

BROWN COUNTY BUILDING DEPARTMENT

**740 Mt. Orab Pike, Suite 2
Georgetown, Ohio 45121
(937) 378-4716 Fax: (937) 378-3017**

Office Hours: Monday – Friday, 7:30 A. M. to 4:00 P. M.

FEE SCHEDULE

Manufactured Home Installation – Based on Living Area Square Feet

Residential Construction, Additions & Garages – Based on Living Area Square Feet
(\$75.00 Plan Review/Processing Fee included)

0 – 500 sq. ft.	- \$200.00	2001 – 3000 sq. ft.	- \$450.00
501 – 1000 sq. ft.	- \$250.00	3001 – 4000 sq. ft.	- \$550.00
1001 – 2000 sq. ft.	- \$350.00	4001 sq. ft. and over	- \$600.00

Manufactured Home Installation Inspection Seal – \$100.00

Manufactured Home Electrical Inspection – \$100.00 per inspection

Subject to change with direction of the OMHC

Demolition of a residential dwelling – \$75.00

Re inspection/Additional inspection, submitted if inspection is disapproved, not accessible or additional inspection requested – \$50.00; \$100.00 per electric inspection

Plan Review, after 2nd review – \$50.00

Certificate of Occupancy (additional), after application is closed – \$10.00

Permit expiration/Refunds – Permit will expire if no work has started within 12 months of permit issuance. To re-activate permit, pay permit fee less \$75.00 plan review/processing fee. 100% refund less \$75.00 plan review/processing fee up to 6 months with no inspections performed

Building Code Book – Available online at www.iccsafe.org and www.omhc.ohio.gov

Copies – \$0.25 per sheet ***Fax*** – \$1.00 per transmission, maximum of 4 sheets

PERMITS REQUIRED AND PURPOSE FOR BUILDING DEPARTMENT

Administer a building code for one, two and three family dwellings in Brown County. Administer Ohio Manufactured Homes Commission, OMHC Regulations.

- One, two and three family dwellings
- Additions and attached garages to one, two and three family dwellings
- Detached garages exceeding 200 square feet of floor area
- Structural remodeling and demolitions of residential dwellings
- Installations of, additions, and attached garages to manufactured homes
- Installations of manufactured homes pursuant to the OMHC

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PERMIT CHECKLIST

1. Application filled out in full
2. Planning Commission - Brown County Subdivision approval
3. Soil and Water Conservation - Sediment and Erosion Control Plan
4. Health Department approval - On Site Septic/Plumbing Permits (*Manufactured And Residential Homes*)
5. Brown County Engineer approval - Driveway Curb Cut (Address)
6. Local Zoning Permit
7. Jurisdiction Flood Permit - Flood Zone Areas
8. Construction Documents, including Site Plan - *Residential Home*, (2) copies; *Manufactured Home*, (1) copy set-up/site plan

RESIDENTIAL CODE OF OHIO

FOR ONE-, TWO-, AND THREE-FAMILY DWELLINGS

Administration

1. Application and plans – Two sets of plans, Board of Health approval, Planning Commission approval, and fee submitted
2. Plan review
3. Building permit – Issued upon plan approval
4. Inspections – Requested twenty-four hours in advance

Technical Chapters

1. Structural and safety provisions

INSPECTIONS

Inspections – Manufactured home installation, requested 24 hours in advance

1. Foundation – Excavations and forms/stakes in place, before concrete is poured.
2. Under-floor and Anchorage – Under floor supports are in place and home is installed and permanently anchored.
3. Final – Grading and all installation complete; electric, plumbing, and septic approved and ready for occupancy.

Inspections – New homes and all additions, requested 24 hours in advance

1. Foundation – Excavations and forms/stakes in place, before concrete is poured.
2. Concrete Slab or Under-floor Inspection – After slab/under-floor reinforcing steel and building/ancillary service equipment, conduit, piping accessories are in place, but before any concrete is placed or floor sheathing/subfloor installed.
3. Framing/Mechanical – Building ready for drywall, rough heating in place, rough plumbing and electric inspections approved, all structural framing complete.
4. Fireplace (if applicable) – Before first flue liner is set on masonry fireplace and concealment of manufactured unit.
5. Final – Building complete with final electric, plumbing and septic approved. For demolition, all site and utilities are secure in a safe manner.