delaware County, Ohio and the 2013 Residential Code of Ohio when applicable.

Signature of Applicant:_____Date:_____

- Incomplete applications or incomplete plot plans will require resubmission and could result in resubmission fees.

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Office Use Only

Zoning fee paid: Yes☐No_____ Homeowner's assoc. approval letter received: Yes_____No _____

Receipt #_____

The City of Powell would like to remind contractors and residents that the patio projects involving the removal of any required landings, steps and handrails must be replaced with code compliant landings, steps and handrails. Steps with four or more risers shall require a handrail on at least one side. Landings are required on each side of each exterior door. These requirements are referenced in the 2013 Residential Code of Ohio (RCO) sections 311.3 and 311.7.7 and evolved as safety concerns for both the private and public welfare.

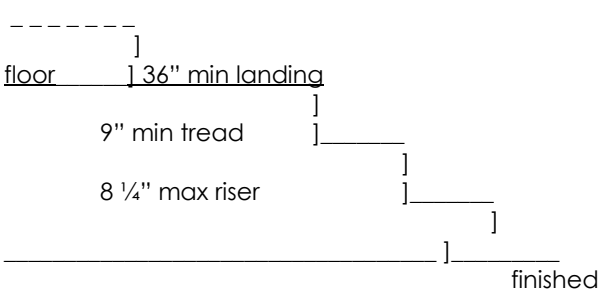
RCO 311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed ¼ unit vertical in 12 units horizontal (2-percent).

RCO 311.7.4.3 Stairways with solid riser. Nosing minimum ¾" – 1 ¼"

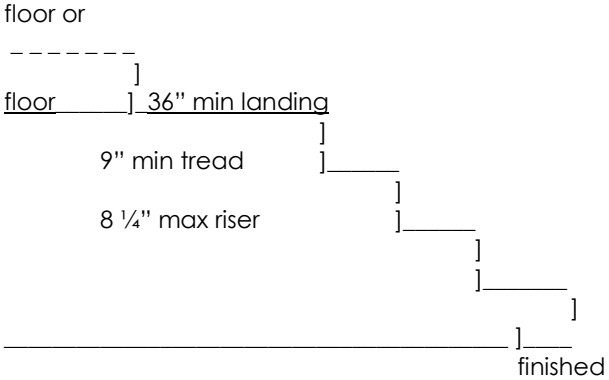
RCO 311.7.7 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

Note: Open sides of stairs with a total rise of 30" or more require guardrails per RCO 312.1

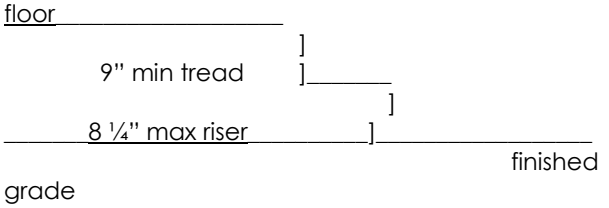
Examples:



1. Landing required – RCO 311.3
2. Handrail not required



1. Landing required – RCO 311.3
2. Handrail required – RCO 311.7.7



1. Landing not required
2. Handrail not required