

## FAIRVIEW PARK BUILDING REGULATIONS FOR RESIDENTIAL CONSTRUCTION

All individuals/companies working in the City of Fairview Park must be registered. (i.e.: general contractors, sub-contractors, painters, movers of buildings, landscapers, tree surgeons, tree forestry, plasterers, masons, brick layers, roofers, pavers, plumbers, electricians, heating/air conditioning contractors, etc.)

### INSPECTIONS - Prior day notice for all inspections

- Building Permit** - Requires ten (10) calendar day posting period for plan approval
- Plumbing Code** - Ohio Plumbing Code—Latest Edition
- Electric** - Electrical Code—NEC Latest Edition
- Residential Building** - Residential Code of Ohio (One, Two & Three Family Dwelling)—Latest Edition
- Energy Code** - Paths for Compliance, 2009 IECC, RCO or OHBA per chapter 11 of the 2013 RCO
- Footer for detached garage** - 4” curb, 4” pad and minimum of 12” ratwall around entire perimeter including under overhead garage door for 600 sq. ft. or less. **Over 600 sq. ft. must have a footing below the frost line of 38”.**
- Waterproof & Water Control**
  - Footer Tile** -Clean outs to be installed on each side of basement, when building a new basement. On waterproofing, wall repair, footer tile replacement; a clean out shall be installed on each wall being worked on.
  - Wall Backfill** -Washed- Limestone/river rock to within 18” of grade
  - Filter Membrane** -Filter membrane shall be installed to separate stone fill & dirt covering excavation. Contractor shall call for inspection of membrane before dirt backfill.
  - Water Control** - Inside drain tile shall be glued. End cap will be perforated. Minimum concrete covering stone & tile will match existing floor thickness.
  - Wall Backfill** - Washed -Limestone/river rock to within 18” of grade
- Roofing** - Maximum two layers before complete tear off.
- Miscellaneous Permits** - Including **but not limited** to windows, siding/trim, roofing, decks, sheds, fences, water tanks, pools, remodeling, sprinkler system, paving, sidewalks, fireplaces, furnace, A/C, and recreational vehicle storage.

These items are a general reminder of some of the requirements for Contractors & Sub-contractors doing work in Fairview Park. **THE FOLLOWING INSPECTIONS ARE REQUIRED--CALL BEFORE COVERING.**

Lot line markers required  
Footing or Foundation Inspection  
Concrete slab or under floor inspection  
Frame inspection  
Lathe or Gypsum board if part of a fabricated or shear assembly  
Energy efficiency inspections  
Fire resistant penetrations  
Testing of residential building service equipment