



CITY OF PARMA HEIGHTS
DEPARTMENT OF PUBLIC SERVICE

APPLICATION FOR GARAGE PERMIT

Property Information	
1. Location of the Property	
2. Parcel Number	

Property Owner Information	
3. Property Owner Name	
4. Property Owner Address	
5. Property Owner Number	
6. Property Owner Email	

Contractor Information	
7. Name/Firm	
8. Address	
9. Number	
10. Email	

*

Permit Type			
Type	Size	Height	Estimated Value \$
<input type="checkbox"/> Garage	_____ x _____		

11. Describe briefly your request



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APPLICATION FOR GARAGE PERMIT

Requirements

- Two complete detailed Site Plan/Drawing of proposed building (scale 1/2"-1")
- Plot Plan showing distance of this building from main building; each sideline, rear line, all existing buildings on adjacent lots.
- Downspouts must be tied into storm sewer
- Electrical permit required for all electrical work. (Separate electrical permit application must be submitted)

Applicant's Initials

Existing main building:

- | | | |
|--|-----------------------------------|--|
| <input type="checkbox"/> Separate from | <input type="checkbox"/> Attached | <input type="checkbox"/> Attached thru Breezeway |
|--|-----------------------------------|--|

Framing on

- 16" centers
- 24" centers

Footings

- Concrete
- _____

Foundation

- Block
- _____

Slab

- Concrete
- _____

Exterior Wall

- Wood
- Brick

Roof

- Wood
- _____

Roofing

- Asphalt Shingle
- _____

Roof Style

- Gable
- _____

Interior walls and ceiling fireproofed?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

If attached, connecting door is?

- | | |
|-------------------------------------|--------------------------------|
| <input type="checkbox"/> Solid wood | <input type="checkbox"/> Metal |
|-------------------------------------|--------------------------------|

Are there rooms above the garage?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

How many? _____



CITY OF PARMA HEIGHTS
DEPARTMENT OF PUBLIC SERVICE
BUILDING

APPLICATION FOR GARAGE PERMIT

Application Fees

12. All appropriate fees and plans shall be submitted with application. Fees are not refundable. Any alteration to the original proposal will, at the discretion of the Director of Public Service, be considered a new proposal and will be charged accordingly.

Re-Inspection Fee: A fee of fifty dollars (\$50.00) shall be charged for each additional re-inspection.

Plan Changes: An additional fee of 50% of the original permit

Work Without Permit: The permit(s) cost shall be doubled for work begun or completed without obtaining a permit.

Applicant's Initials

Acknowledgement & Signature

Application is hereby made for permit to do work as described. The acceptance of the permit herein applied shall constitute an agreement on the part of the undersigned to abide by all the conditions therein contained; and to comply with all ordinance of the City of Parma Heights and the laws of the State of Ohio relating to work to be done thereunder and said agreement is a condition of said permit.

It is the applicant's responsibility to review and comply with all mandates of the Parma Heights Codified Ordinances relative to this application request. Parma Heights Codified Ordinances can be found on the City's website at www.parmaheightsoh.gov.

All inspections needed will be listed on the permit. All inspections must be scheduled at least 24 hours in advance. Permit number required to schedule inspections.

Applicant Name (print):

Signature of Applicant:

Date

Office Use Only

Permit Number	
Permit Fee	
Permit Date	
Building Code	
Tax 1%	

Official Use Only

Empty box for official use only.

CITY OF PARMA HEIGHTS

Code Requirements for Detached Garages

*2017 Residential Code of Ohio

STUDS & RAFTERS

Shall have a spacing of not more than 16" o.c.

RAFTER TIES

If rafter ties are used, they are to be 2 x 4 @ 48" o.c. attached with screws or bolted.

EGRESS DOOR

Every detached garage shall be provided with an egress door. Minimum size to be 2'x6" wide, 6'x8" high and 1-3/8" thick. Door shall have a lock which is always openable from the inside without a use of a key. All hardware shall be noncorrosive metal.

FLOOR AREA

Private garages required for each 1,2, & 3 family & townhouse dwelling unit shall have maximum of 750 sq. ft. The floor area for garages shall be measured from the exterior face of the enclosing walls at ground floor level. If exterior drain is used, floor should be pitched out and exterior drain must be tied into storm sewer. If interior drain is used it needs to be tied into sanitary sewer.

GUTTERS & DOWNSPOUTS All garages shall have gutters and downspouts and must be tied into existing storm sewer.

HEIGHT

No garage shall be over fifteen feet (15') high.

DEPTH

No garage shall be over 30 feet (30') in depth in a rear area.

REAR YARD LINE

Detached garages shall not be nearer than three feet (3') to its respective rear lot line.

SIDE LINE

Detached garage shall not be any closer than three feet (3') to the side line. In addition, no garage shall be closer than ten feet (10') to any other structure.

WOOD FRAME CONSTRUCTION (600 sq. ft. or less)*

Bottom of footings of frame garages 600 sq. ft or less shall not be less than 12" below finished grade, and 12" wide, 1/2" anchor bolts and washer, within 12" of corners with maximum spacing 6ft. o.c., minimum of two bolts per sill piece. Minimum of 7" embedment.

WOOD FRAME CONSTRUCTION (601 sq. ft. and over)*

Trench footing 42" below grade, 12" wide minimum.

**MASONRY
CONSTRUCTION**

Footer 42" below grade, 12" wide minimum.

GARAGE PAD

4" thick, 3,500 PSI concrete with 6 x 6, 1.4 x 1.4 welded wire mesh on 4" of porous fill.

CURBING

Curbing on garage pads will be minimum of 6" in width and 4" high.

**SIDE LINE
(main structure)**

Whenever the garage is detached from the main structure, there shall be a minimum width of nine feet (9') between home and side line of the driveway side of lot.

CORNER LOTS

Located to any adjoining lot

Side Line	Three Feet (3')
Rear Line	Three Feet (3')
Street Line	Within twenty feet (20') of any street line. In addition, no garage shall be any closer than ten feet (10') to any other structure located on any other adjoining lot irrespective of lot lines.

REQUIRED INSPECTIONS:

1. Footer inspection before pouring concrete.
2. Foundation, slab and drains before back-filling.
3. All framing (rough, final)
4. Electric (rough, final)
5. Plumbing (rough, final)
6. All final inspections.

PLANS

1. All applications to be filled out and submitted.
2. Submit 3 sets of plans including the plot plan.

1. Garage floor slab shall have a minimum compressive strength of 3,500 pounds per square foot with 5 to 7 percent air entrainment. Reinforced with 6 x 6 1.4 x 1.4 welded wire mesh (RCO Table R402.2).
2. Curb 6" wide x 4" high.
3. Anchors ½" diameter bolt, washer and nut 6' – o" on center, within 12" of corners, a minimum of two anchors per sill piece. Minimum embedment of 7". (Foundation anchor straps equivalent to the bolts may be used) (RCO 403.1.6).
4. Sole Plate: Treated to protect against decay per AWP (RCO 317).
5. Studs 2 x 4 @ 16" o.c. (RCO 602).
6. Jack Studs (RCO Figure R602.7.5).
7. Header (RCO Table R602.7).
8. Top Plate: Double top plate, splices offset by 24" minimum, and lapped at corners (RCOR602.3.2).
9. Wall Bracing: 1 x 4 let in, metal strap, or wall sheathing (RCO R602).
10. Ceiling rafter: Per RCO Table R802.4(1) thru R802.4(2) minimum 2 x 6.
11. Rafters: Per RCO Table R802.4.1.
12. Roof Sheathing: Minimum thickness 5/8" (RCO R803).
13. Roofing: Shingles and underlayment (RCO Chapter 9).
14. Siding: (RCO R703).
15. Gutters & Downspouts: Gutters and downspouts and required and are to be tied into the storm drain unless no drain is available, subject to approval of the Building Department.