

Project Type	OBBS	Permit Required	Zoning Review	Plan Review	Engineering Review*	Site Plan	Drawings	Manufacturer Info**	Contractor Registration
Addition (plans required) #	√	X	X	X	X	X	X	X	X
Alteration (plans required) #	√	X		X			X	X	X
New Home (plans required) #	√	X	X	X	X	X	X	X	X
Demolition (whole building) #	√	X							X
Electrical (replacement in kind/repair)	√	X						X	X
Electrical (new home, renov, addition) w/ plans	√	X		X			X	X	X
HVAC (replacement in kind, repair)	√	X						X	X
HVAC (new home, renov, addition) w/ plans	√	X		X			X	X	X
Plumbing (replacement in kind, repair)	√	X						X	X
Plumbing (new home, renov, addition) w/ plans	√	X		X			X	X	X
Dampproofing/Waterproofing	√	X				X		X	X
Generator/Solar #	√	X	X	X		X	X	X	X
Roofing, siding, windows, ext solid doors	√	X						X	X
Fences (≤ 6 ft. high)		X	X			X			X
Sidewalk (replacement only)		X	X			X			X
Driveway		X	X			X			X
Apron		X	X			X			X
Deck (other than a front porch)	√	X	X	X		X	X		X
Deck/Patio (front porch)	√	X	X	X		X	X		X
Fireplace (all) #	√	X		X (masonry)			X (masonry)	X	X
Foundation/Basement Walls (replace, repair)	√	X		X		X	X		X
Garage (attached, detached) #	√	X	X	X		X	X		X
POD		X	X						
Swimming Pool (above ground) # (OBBS-mechanicals only √)		X	X	X		X		X	X
Swimming Pool (in ground) # (OBBS-mechanicals only √)		X	X	X	X	X	X	X	X
Shed (≤ 200 sq ft)		X	X			X	X		X
Shed (> 200 sq ft)		X	X	X		X	X		X
Grading (submit to Engineering)		X			X	X			X
Satellite Dish, Antennas, Cell Tower Equipment		X		X		X	X	X	X

RED - indicates o.k. to issue to contractors (only) - with no plan review.

project may require more than one permit.

* subject to City Engineering review.

** Required to be on job for Inspector review.

* Engineering and/or Planning review may be required for designated projects over 200 sq ft or attached to a house.

** Manufacturer's installation instructions are required to be on the job site for all installed equipment, **if applicable.**

RESIDENTIAL PROJECTS & REQUIREMENTS

This matrix is provided as a resource; however, it should not be construed to overrule specific requirements depending on your project details. Please inquire within the Building Department staff about your project to determine if any additional information is needed.

Important Notes

- 1) Building plan review fees and permit fees are due at the time of application.
- 2) Zoning reviews are initiated after a building, zoning or engineering permit is applied. Failed zoning reviews will result in a rejection letter; after which, an appeal or variance can be applied to the Board of Zoning Appeals.
- 3) Inspections are required for all projects. See the Inspection Checklist provided with approval. The homeowner is ultimately responsible for permits and inspections. Contractors and homeowners can contact the Building Department a minimum of 24-hours in advance of inspections.

Projects Not Requiring A Permit

- 1) Roofing repair/replacement in kind (< 100 sq ft).
- 2) Driveway repair/replacement in kind (<100 sq ft).
- 3) Kitchen cabinets replacement in kind. NOTE: removal of drywall on an exterior wall shall require a building permit before replacement (> 100 sq ft).
- 4) Carpeting.
- 5) Tile floors. NOTE: electrical floor heating or hydronic piping under tile requires an electrical or plumbing permit, respectively.
- 6) Wall treatments including painting.
- 7) Replacement of interior doors or storm doors.
- 8) Minor electrical work (i.e. receptacle (duplex) or light fixture change-out)(arc-fault and gfci requirements shall apply).
- 9) Swing sets.
- 10) Exterior painting.

City of North Olmsted
5200 Dover Center Rd.
North Olmsted, Ohio 44070
Inspections: 440-777-8000 (call 8:00 am - 4:30 pm)

updated 09-12-2024

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