



CITY OF AVON

Building Department

36600 Detroit Road ~ Avon, OH 44011 ~ Phone (440) 937-7811 ~ Fax (440) 937-7824 ~ www.cityofavon.com

DECKS

Zoning Review Fee: \$25.00

Building Permit Fees:

Base Fee \$60.00

(Additional fees may be assessed depending on scope of Project)

\$25.00 Occupancy Fee

(May be assessed to the Building Permit)

+1% OBBS Fee

Ordinance 1262.08

Check with Homeowners Association prior to submitting plans to the Building Department

- **Requirements for a Deck Permit:**

- ✓ Submit a complete Zoning Permit Application
 - Pay initial \$25.00 Zoning Review Fee
- ✓ Provide Site Plan, (TOPO), showing location of the deck project on property.
- ✓ Submit **complete** Building Permit Application and (2) sets of drawings.

- **For Decks:**

✓ **Provide two (2) copies of the DECK construction drawings with the following information:**

Decks

- Height of deck
- Floor joist size and spacing
- Post depth and spacing (*posts must be set at least 36" below grade*)
- Height of handrail and spacing of spindles
- Stair measurements
- A cut away drawing from bottom of the footer to the top of the railing

- Applicant will be contacted with approval and fees or rejection of project submittal after the Zoning & Building Reviews are complete.

- ✓ Applicant will either be alerted for pick-up permit **OR** submit missing information to the Building Department.

Fee: \$25.00 (Ord. No. 125-24)

Receipt # _____

By: _____



CITY OF AVON

Building Department

36600 Detroit Road · Avon, OH 44011 · Phone (440) 937-7811 · Fax (440) 937-7824 · www.cityofavon.com

Application for Zoning Permit ~ ZONING PERMIT PLAN REVIEW NUMBER _____

() Residential () Commercial () Industrial () Special Use () Variance

PROJECT DESCRIPTION / <i>The undersigned hereby applies for a permit to perform the following work:</i>		
<i>Total Square Footage (house /garage /other)</i>	<i>Construction Type:</i>	<i>Use Group:</i>
<i>Total Estimate Cost</i> \$		<i>(Note: This estimate will not affect cost of permit)</i>

PROPERTY INFORMATION / JOB SITE	
<i>Address:</i>	
<i>Permanent Parcel Number:</i>	<i>Zoning Classification:</i>
<i>Development Name, if applicable:</i>	

OWNER INFORMATION	CONTRACTOR INFORMATION
<i>Name:</i>	<i>Name:</i>
<i>Address:</i>	<i>Address:</i>
<i>City , State/ Zip Code:</i>	<i>City , State/ Zip Code:</i>
<i>Email:</i>	<i>Email:</i>
<i>Phone:</i>	<i>Phone:</i>

Signature of Applicant/Agent: _____ Date: _____

The above application for Zoning Permit has been reviewed for compliance with ACO Chapter 12, Planning & Zoning Codes

By _____
Jill Clements, Zoning Enforcement Officer

Date _____

By _____
Emily Hanson, C.B.O / Floodplain Administrator

Date _____

and was: () Approved () Denied () Referred to Zoning Board of Appeals () Other

ACO 1226.04 This Zoning Permit expires on _____ unless construction begun or an extension has been granted by the Zoning Enforcement Officer.

Description/Comments _____



CITY OF AVON

Building Department

36600 Detroit Road · Avon, OH 44011 · Phone (440) 937-7811 · Fax (440) 937-7824 · www.cityofavon.com

Date Received: _____

Plan Approval # _____

City Of Avon Application for Residential Plan Approval

PROJECT LOCATION: (RCO 107.2.2)

RCO 105.1 & 107.2

Street Address _____ Permanent Parcel # _____ S/L # _____

City _____ Zip Code _____ County _____

Is this project/building located in the flood plain?

___ Yes

___ No

Has the flood plain administrator been contacted for requirements?

___ Yes

___ No

SCOPE OF THE PROJECT: (RCO 107.2.1)

___ Building General ___ Raze ___ Electrical

___ Fence over 6' tall ___ Sprinkler System ___ Plumbing

___ Accessory Structure ___ Other : _____ ___ Mechanical

PROJECT DETAILS

Proposed Project Sq. Ft. _____

Garage Sq. Ft. _____

Basement Sq. Ft. _____

Estimated Cost for Project \$ _____

TYPE OF PROJECT:

___ New Building Construction ___ Alteration/Addition ___ Accessory Building

___ Repair/Maintain Replacement

___ Request Existing Bldg C of O

DESCRIPTION OF WORK:

BUILDING OWNER INFORMATION: (RCO 107.2.4) (Homeowner/Property Owner)

Name _____ Phone _____ E-Mail _____

Street Address _____ City _____ State _____ Zip _____

APPLICANT INFORMATION: (Owner or Owner's authorized agent) (RCO 107.2.4) (Contractor)

Applicant _____ Phone _____ E-Mail _____

Street Address _____ City _____ State _____ Zip _____

Signature Applicant/Agent: _____ Date _____

I hereby agree to the conditions of this Application for Building Permit and to comply with all Ordinances of the City of Avon, all Ordinance, and the Law of the State of Ohio, relating to work to be done there under.

APPROVED: _____

DATE _____

City of Avon Building Official

Permit Fee: \$ _____

OBBS 1% \$ _____

Occupancy Fee: \$ _____

Total Permit Fee \$ _____

NOTES:



CITY OF AVON

Building Department

36600 Detroit Road · Avon, OH 44011 · Phone (440) 937-7811 · Fax (440) 937-7824 · www.cityofavon.com

Non-Residential & New Residential Permit

Special Note Regarding Contractors and Sub-Contractors

A complete list of contractors and subcontractors that will work on the proposed project will need to be submitted on separate form as part of the permit application package.

Failure to complete *each* line of the new form with the subcontractors' names will be considered to be an incomplete application, resulting in a delay or denial of the permit. For instance, if the 'homeowner' is to perform the work, note the word 'homeowner' on that line. If the trade does not apply to the proposed project, write 'N/A'.

It is imperative to check with your subcontractors or the City to verify registration is valid for the current calendar year. The City will not issue a permit to unlicensed contractors. Work may not commence until a permit has been issued. For your convenience, contractor registration packets are available on the City of Avon's website (www.cityofavon.com) or by contacting the building department.

Should you have any question(s) please contact the City of Avon Building for more information at (440) 937-7811.



CITY OF AVON

Building Department

36600 Detroit Road · Avon, OH 44011 · Phone (440) 937-7811 · Fax (440) 937-7824 · www.cityofavon.com

Address of proposed project _____

Street Number

Street Name

Sub Lot Number

Description of proposed project: _____

Example: Single family dwelling, deck, shed, patio, driveway

I do hereby understand that contractors & subcontractors whose work requires a permit are required to be bonded and insured and have a valid certificate of registration issued by the City of Avon for any project. I further understand that all general contractors, contractors and/or sub contractors that work on this project are required to be registered with the Regional Income Tax Agency prior to the issuance of any construction permits regardless of the project value.

Use of unregistered or unlicensed contractors or subcontractors may result in work stoppage, court citation or both.

Below are all of the subcontractors' that will work on this project:

TRADE	CONTACT	CONTRACTOR COMPANY NAME	EMAIL	PHONE NUMBER
GENERAL				
EXCAVATOR				
FOUNDATION				
WATERPROOFING				
ELECTRICAL				
PLUMBING				
FRAMING				
FINISHED FRAMING				
INSULATION				
DRYWALL				
ROOFING				
SIDING				
HVAC				
CONCRETE				
MASONRY				
LANDSCAPING				
FLOORING				
GARAGE DOORS				
PAINTING				
SECURITY				
OTHER				

****Whoever secures the permit for the above captioned project is also responsible in notifying the Building Department of any changes in contractor information as submitted above.***

Applicant's name printed: _____

Date: _____

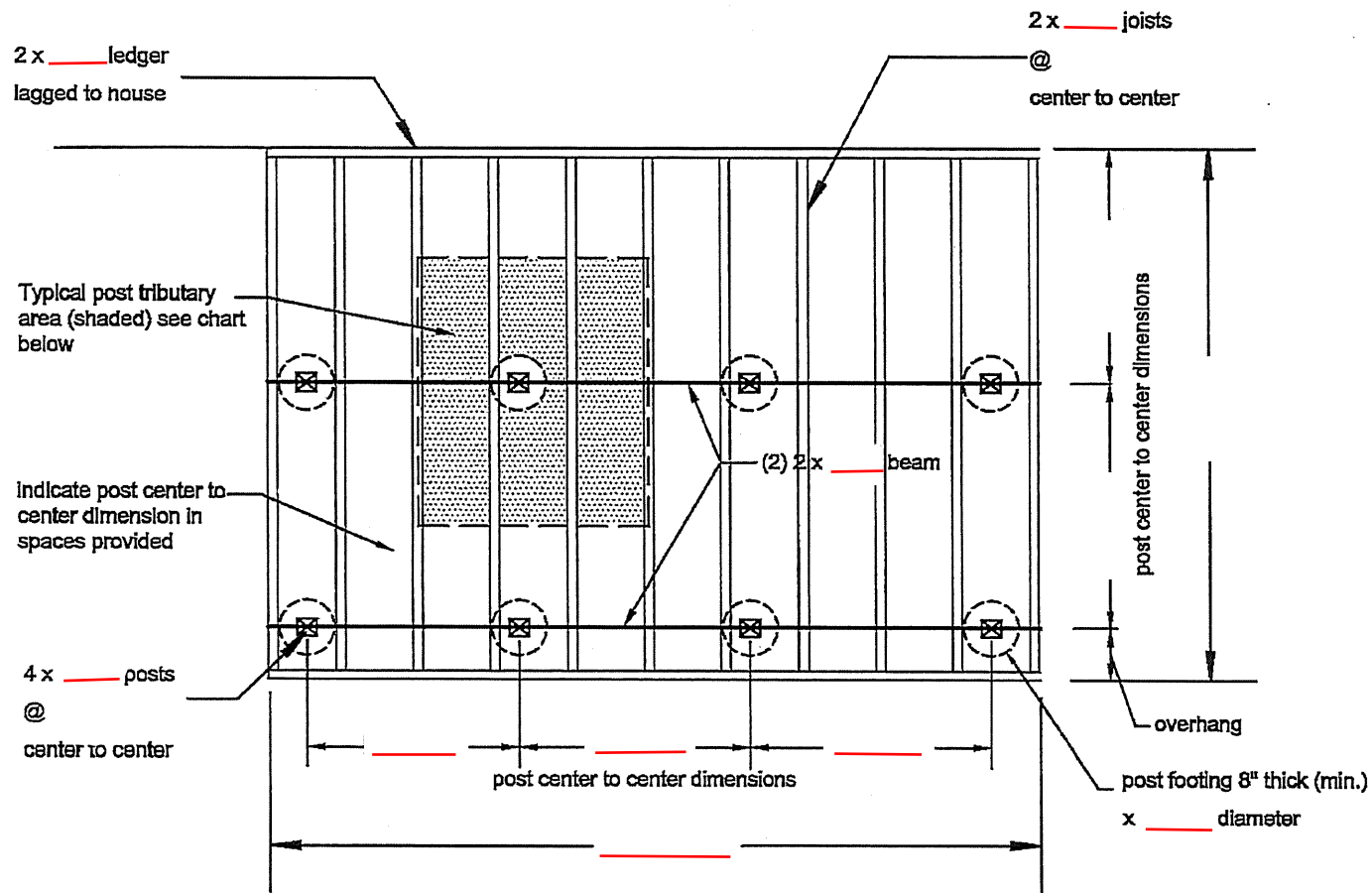
Signature: _____

Avon, Ohio Code of Ordinances

1262.08 ACCESSORY USE REGULATIONS.

(c) Minimum Yard Requirements for Accessory Structures. All accessory structures, other than accessory buildings regulated in division (a) and (b) of this section shall be located as set forth in Schedule 1262.08(c), provided that such accessory structure complies with all other accessory use regulations set forth in this section.

Schedule 1262.08(c) <u>MINIMUM YARD REQUIREMENTS FOR ACCESSORY STRUCTURES</u>				
Use	<u>Yard in Which Structure Is Permitted</u>	<u>Setback from Lot Line:</u>		
		<u>Side</u>	<u>Rear</u>	<u>Front</u>
(1) Unenclosed entrance, deck or patio ^(a)	Front, Side, Rear	5 feet	5 feet	50 feet
(2) Supplemental paved area for parking or outdoor storage of vehicles ^(b)	Front, Side, Rear	5 feet ^(d)	5 feet	20 feet ^(g)
(3) Driveway ^(c) , sidewalk	Front, Side, Rear	5 feet	5 feet	0 feet
(4) Swimming pools	Side, Rear	10 feet	10 feet	
(5) Basketball hoops (poles/backboards)	Front, Side, Rear	0 feet	0 feet	12 ^{no} feet
(6) Outdoor recreational equipment	Side, Rear	10 feet	10 feet	
(7) Ice rinks	Side, Rear	10 feet	10 feet	
(8) Fences, walls	Front, Side, Rear	0 feet	0 feet	0 feet
<u>Notes to Schedule 1262.08(c).</u> (a) Including but not limited to, stairs, ramps, platforms, landings, porches and patios, not extending above the first floor. Any entrance feature designed specifically to aid and assist the handicapped, as defined in Chapter 1222, shall be excluded from the requirements of this Section. (b) See also Section 1292.19. (c) In cases of side-load garages, the setback from the adjoining property line facing the garage shall be two feet. (d) Setback from adjoining property line in the area between the front lot line and the building line shall be two feet. (e) Except for basketball hoops, poles and backboards as set forth in Subsection (5). (f) Or half the distance between the legally established front yard building line and the right-of-way, whichever is greater. (g) Ten feet for houses set back less than 40 feet from right-of-way.				



TYPICAL DECK PLAN

Minimum Post Footing Size	
Tributary Area	Footing Diameter
20	12"
40	14"
60	16"
80	18"
100	20"
120	22"

NOTE: Tributary Area = load bearing area attributed to each post.
1/2 distance between posts or dwelling each direction surrounding post - see shaded area above.

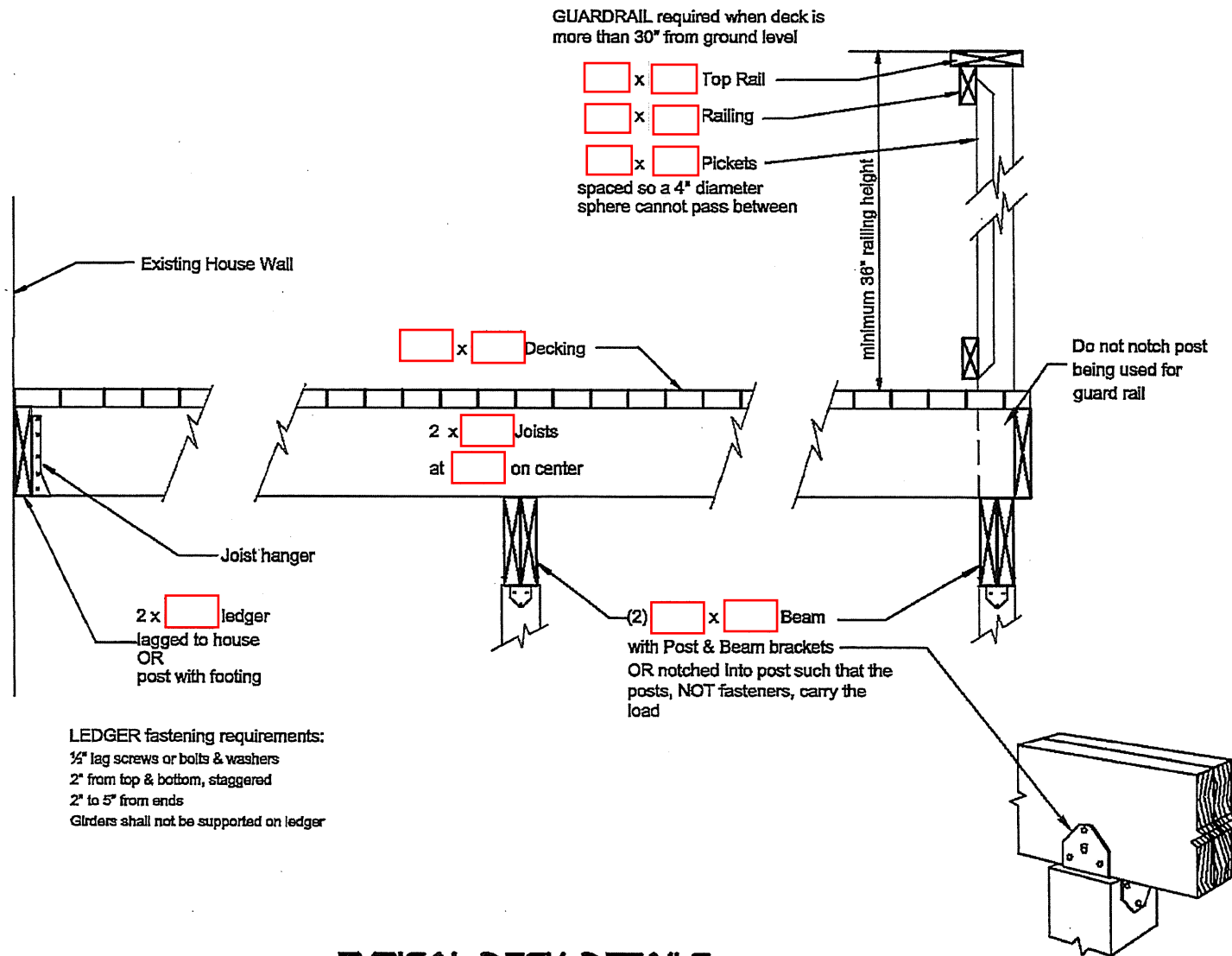
SUBMITTER - You may either:

- fill in blanks & dimensions _____
- modify these sketches as needed
- provide other drawings to describe your project

TYPICAL DECK CONSTRUCTION

SUBMITTER:
Use this drawing as an example for your application.
Please fill in blanks and dimensions and/ or modify these sketches as needed.



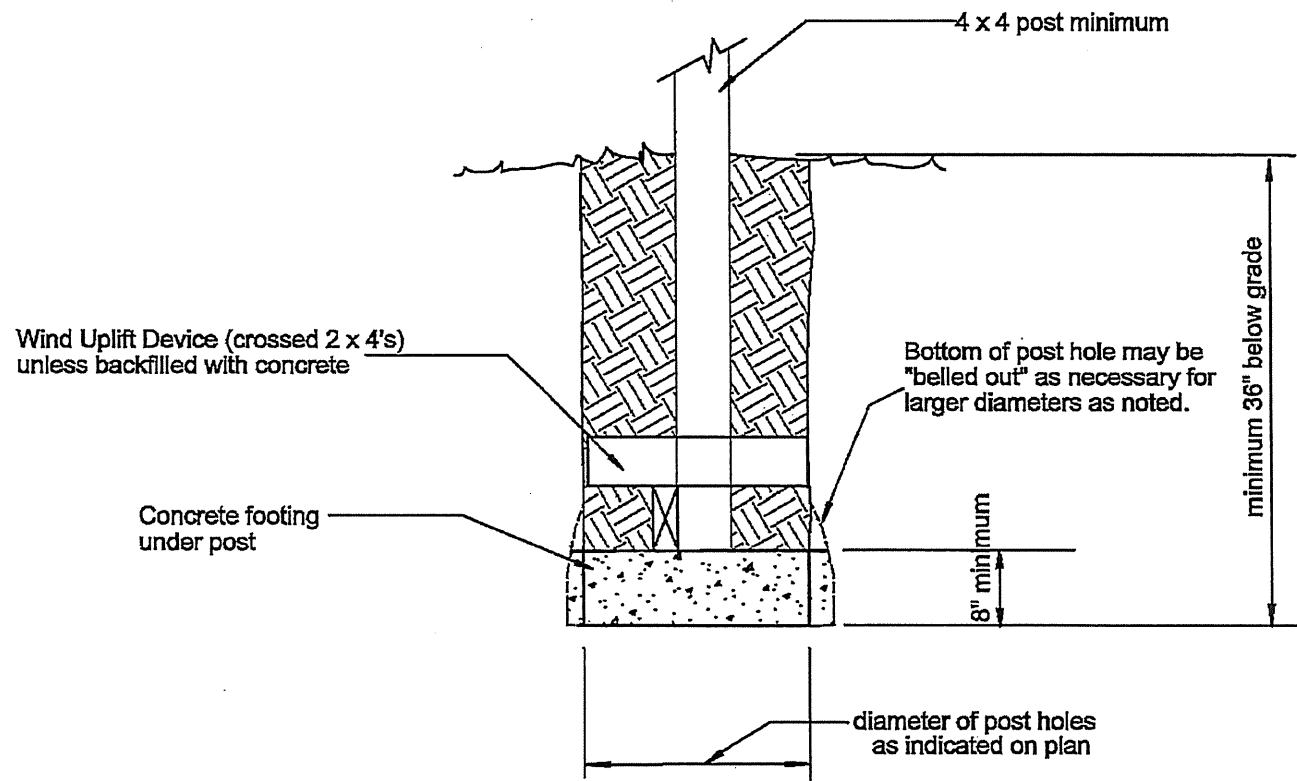


TYPICAL DECK DETAILS

TYPICAL DECK CONSTRUCTION

SUBMITTER:
 Use this drawing as an example for your application.
 Please fill in blanks and dimensions and/ or modify these
 sketches as needed.



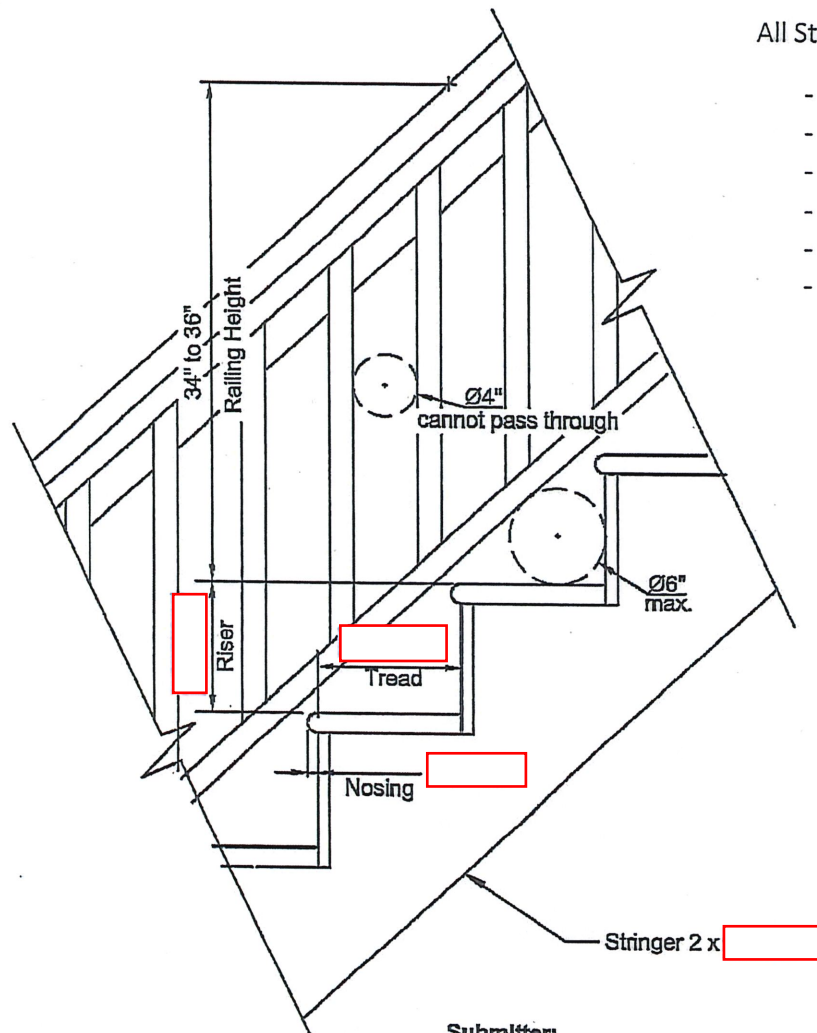


TYPICAL POST FOOTING DETAIL

TYPICAL DECK CONSTRUCTION

SUBMITTER:
Use this drawing as an example for your application.



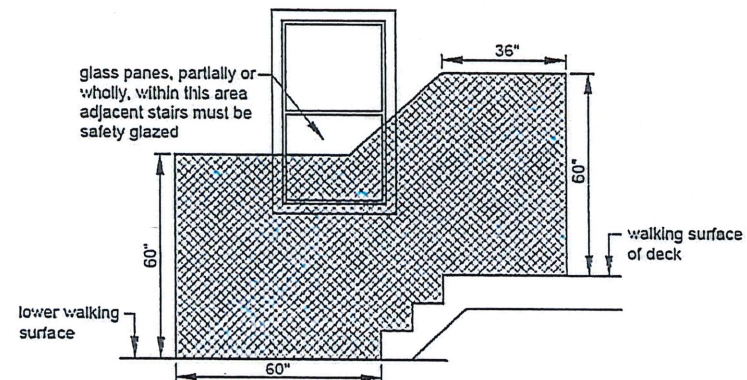
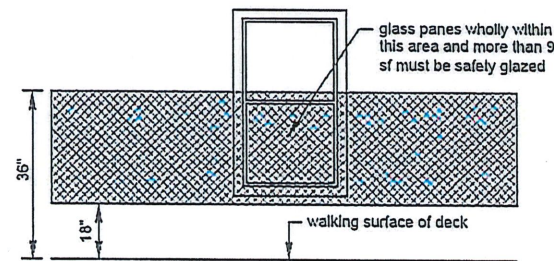


Submitter:

- Fill in the blanks shown

All Stairs: Code Section 311 through 312

- Maximum 8 1/4" riser height
 - Minimum 9" tread depth
 - Maximum 3/8" deviation of risers
 - Nosing minimum 3/4", maximum 1 1/4"
 - 36" landing required where 3 or more risers / 2 or fewer
 - Safety glazing required in any window within 36' of stairs
- Or landings (see sketch below)



TYPICAL RESIDENTIAL STAIRS

TYPICAL RESIDENTIAL STAIRS

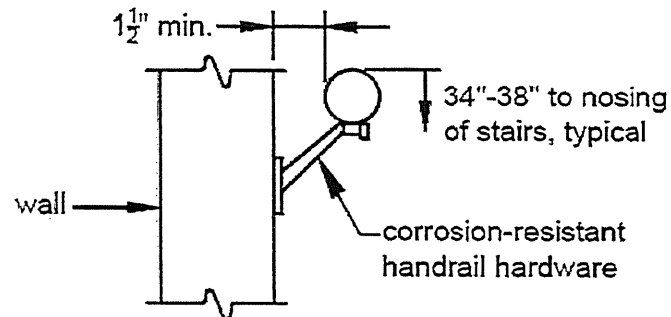
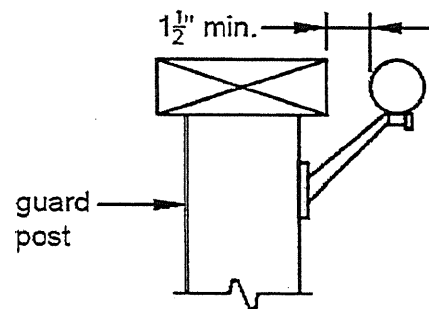
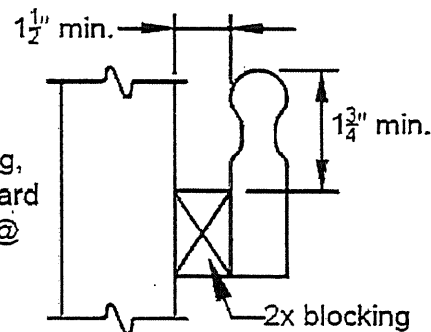
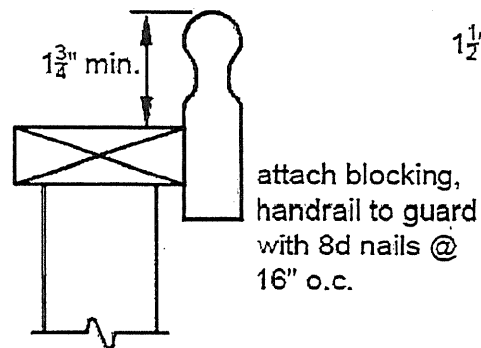
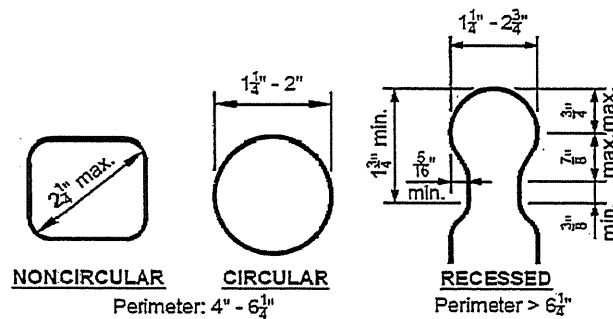
SUBMITTER:

Please fill in blanks and dimensions as applicable



CITY OF AVON
EST 1814

5



MOUNTED TO GUARD

MOUNTED TO WALL

TYPICAL RESIDENTIAL HAND RAILS

SUBMITTER:
Use this drawing as an example for your application.

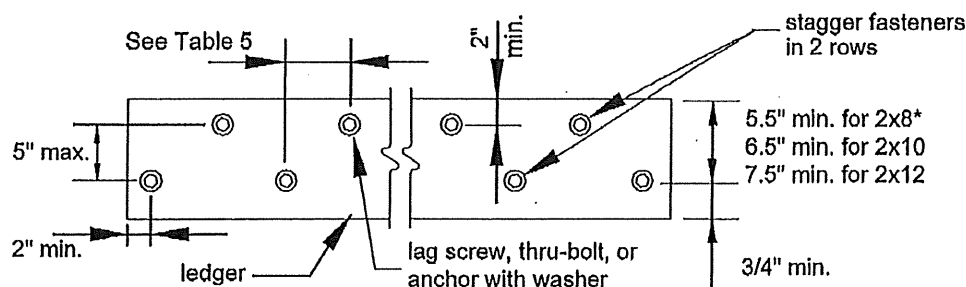


Placement of lag screws or bolts in deck ledgers

The lag screws or bolts shall be placed as shown in Figure 19. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of

the deck ledger (see Figure 19). Proper installation of lag screws or bolts shall be verified by the authority having jurisdiction.

Figure 19: Ledger Board Fastener Spacing and Clearances



See Figure 14 for rim joist fastener spacing

*Distance can be reduced to 4.5" if lag screws are used or bolt spacing is reduced to that of lag screws to attach 2x8 ledgers to 2x8 band joists (1/2" stacked washers not permitted)

Thru-Bolts

Thru-bolts shall have a diameter of 1/2". Pilot holes for thru-bolts shall be 17/32" to 9/16" in diameter. Thru-bolts require washers at the bolt head and nut.

Expansion and Adhesive Anchors

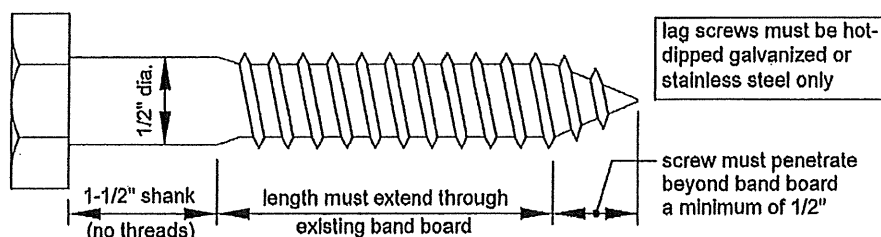
Use approved expansion or adhesive anchors when attaching a ledger board to a concrete or solid masonry wall as shown in Figure 15 or a hollow masonry wall with a grouted cell as shown in Figure 16. Expansion and adhesive anchor bolts shall have a diameter of 1/2".

Minimum spacing and embedment length shall be per the manufacturer's recommendations. All anchors must have washers.

Lag Screws

Lag screws shall have a diameter of 1/2" (see MINIMUM REQUIREMENTS). Lag screws may be used only when the field conditions conform to those shown in Figure 14. See Figure 20 for lag screw length and shank requirements. All lag screws shall be installed with washers.

Figure 20: Lag Screw Requirements



Lag screw installation requirements: Each lag screw shall have pilot holes drilled as follows: 1) Drill a 1/2" diameter hole in the ledger board, 2) Drill a 5/16" diameter hole into the band board of the existing house. DO NOT DRILL A 1/2" DIAMETER HOLE INTO THE BAND BOARD.

The threaded portion of the lag screw shall be inserted into the pilot hole by turning. DO NOT DRIVE LAG SCREWS WITH A HAMMER. Use soap or a wood-compatible lubricant as required to facilitate tightening. Each lag screw shall be thoroughly tightened (snug but not over-tightened to avoid wood damage).

Figure 8. Post-to-Beam Attachment Requirements

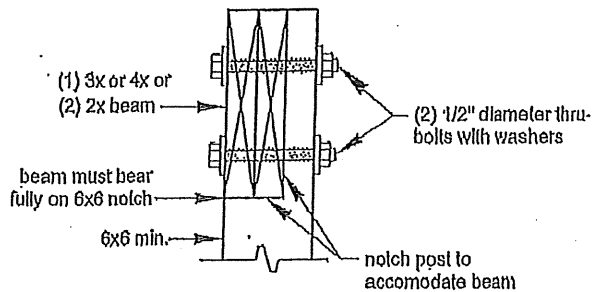
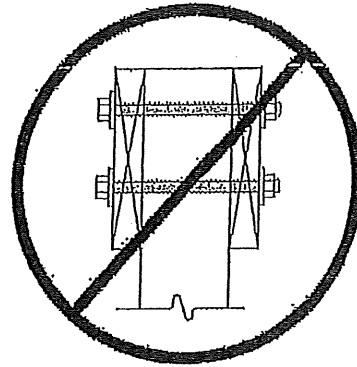


Figure 9. Prohibited Post-to-Beam Attachment Condition



RIM JOIST REQUIREMENTS

Attach a continuous rim joist to the ends of joists as shown in Figure 11. Attach decking to the rim joist as shown in Figure 11. For more decking attachment requirements, see DECKING REQUIREMENTS.

Figure 10. Alternate Approved Post-to-Beam Post Cap Attachment

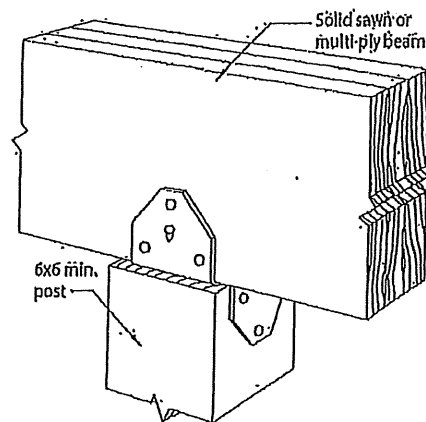


Figure 11. Rim Joist Connection Details

