

Lima / Allen County Building Department

Residential Permitting & Inspection Guidelines

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Chief Building Official



Residential Permits

What Requires a Building Permit?

(All of the following pertains to new, replacement or alteration).

- Dwellings including modular, pre-manufactured homes, etc., and all additions.
- Garages (attached & detached) and additions.
- Pole barns and additions.
- Car ports.
- Storage, utility buildings, gazebos, picnic shelters, etc. (over 200 sq. ft.).
- Patio covers & enclosures.
- Any new roof structure or structural roof repair.
- Any new roof covering replacement, except normal repair or shingle replacement of not more than 25% of roof surface.
- Installation of any new siding or exterior wall covering.
- Any building repair or remodel involving the structural elements (bearing walls, headers, beams, girders, ceiling and floor joists, etc.) or when interior drywall is removed and replaced.
- Decks and porches attached to a dwelling, serving an exit, more than 200 sq. ft. in area, or more than 30" above grade at any point.
- Foundations replaced under an existing building, including any replacement or reinforcement of basement walls.
- Stairs with 4 or more risers (interior or exterior).
- Fences over 6' in height.
- Permanently installed fuel burning heating stoves (wood, gas, pellets, corn, etc.).
- Fireplaces and chimneys.

Exceptions: No permit required for one-story detached accessory structures constructed for tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.

What Requires an Electrical Permit?

(All of the following pertains to new or replacement).

- Electric services.
- Temporary electric services
- Services that have been disconnected because of fire or other reasons, such as meter pulled by power company.
- Additional circuits or any replacement wiring.
- Extension of existing circuits
- Spas, hot tubs and saunas.
- Swimming pools (in ground & above ground permanently installed pools).
- Generators

What Requires a Heating and Air conditioning Permit?

(All of the following pertains to new or replacement).

- Furnaces and boilers.
- Central air conditioning.
- Any alteration or modification to HVAC system involving installation, addition or alteration of ductwork

Exception: No permit is required for replacement of furnace or central air conditioning unit (same for same) unless new ducts are added or altered.

If your project is not on this list, and you are not sure if you need a permit, call or visit the Lima/Allen County Building Department office, at 50 Town Square, Lima, Ohio.
Ph: (419) 998-5541 Monday – Friday 8 a.m. – 5 p.m.

RESIDENTIAL INSPECTION GUIDE

LIMA/ALLEN COUNTY BUILDING DEPARTMENT

Inspection must be requested made at least one (1) day in advance. When scheduling an inspection, be prepared to give the address, city, permit number and type of inspection(s) needed. To obtain a time for the inspection, call the morning of the inspection between 7:30 and 8:30 A.M., you will be given a time within a 1 hour range. The approved permit drawings must be on the job site for ALL inspections.

IMPORTANT: PLEASE READ ALL PLAN REVIEW NOTES ON YOUR APPROVED PLANS BEFORE STARTING WORK.

1. FOOTING INSPECTION

- After all footing forms, grade stakes, required reinforcing steel and required grounding electrode connections are made prior to pouring concrete.

2. FOUNDATION INSPECTION

- After forms are completed and required reinforcing steel is in place prior to pouring concrete. A foundation inspection is not required for slab on grade or crawlspace construction.

3. BACKFILL INSPECTION

- After foundation walls are waterproofed and drain tiles are installed. A backfill inspection is not required for slab on grade or crawlspace construction.

4. CRAWLSPACE INSPECTION

- After piers, beams, and joists are installed prior to installing floor sheathing.

5. SLAB INSPECTION

- After vapor barrier, perimeter insulation, all under slab HV AC ductwork, and all required reinforcing steel is in place. Rough plumbing must be approved prior to slab inspection.
- Inspection of under slab electrical conduits and raceways must be completed before covering.

6. ROUGH GAS PIPING INSPECTION

- After all permanent gas piping is installed and test pressure has been obtained with an approved pressure gauge (Kuhlman, etc.)

7. ROUGH ELECTRIC INSPECTION

- Temporary pole: After meter socket, weatherproof equipment GFCI receptacle(s) with in-use cover, and approved grounding connection are installed. Ground rods and grounding connections must be Visible.
- Trench: After all underground raceways, direct burial conductors, and warning ribbons are installed to proper depths and before covering.
- Service: After trench is backfilled and meter socket, main equipment, GFCI receptacle(s), and approved grounding connections are installed. Ground rods and grounding connections must be visible.
- Building wiring: After raceways and/or cables are installed and properly secured, rough boxes are set, and grounding system conductors are secured and bonded.

8. ROUGH HVAC INSPECTION

- After duct system is installed and all combustion air, venting, bathroom and dryer exhaust ducts are installed. Manufacturer's installation instructions and specific details on venting must be on job site at the time of inspection

9. ROUGH FRAMING INSPECTION

- After all rough electrical, plumbing, gas piping, and HV AC inspections have been approved.
- After framing is complete but prior to installing insulation.

10. INSULATION INSPECTION

- After all required insulation and fire blocking; fire stopping is completed and all outstanding items from previous inspections have been addressed.

11. FIREPLACE INSPECTION

- Masonry Rough: After firebox is constructed, damper is in place, and after the first flue liner is installed.
- Factory built: Must be installed and ready for inspection at time of the framing inspection. Manufacturer's installation instructions must be on site at time of inspection.
- Masonry Final: After chimney is topped-off and the hearth extension is completed. May be inspected at the same time as the final building inspection.

12. FINAL ELECTRICAL INSPECTION

- After all electrical devices and luminaries are installed and operational.

13. FINAL HVAC INSPECTION

- After final electric inspection has been approved.
- After all equipment is operational.
- May be inspected with the final building inspection but you must request the HVAC inspection to be performed at same time.

14. FINAL BUILDING INSPECTION

- After electrical, HV AC, and plumbing inspections have been approved. HVAC and Building final inspections can be performed at the same time upon request.

15. CERTIFICATE OF OCCUPANCY

- A Certificate of Occupancy or a Temporary Certificate of Occupancy must be issued before the structure may be occupied.