

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 1/2", the required building permit application, 2 copies of stair plans for review and the additional fee of \$75.75 (payable to the City of Powell) since a building permit and inspection will be required.

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.



Date _____ Application Number _____

Property Address _____

Subdivision _____ Lot # _____ Parcel # _____

City/Village _____ Zip _____ Township _____

Owner Name _____ Phone Number (____) _____

Current Address _____ City, State _____ Zip _____

General Contractor: _____ Phone (____) _____

Address _____ City, State _____ Zip Code _____

Email _____

Phone number for text message notification of inspection results (____) _____ (not mandatory)

Brief description of work to be done _____

Check all that apply:

- Single Family Home
- Manufactured Home, or Industrialized Unit
- Addition
- Alteration
- Deck
- Accessory
- Pool

Building size: Basement: _____ Sq. Ft. Number of Bedrooms: _____

First Floor _____ Sq. Ft. Number of Bathrooms: _____

Second Floor _____ Sq. Ft. Number of Masonry Fireplaces: _____

Garage _____ Sq. Ft. Number of Pre Fab Fireplaces: _____

Total _____ Sq. Ft.

Deck _____ Sq. Ft. Construction Cost \$ _____

Electrical (Check all that apply): * Please note recent change to application; "sub panel" information now requested

- Temporary Electric Service
- Permanent Service (if accessory building, alteration., etc.)
- Low Voltage

Permanent Service size: (< or = 400 amp.) (> 400 amp.) (> or = 600 amp.) Generator Misc. wiring

* Sub-Panel(s) how many, _____ what size(s) _____ (amps) Devices only.

Gas appliances (indicate number of units)

____ Furnace ____ Water Heater ____ Cook Top ____ Clothes Dryer ____ Pre Fab Fireplace(s) ____ Range

____ Grill ____ Log Lighter(s) ____ Other (indicate) _____

HVAC Equipment (indicate number of units, other than gas units listed above):

____ Elect. Furnace ____ Air Conditioner ____ Heat Pump ____ Other (indicate) _____

Do floodplain regulations apply? Yes ____ No ____

Please return plans to me upon issuance of occupancy permit. _____ (homeowner to initial) Plans will be held 30 days.

Certification: I hereby certify that the proposed work is authorized by the owner of record, and that I have been authorized by the owner to make this application as his authorized agent and agree to conform to the regulations and all applicable codes and laws of the State of Ohio and the County of Delaware.

Signature of Owner/Agent _____ Print or type name here _____ Date _____

Phone:(____) _____

IF INCOMPLETE INFORMATION IS SUBMITTED WITH APPLICATION ON ANY OF THE LISTED ITEMS, IT WILL STOP THE APPLICATION PROCESS. SUBMITTAL WILL BE RETURNED FOR COMPLIANCE TO THIS

CHECKLIST.

The two complete sets of required construction drawings for additions, alterations, basement finish, accessory buildings, and new homes shall also include the information listed below before full approval can be granted.

Two (2) plot plans showing location of structure and driveway. (If required by subdivision, the plot plan must indicate approved finish grade or finished floor elevation and proposed grading plan.)

Two (2) signed Model Energy Codes, 2012 IECC version or newer, (not required for basement finish)

Two (2) foundation designs per RCO 2013 (not required for finish basement)

Two (2) Manual J if using existing heat system (not required for finish basements if insulating basement walls with R-11 or better)

Two (2) light and vent schedules (not required for accessory buildings)

Two (2) sets of **stamped** truss drawings and truss layout sheets at time of submittal (if applicable)

Two (2) sets of pre-engineered floor joist layout drawings from manufacturer (if applicable)

Two (2) sets of HVAC drawings (show location of furnace and hot water tank, BTU rating, register location and size, proposed duct location and size).

Two (2) sets of electrical drawings (show panel size and location, service riser diagram, fixture layout, receptacle and switch locations, smoke detector locations, conductor size)

ALL ITEMS LISTED ABOVE ARE REQUIRED TO BE SUBMITTED FOR PLAN APPROVAL. ADDED FEES FOR ADDITIONAL REVIEWS WILL BE ASSESSED IF ITEMS ARE NOT PROVIDED AT TIME OF THE INITIAL APPLICATION.

I hereby agree to the above conditions.

Owner/Agent _____ Date _____

All handwritten revisions to plans will be accepted but shall be copies (no original ink, white out or similar changes will be accepted.)



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". **(\$75.75)**
- 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.

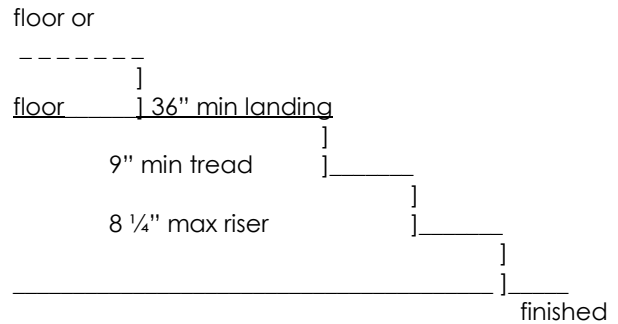
RCO 311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).

RCO 311.7.4.3 Stairways with solid riser. Nosing minimum 3/4" – 1 1/4"

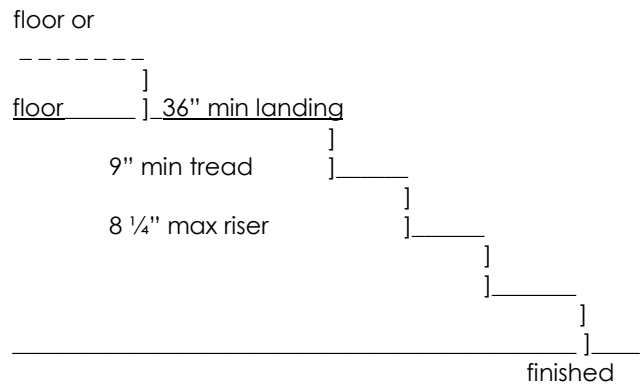
RCO 311.7.7 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

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

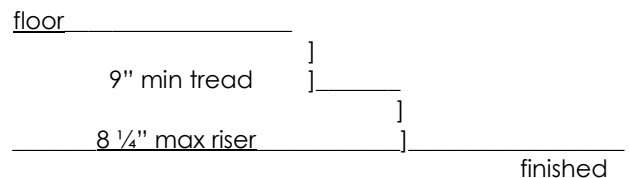
Examples:



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