

DIVISION OF BUILDING

INSTRUCTIONS FOR OBC PERMIT PLAN REVIEW APPLICATION FOR PLAN APPROVAL

READ THE FOLLOWING INSTRUCTIONS BEFORE COMPLETING THIS APPLICATION

Section 106–Construction documents when submitted to the building official for review, shall be in triplicate and shall include the following:

1. An index of drawings located on the first sheet which shall include all occupancy classification(s), type(s) of construction, area in gross square feet for each level, and the maximum design occupant load.
2. A site plan showing street location and the location of the proposed building and all existing buildings on the site: including setback and side yard dimensions, distances between all buildings and lot lines, and types and sizes of all utility lines.
3. Floor plans including plans of full or partial basements or cellars and full or partial attics and penthouses. Floor plans must show all relevant information, such as door swings, stairs and ramps, windows, shafts, etc., and must be sufficiently dimensioned to describe all relevant space sizes. Wall materials must be described by crosshatching (with explanatory key), by notation or by other clearly understandable means, i.e. “auditorium” may not be identified as “meeting room” if its size and function dictates that it is an auditorium. The documents shall indicate the number of occupants to be accommodated on every floor, and in all rooms and spaces.
4. All elevations necessary to completely describe the exterior wall envelope of the building including floor-to-floor dimensions to determine compliance with this code.
5. Cross sections, wall sections, and detail sections to scale as may be required to describe the general building construction, including wall, ceiling, floor and roof materials and construction, and details which may be necessary to describe typical connections, etc.
6. Complete structural description of the building on the above drawings or on separate drawings including size and location of all principle structural elements and a table of live loads used in the design of the building and computations, stress diagrams and other data sufficient to fully describe the structural system.
7. Complete description of the mechanical and electrical systems of the building on the above drawings or on separate drawings, including plumbing schematics and principle plumbing, heating, ventilation and air conditioning duct and piping layouts, and lighting and power equipment layouts.
8. Additional graphic or text information as may be reasonably required by the building official to allow him to review special or extraordinary construction methods or equipment.
9. Construction documents shall bear the seal of a registered design professional pursuant to Chapter 3791.04 of the Ohio Revised Code.

10. The owner of a commercial or industrial property shall be registered to perform the work himself.
11. No owner shall proceed with the construction, erection, alteration, or installation of equipment of any building until construction documents and/or specifications have been approved. No construction documents shall be approved unless the building represented thereby would, if constructed, repaired, or equipped according to the same, comply with provisions of Chapters 3781 and 3791 of the Ohio Revised Code and the rules of the Board.
12. Alterations or Repairs: Alterations or repairs may be made to any structure without requiring the existing structure to comply with all the requirements of this code provided the alteration or repair conforms to that required of a new structure. However, if the structure is increased in floor area or number of stories, the entire structure shall be made to conform with the requirements of OBC in respect to means of egress, fire protection, light and ventilation. (4101:1-34 Chapter 34 OBC)

NOTE: If you have any questions regarding the directions listed above, please call/write to:

City of Fairview Park
Division of Building
20777 Lorain Rd.
Fairview Park OH 44126-2018

Phone: (440) 356-4405
FAX: (440) 356-4404

CITY OF FAIRVIEW PARK
20777 LORAIN RD.
FAIRVIEW PARK OH 44126

APPLICATION FOR CERTIFICATE OF OBC PLAN APPROVAL

SUBMIT ONE APPLICATION FOR EACH BUILDING OR STRUCTURE.

1. Owner's Name: _____ 2. Contractor: _____
Name of Firm: _____ Street Address: _____
Street Address: _____ City/State/Zip: _____
City/State/Zip: _____ Registration No: _____
Telephone No: _____ Telephone No: _____

3. Plans Prepared By: _____ 4. Author of Plans: _____
Ohio Reg. Architect No. _____ Street Address: _____
Ohio Professional Engineer No. _____ City/State/Zip: _____
Other: _____ Telephone No. _____

5. Exact Location of Project: _____
Sublot No. _____ Parcel No. _____
Type of Building (Store, Restaurant, Church, etc.): _____
Describe Exact Use of Building. BE PRECISE: _____

6. Nature of Construction (Check One):
NEW: _____ ADDITION: _____ ALTERATION: _____ CHANGE OF OCCUPANCY: _____

COMPLETE ITEMS 1 – 13 FOR EACH BUILDING OR STRUCTURE. IF THE PROJECT IS AN ADDITION, ALTERATION, OR CHAPTER 34, PROVIDE THE SUPPLEMENTARY INFORMATION REQUESTED BELOW FOR THE EXISTING BUILDING. SUBMIT DRAWINGS AND DETAILS OF EXISTING BUILDING ALONG WITH NEW DRAWINGS AND THE BUILDING EVALUATION.

(A) Area-Square Feet (B) Walls: ___ Masonry ___ Wood Frame ___ Metal ___ Other (specify) _____
Basement _____ (C) Roof: ___ Wood Frame ___ All Metal ___ Concrete ___ Timber ___ Other _____
1st Floor _____
2nd Floor _____ (D) Floors: ___ Wood on ___ Concrete on ___ Reinforced ___ Slab on _____
3rd Floor _____ Wood Joists ___ Steel Joists ___ Concrete ___ Grade ___ Other _____
Other Floors _____ (E) Ceilings: ___ Exposed ___ Joists ___ Drywall on ___ Fire Rated Dry ___ Rating in _____
Steel ___ Wood ___ Joists ___ Wall or Tile ___ Hours _____
Show any fire walls, their thickness, openings, and UL rating _____
Does addition block exits from present building? If so, how? _____
Comments and/or other explanations: _____

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7. Type of Construction of New Work (Chapter 6, Table 601, OBC):

1-A___ 2-A___ 3-A___ 4___ 5-A___
1-B___ 2-B___ 3-B___ 5-B___

8. A. Use Group Classification (Chapter 3, OBC):

Assembly: A-1___ A-2___ Institutional: I1___ I2___ I3___ I4___
(Sec. 303.) (Sec. 308.)

A-3___ A-4___ A-5___ Mercantile: M___
(Sec. 309.)

Business: B___ Residential: R1___ R2___ R3___ R4___
(Sec. 304.)

Educational: E___

Factory & Industrial: F1___ F2___ Storage: S1___ S2___
(Sec. 306.) (306.2) (306.3) (Sec. 311) (311.2) (311.3)

High Hazard: H___ Utility & Misc.: U___
(Sec. 307.) (Sec. 312.)

B. If building is Use Group S, what is the nature of materials to be stored?

Combustible___ Noncombustible___

C. If building is Use Group R1, R2, R3, R4, specify the number of apartments or units:

D. If building is use Group I-2, specify number of beds: _____

9. Maximum Occupancy Load (table 1003.2.2.2 OBC)

10. Enter dimensions and square footage of **New Work**:

- A. Basement: _____
- B. First Floor: _____
- C. 2,3,4,5,6 (Circle): _____
- D. Additional Floors: _____
- E. Total Square Footage (A + B + C + D): _____

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PLUMBING

(fill in quantities below)

___Closet ___Lavatory ___Tray ___Shower ___Boiler ___Fountain

___Bath Tub ___Sink ___Heater ___S. Sink ___Urinal ___Other

ELECTRICAL EQUIPMENT

(fill in quantities below)

___Outlets ___Fixtures ___Motors ___Generators ___Misc.

HEATING EQUIPMENT

Type of Equipment _____ No. of Units _____

Type of Fuel: ___Natural Gas ___L.P Gas ___Electric ___Misc.

No. of Supply Openings: _____ No. of Return Openings: _____

BELOW TO BE COMPLETED BY APPLICANT BEFORE A BUILDING PERMIT WILL BE ISSUED.

Contractor Category | Name of Contractor | Registration No.

MASONRY

CARPENTRY

PLUMBING

ELECTRICAL

HEATING & A/C

STEEL ERECTORS

EXCAVATORS

LANDSCAPERS

OTHER

\$ _____
Est. Cost of Construction

Permanent Parcel No.

Zoning

Applicant's Signature _____

Building Official's Signature _____

DO NOT WRITE BELOW THIS LINE

Approval contingent upon the following:

Code – O.B.C: Date: _____ Plan Examiner _____

Planning Commissioner: Date: _____ _____

Engineering: Date: _____ _____

Fire Dept.: Date: _____ _____