

BROWN COUNTY BUILDING DEPARTMENT

800 Mt. Orab Pike, Suite 111

Georgetown, Ohio 45121

(937) 378-4716

Email: building@browncountyohio.gov

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

FEE SCHEDULE EFFECTIVE: 1/1/19

Residential New Construction, Additions – Based on Living Area Square Feet

Residential Garages/Accessory Buildings – Based on Square Feet

(\$100.00 Plan Review/Processing Fee included)

	<u>New Construction & Alterations</u>	<u>Garages/Accessory Buildings over 200 Sq. Ft.</u>
0 – 500 square feet	\$250.00	\$200.00
501 – 1000 square feet	\$300.00	\$250.00
1001 – 2000 square feet	\$400.00	\$300.00
2001 – 3000 square feet	\$500.00	\$350.00
3001 – 4000 square feet	\$600.00	\$400.00
4001 square feet & over	\$650.00	\$450.00

Demolition of a residential dwelling – \$100.00

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

Plan Review, after 2nd review – \$75.00

Certificate of Occupancy (additional), after application is closed – \$20.00

Approval expiration/Refunds – Approval will expire if no work has started within 12 months of approval issuance. To re-activate approval, pay approval fee less \$100.00 plan review/processing fee. 100% refund less \$100.00 plan review/processing fee up to 6 months with no inspections performed.

Building Code Book – Available online at <https://com.ohio.gov/dico/bbs/>

APPROVALS 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

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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
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

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 plan approval – Issued upon plan approval
4. Inspections – Requested twenty-four hours in advance

Technical Chapters

1. Structural and safety provisions

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.