

SUPPLEMENTAL GENERAL REQUIREMENTS - BUILDING APPLICATION

VILLAGE OF MARIEMONT, OHIO - BUILDING DEPARTMENT

6907 WOOSTER PIKE MARIEMONT, OHIO 45227

513.271.3315 Telephone 513.271.1655 Fax

Building Department Hours

Office Hours: Monday through Friday 8:30 am – 12:30 pm

All Zoning and Certificate of Plan Approvals are issued subject to the following General Requirements:

1. One copy of the stamped approved project plans shall be kept at the job site for reference by the Contractor and the Village Building Inspector. The Owner's copy of the Zoning and Certificate of Plan Approval (permit) shall be prominently displayed in a window facing the street.
2. No changes to the approved project plans may be made without filing revised drawings for approval to the Village of Mariemont Building Department *prior to construction* and paying the required fee.
3. If the project involves a "Change of Use", the *entire* structure must be brought into compliance with all current applicable codes, not just the affected area of construction.
4. All work shall be completed within 12 months of the date of issuance of the permit unless the applicant has requested in writing a maximum of (2) 6-month extensions. If the foregoing time limitations are exceeded the permit will be revoked.
5. No premises may be occupied until final inspections have been satisfactorily completed and a duly executed Certificate of Use or a Certificate of Completion has been issued to the property owner by the Village of Mariemont Building Department.
6. The contractor shall notify the Village Building Inspector 24 hours in advance of the following *mandatory* inspections:
 - a. Soils/footing inspection
 - b. Anchor bolts and rough framing (after first successfully completing electric, plumbing and heating rough-in inspections)
 - c. Insulation
 - d. Roofing
 - e. Final Building inspection (after first successfully completing electric, plumbing and heating final inspections)
 - f. Fire Department inspection (Commercial work only)
7. The contractor shall obtain permits for and separately schedule required inspections of all new or modified electrical work by the Inspection Bureau, Inc. 250 West Court Street, Suite 320, Cincinnati, OH 45202; telephone: 381-6080.
8. All plumbing installations shall be separately inspected and approved by the Board of Health of Hamilton County Health District.
9. A separate permit is required for all HVAC work. All heating equipment shall be sized to achieve and maintain an inside temperature of 70 degrees F at 36 inches above the floor in habitable rooms when the outside temperature is 0 degrees F.
10. All building additions or modifications to the exterior building footprint shall be staked out prior to construction and required yard setbacks confirmed by measurements to known lot corner monuments placed by a Registered Surveyor. Preexisting monuments, if known to be accurate, may be used to establish property lines.
11. Concrete delivery trucks, wheelbarrows, etc. are not to be hosed out nor excess material disposed of into storm or sanitary sewers, catchbasins, and manholes. The Contractor will be held responsible for damages done by his suppliers, subcontractors, and his own employees to sewer and their affiliated parts. Mud shall be promptly removed from public streets. Failure to remove mud or other debris will result in the Village of Mariemont Maintenance Department cleaning the affected streets and charged to the Contractor.
12. All excavations 24" in depth of greater shall be fenced with substantial fencing a minimum of 36" in height entirely around the perimeter of the excavation and firmly secured at the end of each day. Barricades and warning lights shall be provided, as required, to protect pedestrians against injury and to protect uncured concrete. Remove when hazard is eliminated.
13. Trash receptacles (including "Dumpsters"), temporary toilets and material storage shall occur entirely on the project premises and NOT within the public right-of-way. At no time shall workers' vehicles block any driveway or be left on the public streets overnight.
14. The owner of this building and Contractor, do hereby covenant and agree to comply with all of the laws of the State of Ohio and the ordinances of the Village of Mariemont pertaining to building and buildings, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge true and correct, and to relieve the Village of all claims for damages resulting from negligence on their part.

Special Requirements apply to the following Work (in addition to the General Requirements) and are included as a convenience to the Permit holder:

Note that it is the responsibility of the permit holder and property owner to conform to ALL requirements of all applicable codes. The following list is a summary only of the more common requirements embodied in the various codes.

1. Drainage

- a. Storm water drainage must not be discharged onto neighboring properties. Storm water drainpipe shall be extended to storm sewer or through curb to street.

2. Driveway

- a. At least 2 days before excavating for the driveway's apron, call 1-800-362-2764 to obtain existing utility locations and arrange for their marking.
- b. After excavating the driveway, its apron into the street, and where applicable, the sidewalk between them, call 271-3246 for a soil inspection prior to installation of the new driveway material.
- c. Construction of the driveway from the paved roadway to the private property shall conform to Section 1256.03 of the Mariemont Code of Ordinances.
- d. If Portland cement concrete is used, provide a 7 inch thick slab of air-entrained concrete conforming to ODOT Specification item 499, Class C concrete (4,000 psi strength with 6% +/- 2% entrained air over a compacted gravel base.

3. Fencing

- a. Fences shall be entirely on the owner's property – NOT on the property line.
- b. Fences erected on corner lots shall be no higher than 3 feet for 25 feet in either direction from corner intersection of property lines.
- c. Fences erected along property line bounded by a public right-of-way shall be of 50% open design.
- d. All fences shall be installed with the finished side facing outward with post, rails and other structural elements located on the Owner's side – unless both sides of fence are of identical design and finish.

4. Fire Alarms

- a. Notify the Mariemont Fire Department 24 hours ahead of the required tests.
- b. Upon completion of an installation or alternations, satisfactory tests of the entire system shall be made in the presence of a representative of the authority having jurisdiction. All functions of the system shall be tested, including operation of the system in various alarm and trouble modes for which it is designed.
- c. The fire alarm's printout, electronic display, or voice designations shall indicate the building's floor, its zone and the specific device in alarm and its address.

5. Gas Piping

- a. All black steel gas pipe shall be at least standard weight (Schedule 40) and shall comply with ASTM A-53 or ASTM A-106.
- b. Interior spacing of piping supports shall not exceed 10 feet on center for 1-1/4" or larger diameter black steel pipe laid horizontally; if vertical, provide a support at each floor level.
- c. If gas piping penetrates a masonry wall, protect the piping against corrosion by wrapping or coating it as approved by Cinergy.
- d. Each portion of the gas piping system upstream from a shut-off valve shall be electrically and continuously bonded to a grounding electrode as defined by the National Electric Code, ANSI/NFPA 70.
- e. Electric circuits shall not utilize gas piping as conductors.
- f. Provide a sediment trap at the base of all appliances as approved by Cinergy.
- g. Exposed gas piping installed outside, such as on rooftops shall be coated with a rust inhibitor to prevent atmospheric corrosion. Coating materials shall be approved by Cinergy. Locate piping where it will be protected from physical damage.
- h. Roof top gas piping shall be installed above the roof membrane on material designed for outdoor use, such as pressure-treated lumber. Recommended pipe support is a treated 4x4x12 inches long. Attach pipe to support with pipe straps or bands. Space the pipe supports at 6 feet on center maximum.
- i. Notify the Village Building Inspector when work has commenced by calling 271-3246.
- j. Before its concealment, gas piping shall be tested with either the inspector or fire chief present as witness. Submit a completed notarized form or a letter testifying to applicable test and its results.
- k. The gas piping shall be tested in accordance with NFPA 54 with air or an inert gas to a pressure of one and one-half times the system working pressure, but not less than 3 psi. The system shall maintain the full test pressure for a period of ten minutes. In buildings with with large concentrations of people, test the piping for 30 psig for 30 minutes.
- l. Before turning the gas supply at the meter, all new gas piping shall meet the approval of Cinergy.

6. HVAC

- a. Where the space in which a furnace (other than a condensing, high-efficiency type), is located has less than 40 cubic feet per 1000 BTUH input, supply outside combustion air equal to 1 square inch of free area per 1000 BTUH input. Half shall be located within 12 inches of the ceiling and half shall be located within 6 inches above the floor at the appliance.
- b. For condensing type, high efficiency furnace vent terminations shall be:
 - 1) At least 7 feet above grade when adjacent to a walkway.
 - 2) At least 4 feet horizontally from any door or window and at least 1 foot above and 4 feet below the opening.
 - 3) At least 6 feet from any property line.
- c. Both the venting of and air supplied for combustion and ventilation of gas fueled appliances shall comply with the National Fuel Gas Code, ANSI Z223.1, Sections 7.6 and 5.3, latest edition.
- d. No portion of heating or cooling system may be placed other than in the rear yard.

7. Roofing

- a. Not more than (2) layers of roofing are permitted.
- b. All sheathing shall be rot-free, solid and minimum of ½" in thickness. Deteriorated wood substrates shall be replaced before roofing is applied.
- c. All sheathing shall be covered with 15 lb. Felt base sheet.
- d. Net free ventilating area below roofs shall be not less than 1:150 of the space ventilated.
- e. Refer to specific code requirements for roofs less than 4:12 pitch.

8. Sprinkler Systems

- a. Sprinklers shall be installed under fixed obstructions over 4 feet in width.
- b. Sprinkler system shall require a witnessed alarm and hydrostatic test to show compliance with both the OBBC Section 903.5 and the 2000 Ohio Fire Code FM-506.1.
- c. Notify the Mariemont Fire Department 24 hours before the test so that the entire test can be witnessed.
- d. Submit completed and signed copies of the NFPA form 85A and 85B, Contractor's Material and Test Certificates or an approved equivalent upon completion of the sprinkler test.
- e. The connection between the underground fire line and the water main shall be inspected by the Village Building Inspector, the Cincinnati Water Works and the Mariemont Fire Department.
- f. Upon completion of the underground work, all pipe shall be flushed and undergo a witnessed hydrostatic test as required per NFPA 24.
- g. Notify the Village Building Inspector 24 hours ahead of the required test by calling 271-3246 for final inspection.

9. Window Replacement

- a. Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue per Building Code Section R-310.1.
- b. Replacement windows are not required to conform to the emergency and egress requirements; except that the clear opening of the replacement window shall be not less than the original.

10. Demolition

- a. All utility companies and public authorities shall be notified and the services terminated.
- b. Temporary fencing, protective covers for pedestrian ways, etc. shall be implemented when necessary for protection of the public.
- c. The contractor shall comply with all requirements of the State Board of Health and Environmental Protection Agency in the removal of and disposition of hazardous materials.
- d. All waste material shall be removed in a manner which prevents injury or damage to persons, adjoining property.
- e. Notice of Intent: The person intending to cause a demolition shall deliver written notice of such intent to the owner of each potentially affected adjoining lot, building or structure at least one week prior to the commencement of work. The notice shall request license to enter the potentially affected lot, building or structure prior to the commencement of work and at reasonable intervals during the work to inspect and preserve the lot, building or structure from damage.
- f. Protection of adjoining property: If afforded the necessary license to enter the adjoining lot, building or structure, the person causing the demolition to be made shall at all times and at his or her own expense preserve and protect the lot, building or structure from damage or injury. If the necessary license is not afforded, it shall be the duty of the owner of the adjoining lot, building or structure to make safe his or her own property, for the prosecution of which said owner shall be granted the necessary license to enter the premises of the demolition or excavation.
- g. Notice to the code official: If the person causing a demolition to be made is afforded license to enter an adjoining structure, that person shall immediately notify in writing both the code official and the owner of the adjoining property that the responsibility of providing support to the adjoining lot, building or structure has become the exclusive responsibility of the owner of the adjoining property.
- h. The property will be brought to its natural grade, without damage to adjacent property. Backfill material shall be compacted to 100% of density and be free of debris.