



Village of Lithopolis

CITY OF STONE EST. 1814

BUILDING DEPARTMENT

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Authority

The Building Department provides the Village of Lithopolis with inspection and enforcement to ensure safe structures. The standards applied are those of the Ohio Building Code and the International Residential Code model codes. Authority to enforce the Ohio Building Code (OBC) was granted to the Village of Lithopolis effective June 24, 2008 by the State of Ohio, Department of Industrial Relations, Board of Building Standards through Amended Rule 4101:2-76-81. This certifies the Building Department of the Village of Lithopolis to exercise enforcement authority for residential and non-residential inspections with no exceptions.

The Village of Lithopolis Building Department enforces the OBC through its contract with its Consulting Architect who serves as Chief Building Official and provides plan review and inspection services. The Consultant serves as Administrator of the OBC Department for State of Ohio compliance purposes and makes all required inspections. The Village and its Consultant inspect and enforce the International Residential Code for all new one, two and three family structures, and all residential additions, in addition to major alteration and remodeling which involves structural changes.

Application Requirements: For all items inspected by the Lithopolis Building Department, the applicant must provide:

- 1 Two complete sets of plans and specifications
- 2 A total of three site plans
- 3 A plan review non-refundable deposit.

Fees: Fees in accordance with the fee schedule, **all fees are due and payable upon application.**

Building Permits Not Required: The following items do NOT require construction permits:

1. Any remodeling product which does not include structural changes and includes like-for-like replacement in the same location, such as:
 - a. Kitchen/Bath fixture replacement or remodeling
 - b. Interior refinishing
 - c. Door/Window replacement
 - d. Roof/Gutter/Downspout repairs
 - e. Driveway/Sidewalk repair, replacement, resurfacing if done to The Village's standards (work in the right-of-way requires a permit)
 - f. Tuck-pointing and/or repair of exterior masonry
 - g. Basement waterproofing
 - h. Uncovered patios under 150 s.f.
 - i. Decks less than 30" from grade
2. The following projects require a zoning permit or a special permit as noted;
 - a. Radio antennas, masts or windmills > 6' above the main structure
 - b. Any construction in the required side, front or rear yard setback
 - c. Fire/Security detection systems (alarm owner's permit from the local police and an installer's permit).

Part 1 – Plan Examination Fee:

Plan Examination Fee will be assessed according to the attached schedule and will cover the cost of plan reviews by the plan examiner. **If plans are not approved during plan review a resubmittal fee will be due with the resubmitted plans.**

Part 2 – Residential Construction:

A. Blanket New Residential Permit

Each Building permit issued under this section shall be charged a zoning fee.

A blanket residential permit may be issued to construct a new residential dwelling unit(s) (less than three dwelling units), fee does not include: re-inspection, after-hours inspection or temporary occupancy. The blanket permit fee includes Final Certificate of Occupancy and related accessory buildings such as carports and garages, but does not include community spaces, pools, signage, or mail shelters. Blanket permit fees are not refundable. Change of contractor shall be accomplished only by a permit transfer.

B. Residential Alteration/Renovation

Permits for alterations/additions of existing buildings shall be issued to include only the work shown on the approved plans or specifications. A separate fee will be assessed for building/mechanical, plumbing, and electrical as applicable for the proposed alteration.

C. Miscellaneous:

Each permit issued under this section shall be charged per schedule. Additional inspections may be required based upon information submitted for plan review. Additional inspections may be purchased in groups of five (5). There must be inspections paid and available before the inspection will take place. Permits for miscellaneous structures shall be issued to include only work shown on approved plans, specifications, and sketches and/or described in letter form.

Part 3 – Commercial Construction:

A. New Buildings, Additions, and Renovations

1. Permits for new buildings, additions, and renovations to existing building shall be issued to include only the work shown on the approved plans or specifications.
2. Fees for a new building, additions and/or renovations to existing buildings shall be based a blanket fee listed on the fee schedule.
3. Minimum Permit Fee – Renovation in areas less than 100 sq ft for building or where limited amount work is to be performed may be eligible for the minimum fee.
 - a. Plumbing: Less than 6 fixtures/devices
 - b. Electrical: Less than 6 fixtures/devices
 - c. HVAC: Less than 6 fixtures/devices or tying into existing ductwork
 - d. Other work as determined by the Building Inspector

B. Commercial Fee Schedule

- 1 Each Building permit issued under this section shall be charged a zoning fee.
- 2 Plan Examination Fee will be assessed according to the attached schedule and will cover the cost of plan reviews by the plan examiner. Additional required work shall be invoiced to the applicant and paid in full before the permit is issued.
- 3 The application fee for commercial construction shall consist of an initial blanket fee for a maximum of 22 inspections, additional inspections can be purchased in groups of five (5), in advance of the inspections.
- 4 Change of contractor shall be accomplished only by a permit transfer.

Part 4 – Other

A. Inspection and Zoning Fees

1. All fees are non-refundable.
2. Fees are for a maximum number of inspections. Additional inspections are extra.
3. The Final Occupancy Permit shall not be issued until all fees are paid in full.
4. The Village Administrative Fee is 25% of the total fees collected, except for the Ohio Board of Building Standards fee.
5. The Village shall charge and pass onto the Ohio Board of Building Standards the fee required under ORC Section 3781.102(E). This fee is currently 1% for Residential and 3% for Commercial but may be amended from time to time.

6. All inspections except for water, sewer and sidewalks/driveways shall be called into Toole and Associates at 614-224-2300 on the business day prior to the inspection no later than 3:00pm. Inspections called in less than 24 hours may incur an additional inspection penalty.

7. Water, Sewer and sidewalk/driveway inspections shall be called into the Village office at 614-837-2031 at least 24 hours prior to the requested inspection time. Inspections called in less than 24 hours may incur an additional inspection penalty.