



The City of

Alliance

"The Carnation City"

Ohio 44601-2415

504 E. Main Street

Dept. of Engineering, Building & Zoning

Phone: (330) 823-5122

Email: Eng.bld.zon@allianceoh.gov

ZONING APPLICATION

Date: _____ Site Address: _____ Job Estimate: _____

Property Owner's Name: _____ Phone Number: _____

Mailing Address _____ City _____ State _____ Zip _____

Contact Person's Email _____

Contractor/Applicant: _____ Phone Number: _____

Mailing Address _____ City _____ State _____ Zip _____

Contact Person's Email _____

PLEASE CHOOSE TYPE OF ZONING PERMIT APPLYING FOR:
(please note, projects below may require more than one City permit)

By signing, the applicant is consenting to the City's entry onto the property for inspection purposes. The applicant certifies that all information and attachments are true and correct. Any costs associated with engineering or site inspections of your project will be the applicant's responsibility, if incurred. The property owner is responsible for determining all property boundaries. Therefore, for your protection, a pin survey is strongly recommended prior to submitting this application.

\$35.00 Application Fee	\$50.00 Application Fee	\$100.00 Application Fee
<input type="checkbox"/> Deck/Porch <input type="checkbox"/> Fence Height _____ <input type="checkbox"/> Pool Above ____ Inground ____ <input type="checkbox"/> Patio <input type="checkbox"/> Accessory Building (Up to 200 sqft)	<input type="checkbox"/> New Residence (per unit) <input type="checkbox"/> Addition <input type="checkbox"/> Garage (Exceeding 200 sqft) <input type="checkbox"/> Other _____	<input type="checkbox"/> Commercial Business Development <input type="checkbox"/> Tenant Change (Existing Building) <i>Describe Business in Comments Below</i> <hr/> \$65.00 Application Fee <input type="checkbox"/> Residential Home Occupation
Land Use Description (be specific): _____ _____ _____		
Detailed Business Description (be specific): _____ _____ _____		

Submit a Site Plan Drawing Indicating the Following

- | | |
|--|--|
| 1. Name, address & phone number of applicant | 6. Location, length, width & height of structure(s) |
| 2. Address & lot number of site to be developed | 7. Existing easements on site, if known |
| 3. Dimensions of lot including a "North" arrow | 8. Dimensions of existing buildings & proposed project |
| 4. Front, side and rear yard setbacks of project (how far off property line will structure be located) | |

Applicant Signature _____ Date _____

OFFICE USE ONLY:	Parcel # _____	Zoning District _____	Easements _____
Approved _____	Denied _____	Zoning Inspector _____	Date _____



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RESIDENTIAL PLAN REVIEW APPLICATION

DATE: _____ SITE ADDRESS: _____ JOB ESTIMATE: _____

Property Owner's Name: _____ Phone Number: _____

Mailing Address _____ City _____ State _____ Zip _____

Contact Person's Email _____

Designer/Contractor: _____ Phone Number: _____

Mailing Address _____ City _____ State _____ Zip _____

Contact Person's Email _____

PLEASE SEE THE ATTACHED REQUIREMENTS FOR SUBMITTALS

Type Of Plan Review	If Applicable:	Submittal Package to Include:
<input type="checkbox"/> New Residence (per unit)	1-2 or 3-Family Unit _____	1. Two sets of drawings (see attached requirements) 2. This completed form 3. If new home or addition, Energy Code Calculations (complete form) 4. If applicable, address request and sewer tap forms Note: For new homes, it is the owner/contractor's responsibility to contact the Water Billing Dept. for water tap fees/permits. (330) 823-3126
<input type="checkbox"/> Addition	Height (in feet) _____	
<input type="checkbox"/> Garage (200 sqft & Over)	Number of Stories _____	
<input type="checkbox"/> Deck/Porch	Basement Yes / No	
<input type="checkbox"/> Other _____	Gross square foot _____ (Of item for review, including garage, if attached)	

Comments:

By signing, the applicant is consenting to the City's entry onto the property for inspection purposes. Any costs associated with engineering or site inspections of your project will be the applicant's responsibility, if incurred.

Applicant Signature _____ Date _____

OFFICE USE ONLY: Parcel # _____ Zoning District _____ Easements _____

Approved _____ Denied _____ Residential Building Official _____ Date _____



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REQUIREMENTS FOR RESIDENTIAL PLAN SUBMITTALS

- **2 Complete Sets of Plans**
 - Standard 8-1/2"x11" acceptable for accessory buildings, porches, decks, etc. provided they are legible
- **Plans shall be drawn to scale and of sufficient clarity to indicate nature and extent of proposed work**
- **Plans must conform to the City of Alliance's codes and ordinances and in accordance with the Residential Building Code of Ohio**
- **If substantial changes to the building are considered after plan approval, those changes must be submitted and approved prior to execution of work**
- **For proper review, all plans shall include the following:**
 - **Plot Plan:**
 - Builder, designer and owner's names with property address and parcel number
 - Dimensions of lot including a "North" arrow
 - Show all existing and proposed buildings on lot
 - Include locations and sizes of existing easements, driveways and sidewalks (if applicable)
 - Front, side and rear yard setbacks/elevations
 - Surface water drainage pattern
 - **Floor Plan:**
 - Include basement plans, if applicable
 - Include each level showing area, stairways, means of egress, door swings, windows and life safety protection (i.e. – smoke detectors and CO detectors)
 - Joists, beams, posts and studs including spans, sizes, spacing and species/grade of wood
 - Downspout and footer drain, including sump pump discharge locations
 - **Exterior Building Elevations**
 - **Cross/Wall Section And Detail Sections To Scale:**
 - Exterior walls with sizes including reinforcing, boarding, if required from footer through the roof coating. To include interior and exterior finishes
 - R-value of insulation and vapor barriers (Per RCO, an energy code compliance statement is required. See building packet for accepted methods)
 - Structural members, flooring/ceiling, roof rafters/trusses
 - Outside grade against walls (minimum and maximum)
 - **Foundation Plan:**
 - Footers, columns, beams, reinforcing, bonding, soils, design capacity, etc.
 - Lateral support for basement walls
 - Damp proofing or waterproofing method
 - Chimney foundations and other reinforcing
 - **Design Loads:**
 - Living areas – 30 PSF Live Load
 - Roof – 25 PSF Live Load
 - First Floor – 40 PSF Live Load
 - Snow Load – 20 PSF
 - **Minimum Room Sizes:**
 - Each habitable room must be at least 70 square feet
 - Kitchen area must be at least 50 square feet

- Each habitable room must be at least 7 feet wide
- Minimum height of habitable room is 7 feet 6 inches
- **Window Area:**
 - Each habitable room to contain at least 8% of its floor area in windows
 - One window in each bedroom must be a minimum of 20 inches wide and 24 inches high and a clear opening of 5.7 square feet
- **Stairways and Hallways:**
 - Landings must be a minimum 3 feet x 3 feet
 - Stairway and halls must be a minimum 3 feet wide
- **Attics:**
 - Show access and venting
- **Roofing**
 - Requires felt and ice guard
- **Mechanical and Electrical:**
 - Give description of systems
 - Include locations of smoke detectors and CO detectors
- **Attached Garages:**
 - Must be separated by 1/2 inch gypsum and a solid wood door. Floor must be lower than the house floor and slope to the overhead door.



The City of

Alliance, OHIO, 44601-2415

"The Carnation City"

504 EAST MAIN STREET

ENGINEERING, BUILDING & ZONING

PHONE (330) 823-5122
eng.bld.zon@allianceoh.gov

BUILDING & MECHANICAL INSPECTIONS:

Mon-Fri 7:00 am - 2:30 pm CALL (330) 823-5122

ELECTRICAL INSPECTIONS:

Tues + Thurs Only Early Evening CALL (330) 823-5122

HOUSES, ADDITIONS & GARAGES:

Footer

Foundation (Pre-Pour on Poured Walls) -

Waterproofing

Rough

Electrical to be completed prior to building & mechanical

Plumbing - Please call Alliance Health Dept for this inspection at (330) 821-7373

Framing & Mechanical at the same time...

After approval of electrical and plumbing

Insulation

Finals

Electrical to be completed prior to building & mechanical

Plumbing - Please call Alliance Health Dept for this inspection at (330) 821-7373

Framing & Mechanical at the same time...

After approval of electrical and plumbing

ROOFING/SIDING:

Ice Guard/House Wrap

Final

DECKS:

Post Holes

Framing (Only if sides will be covered and/or inspector cannot look during final)

Final

POLE BUILDINGS:

Post Holes

Before pouring concrete, show uplift on posts (can be nailed on and viewed at time of post hole inspection)

Rough & Final - Can be done together if no electricity or insulation are being installed

ENGINEERING INSPECTIONS:

Mon-Fri 8:30 am - 3:30 pm CALL (330) 823-5122 2

4 HOUR NOTICE REQUESTED

*Note: Inspections continuing after 4:00 pm will result in an additional charge of \$60.00 per hour.

*Inspections are to be done before covering any repairs. If work is backfilled without an inspection, the contractor will be required to uncover the repair at the contractor's expense.

Below is the website address to access the *Standard Construction Drawings and General Notes*. Please feel free to call our office with any questions.

<http://cityofalliance.com/483/Standard-Construction-Drawings-and-Gener>

SIDEWALKS AND DRIVE APRONS

SEWER TAPS

WATER, STORM, & SEWER LINE REPAIRS

STREET CUTS & CURB CUTS