

# **MID-EAST OHIO BUILDING DEPARTMENT GENERAL PLAN APPROVAL CONDITIONS**

(For your information only, no need to return with application)

1. All work shall be in compliance with the latest editions of the Ohio Building Code and current amendments.
2. The owner is responsible for zoning compliance and local building permits, if required, prior to construction.
3. Applicable State or Federal mandated permits shall be obtained prior to construction.
4. Storm water permit, if required, shall be obtained prior to construction.
5. A permit for plumbing shall be obtained, if required, from the Muskingum County Health Department, or other authority having jurisdiction, prior to construction.
6. Any change in plans or specifications must be authorized by the responsible design professional in writing and submitted for approval by the Mid-East Ohio Building Department.
7. Owners are required to comply with RC 3781.111, when applicable.
8. Equipment shall be installed as required by the terms of approval, in accordance with manufacturer's installation instructions, listings, and the Ohio Building Code.
9. Approval expires if work is not commenced within twelve months. One extension may be granted upon request - OBC 105.5. (Additional fee required)
10. All construction documents must be submitted in triplicate with this application.
11. All plans shall provide sufficient information and detail to determine full compliance with the Ohio Building Code (OBC), current edition.
12. Plot plans submitted with the construction documents must indicate distances to adjacent building and property lines.
13. Verify if any municipal, township, or county zoning applies to the proposed construction.
14. Kitchen and food service equipment must be approved by the local Health Department, if applicable.
15. An additional two sets of complete construction documents shall be submitted for plumbing approval to the Zanesville-Muskingum County Health Department or other appropriate agency before construction is started. These may be submitted through the Building Department. Projects in Guernsey or Perry Counties must be submitted directly to their Health Departments.
16. Compliance with municipal and township regulations are the responsibility of the applicant.
17. All electrical wiring and equipment shall be installed in accordance with the National Electric Code (NEC) and the Ohio Building Code (OBC) for the use group indicated and in effect as of the date of the plan approval.
18. Water supply and sewage disposal are regulated by the EPA or the local central system purveyor.
19. Construction documents must bear the seal of a registered design professional licensed to practice in Ohio.
20. This application does not include any exterior signs, awnings, or canopies associated with this project. These would require submittal of a sign application for plan approval, plans, and fees.

**SEPARATE PLAN APPROVALS ARE NEEDED FOR - BUT NOT LIMITED TO:**

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| <b>~Athletic field structures &amp; scoreboards</b> | <b>~Outside lighting</b>                                      |
| <b>~Fences over 6 feet high</b>                     | <b>~Retaining wall</b>  |
| <b>~Fire alarms</b>                                 | <b>~Signs, awnings, canopies,<br/>and similar attachments</b> |
| <b>~Kitchen hood fire suppression</b>               | <b>~Underground fire suppression</b>                          |
| <b>~Low voltage wiring</b>                          |   |

- ◇ IT IS THE DUTY OF THE PLAN APPROVAL HOLDER TO NOTIFY THE BUILDING DEPARTMENT FOR INSPECTIONS. (A 24-HOUR NOTICE IS PREFERRED).**
  
- ◇ APPROVED PLANS MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES UNTIL FINAL INSPECTIONS HAVE BEEN MADE.**
  
- ◇ A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED, OR BUILDING SHALL NOT BE OCCUPIED, UNTIL FEES ARE PAID AND FINAL INSPECTIONS HAVE BEEN MADE.**