



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 Non-Residential Plan Approval

(Commercial)

PROJECT LOCATION: (OBC 107.2.2)

Building Name _____

Street Address _____ 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: (OBC 107.2.1)

___ Building General ___ Electrical ___ Fire Alarm

___ Mechanical ___ Plumbing ___ Sprinkler System

PROJECT DETAILS

Proposed Project Sq. Ft. _____

Garage Sq. Ft. _____

Basement Sq. Ft. _____

Estimated Cost for Project \$ _____

TYPE OF PROJECT:

- ___ Repairs
- ___ New Building Construction
- ___ Alteration
- ___ Building Addition
- ___ Request Existing Bldg C of O

PHASED PLAN REVIEW:

- ___ Foundation
- ___ Other:
- ___ Other:

DESCRIPTION OF THE EXTENT OF WORK INCLUDED IN APPROVAL: (OBC 1072.2)

APPLICATION RELATED INFORMATION:

- Is this project being submitted as a result of a previous preliminary plan review?
___ No ___ Yes, please provide the preliminary plan review number: _____
- Is this application being submitted as a result of a Notice of Violation or Adjudication Order that you received?
___ No ___ Yes, please provide the adjudication order: _____

BUILDING OWNER INFORMATION: (OBC 107.2.2) (Property Owner)

Name _____ Phone _____ E-Mail _____

Street Address _____ City _____ State _____ Zip _____

APPLICANT INFORMATION: (Owner or Owner's authorized agent) (OBC107.2) (Property Owner or General 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.

Permit Fee \$ _____ OBBS 3% \$ _____

Occupancy Fee \$ _____ Total Permit Fee \$ _____

PLEASE REFER TO PAGE 2 of this APPLICATION FOR NOTES AND INSPECTIONS

APPROVED: _____ DATE _____

City of Avon Building Official

REGISTERED DESIGN PROFESSIONAL INFORMATION:

___ Architect ___ Engineer ___ Certified Fire Protection System Designer (OBC 107.4.4)
Designer _____ Certificate No.: _____
Street Address _____ City _____ State _____ Zip _____
Phone No _____ E-mail _____

GENERAL BUILDING INFORMATION:

(The following information applies to the entire building, not just construction area.) (OBC 107.2.3.)

Building Information:

Use group(s)? _____ Mixed use groups? ___ No ___ Yes ___ Separated ___ Non-Separated

Construction Type? _____ Building Height (FT)? _____ Number of Stories _____

Occupancy load? _____ Storage Height (FT)? _____ Storage aisle width (FT)? _____

Fire Protection Systems:

(Enter the type of system such as NFPA 13, NFPA 72, etc., if known. Enter "N/A" if not applicable)

Building sprinkler system? _____ Sprinkler demand @ base of riser (PSI)? _____

Limited area sprinkler system? _____ Type 1 hood suppression? _____ In-Rack sprinkler system? _____

Building fire alarm system? _____ Fire detection system? _____ Smoke detection system? _____

CERTIFICATION: (OBC 107.2.5)

I certify that I am the ___ Owner ___ Owner Authorized Agent

All information contained in this application is true, accurate, and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the address shown above.

Signature _____

Print Name _____ Date _____

This area is designated for the incorporation of fee schedules as established by the locally adopted fee schedule as indicated per Ohio Building Code Section 115.1.

NOTES:**ENERGY COMPLIANCE DECLARATION**

Ashrae

IECC

DIRECTIONS FOR COMPLETING the *City of Avon* Application for Plan Approval

In accordance with Ohio Administrative Code (OAC) Chapter 4101:1-1-01, pursuant to Ohio Revised Code (ORC) Section 3791.04, before beginning the construction, erection or manufacture of any building for which documents are required, the owner shall submit (2) paper copies + (1) electronic copy of construction drawings to the Building Department for approval. The construction documents shall be accompanied by the commercial application form and attached scope. The construction documents shall be prepared by a registered design professional pursuant to OAC 4101:1-1-01. A plans examination fee will be assessed.

Application directions: Complete the Commercial Building Application. All boxes 1 through 12 must be completed in full or the application will be returned. Send this complete form along with all required documents to the City of Avon Building Department, 36080 Chester Road, Avon, Ohio 44011.

- 1. SCOPE OF PROJECT:** Check all the boxes that apply to the scope of work proposed in this project. Without establishing the proper scope of work, the department will be unable to establish the inspection schedule for the project. Please note that **"Building General"** refers to **ALL "general trade"** work in the building including ceiling panels/grids, non-loadbearing partitions, flooring, etc., NOT just structural loadbearing components of the building.
- 2. TYPE OF PROJECT:** Check one of the types of projects from the list.
- 3. PHASED PLAN REVIEW:** If you are applying for phased plan approval, check all phases of the plan reviews that are applicable to this project. The plans examiner will review your plans according to the phased schedule. If you are not applying for a phased plan review, leave all boxes blank.
- 4. APPLICATION RELATED INFORMATION:** Answer each of the questions and provide additional information accordingly. Complete answers to the questions will help the department process and review the project accurately.
- 5. PROJECT/BUILDING LOCATION:** Please provide complete information identifying the location of the building where the construction or renovation will occur. This will help the department determine the proper jurisdiction for the project.
- 6. BRIEF DESCRIPTION OF THE SCOPE OF WORK COVERED UNDER THIS APPLICATION:** Please provide a brief description of the scope of work. Please include the names of the areas or rooms affected by the construction when only a portion of the building is covered under the permit application. The description provided will be shown on your Certificate of Use and Occupancy.
- 7. BUILDING OWNER INFORMATION:** Please provide complete answers to each item. If the building is owned by a corporation, please provide the name of the corporation and identify a contact person in the section called "Property Owner".
- 8. APPLICANT INFORMATION:** Provide complete information. All project correspondence will be directed to the project applicant.
- 9. DESIGNER INFORMATION:** Section 106.2 of the Ohio Building Code requires that the design professional be identified including the design professional's Ohio registration number.
- 10. BUILDING CODE INFORMATION:** information provided applies to the construction area in a mixed-use group building, or the entire building if it is a single use group building. For Change of Occupancy, the "Current Use Group" refers to the approved use group under the previous occupancy. For information concerning the term "Proposed Use Group", please refer to Chapters 3 and 6 of the Ohio Building Code for proper classification.
- 11. GENERAL BUILDING INFORMATION:** The information provided applies to the entire building and is not limited to the construction area. Even if the proposed project is a partial building renovation or a building addition, the information for the entire building is required. The information provided will be shown on your Certificate of Use and Occupancy in accordance with Section 111 of the Ohio Building Code.
- 12. CERTIFICATION:** The application cannot be processed if this section is not complete.

Once the plans have been examined and approved, a Certificate of Plan Approval will be issued to the owner along with two sets of construction documents. (1) One of the sets of construction documents must always remain at the job site during construction pursuant to OAC 4101:1-1-01. Inspections can be obtained by calling the City of Avon Building Department (440) 937-7811 at least one day prior to inspection. Once all inspections have been obtained a final Certificate of Occupancy will be issued pursuant to OAC 4101:1-1-01.



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Commercial Projects

Zoning Review Fee: \$ 25.00

Building Permit Fees:

Assessed after plan review

+ 3% OBBS Fee

- **Submittal Requirements for Commercial Building Permit:**

- ✓ Submit a complete Zoning Permit Application
 - \$25.00 Zoning Review Fee due at time of submittal
- ✓ Submit a **completed Commercial** Building Permit Application
- ✓ Submit (2) complete physical copies of construction drawings
- ✓ Submit a combined electronic (PDF) version of the construction drawing
- ✓ Submit sub-contractor list

- **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 to pick-up permit **OR** submit missing information to the Building Department.

- **Adopted Commercial Building Codes:**

- 1) Building / Mechanical Code: 2024 OHIO BUILDING CODE based on 2021 IBC

- 2024 Ohio Plumbing Code – Based on 2021 IPC
- 2024 Ohio Mechanical Code – Based on 2021 IMC
- 2023 National Electric Code (NEC) – NFPA 70- 23
- 2021 International Fuel Gas Code
- Accessibility – Chapter 11 OBC with current amendments & ICC/ANSI A117.1 -2017
- 2021 International Energy Conservation Code - ASHRAE 90.1 -2019
- 2022 National Fire Alarm Code (NFPA 13-22)
- 2021 International Fire Code
- OBC – Residential Code of Ohio (RCO) effective 03/01/24 (2019 RCO)

- a) Ground snow load – 20 psf
- b) Required wind speed – 115 mph – values are nominal design 3-second gust wind speeds in miles per hour @ 33' (10m) above ground for Exposure C category
- c) Frost Depth 42"

Most of the codes listed are available for purchase from ICC at www.iccsafe.org. Portion of the **OBC 2024 & RCO 2019** are available to view on the State of Ohio website go to Ohio.gov – Board of Building Standards or go to up.codes/codes/ohio



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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: _____