

Additions to Living Space & Attached Garage Permits

City of Wadsworth

This guide provides information on obtaining *Room & Garage Addition Permits* in the City of Wadsworth.

Zoning Permits Are Required for all additions to dwellings, attached garages.

Building Permits Are Required for any addition to dwellings, attached garages.

Step 1) Prepare a Site Plan for the property where the addition is to be built. Provide the distances (setbacks) from the proposed construction to adjacent property lines. Aerial views can be found at <http://www.medinacountyauditor.org/property-search.htm> Some site plans for the property may be on file with the Building Dept.

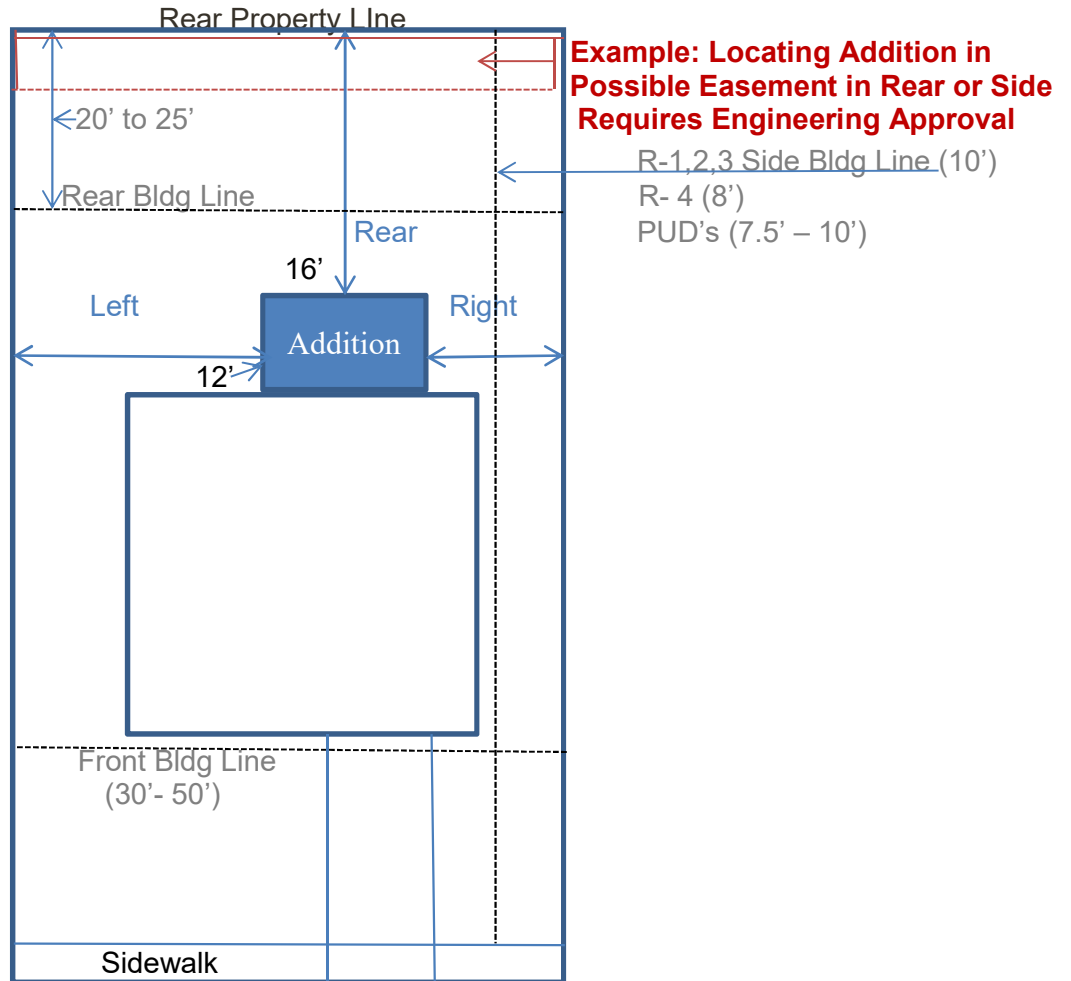
*Required Setbacks

Sides:

- R-1,2,3 = 10'
- R-4 = 8'
- New PUD's = 7.5'

Rear:

- R-1.2.3 = 25'
- R-4 = 20'
- New PUD's = 20'-25'



ZONING PERMITS are required for all room/garage additions.

A Building/Zoning Permit Application and a Zoning Certificate Application accompanied by a site plan showing the dimensions of the building, and distances to relative side lines, plus a \$25 fee are required to obtain a Zoning Certificate. Following are guidelines for addition placement:

1. Structures must meet general setback (distance from property line) requirements;
 - 10' sideline requirements in R-1, R-2, and R-3 districts, and 8' in R-4 areas, Many newer Planned Unit Developments have 7.5, 9' or 10' side setbacks.
 - Side setbacks are measured to building overhangs.
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2. Front setbacks are generally 50' in R-1 and R-2; 40' in R-3, and 20' in R-4. Planned Unit Developments may have 25', 30', 35, or 40' front setbacks. Contact the Planning Department for information.
 - Corner lots are considered to have two front setbacks and must meet those requirements.
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3. Additions shall not be located in easements. Check plot plan for any easement locations.
4. Applicants whose site plans are not in compliance with the zoning regulations size or location requirements may seek variance approval from the Board of Zoning Appeals.

Step 2) Prepare a Building Plan showing an aerial view of the proposed building outline.

Building Plans Should Include:

- An aerial view of the proposed building outline with dimensions, heights direction of joists & roof framing & location of beams.
- Floor plan showing the intended use of rooms, locations of appliances and plumbing fixtures, smoke & CO alarms, window locations & size + distance from nearby doors; exterior door height above grade.
- Elevations (views of the exterior all sides) showing heights of walls, locations of windows & doors.
- A cross section showing all components of the foundation, floor(s), walls, roof framing including:

Foundation

- Footer dimensions, depth below grade
- Foundation wall height, height of fill, & and height above grade,
- Foundation wall material, thickness, reinforcement,
- Sill plate anchor spacing
- Damproofing, foundation drainage, sump pump,

Floors

- Beam description, bearing & support.
- Joist dimension, span, spacing, type, species & grade,
- Floor sheathing description, thickness

Walls

- Stud type, dimensions & spacing
- Sheathing type, thickness.
- Siding description.

Insulation

- Exterior foundation wall insulation ,
- Exterior above grade wall insulation
- Attic insulation,

Roof

- Rafter/Truss size, spacing, and pitch
- Beam(s) description, bearing & support, location
- Attic access.
- Roof sheathing, roof covering materials. Ventilation.
- Gutters/Roof drainage.

ADDITIONAL CONSTRUCTION INFORMATION ON LOWER PAGES ↓

Step 3) Permit Application Submission & Payment

●Please submit any Zoning and Building Permit applications & site plans at this time by email or mail
with an email address included.

●Payments (checks) may accompany the applications if mailed, or be made after permit approval with a credit card by phone.

Zoning Permit = \$ 25.00

Building Permit = \$ 50.00 + \$.15 per Square Foot Total = \$75.00 + \$.15/Sq'

●Receipts and permits will then be returned by email if possible or mailed.

●Please email or call the office for instructions on handling large sets of plans, or with other questions.

Application Submission: jstefl@wadsworthcity.org 330-335-2753

Building Code Questions: Tom Virosteck tvirosteck@medinaco.org 330-722-9220

Checks Payable to: City of Wadsworth

Mailing Address: Building Department
City of Wadsworth
120 Maple Street
Wadsworth, OH 44281

[PERMIT APPLICATION](#) ↓

RESIDENTIAL BUILDING/ZONING PERMIT APPLICATION

CITY OF WADSWORTH 330-335-2753

PERMIT ISSUANCE ____/____/____

PERMIT # _____

Applicant Information – (Applicant is the Owner or Contractor)

APPLICANT/(Owner/Contractor) _____ EMAIL _____
JOB ADDRESS _____
PROJECT DESCRIPTION _____
OWNER _____ PHONE _____
OWNER ADDRESS _____
CONTRACTOR _____ PHONE _____
CONTRACTOR ADDRESS _____ PHONE _____
ESTIMATED COST OF CONSTRUCTION \$ _____ (Cost of Materials and Labor. Excludes Lot.)

DISTANCE FROM FRONT PROPERTY LINE .. _____ BASEMENT AREA _____
DISTANCE FROM LEFT PROPERTY LINE..... _____ FIRST FLOOR LIVING AREA..... _____
DISTANCE FROM RIGHT PROPERTY LINE... _____ SECOND FLOOR LIVING AREA _____
DISTANCE FROM REAR PROPERTY LINE ... _____ GARAGE AREA _____
HEIGHT ABOVE GRADE _____ TOTAL BUILDING AREA (SQ. FT.) .. _____

**("RIGHT" & "LEFT" ARE LOOKING FROM THE STREET. DISTANCE FROM PROPERTY LINE INCLUDES OVERHANGS, ETC.)*

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE NAMED PROPERTY OR THAT I HAVE BEEN AUTHORIZED BY THE OWNER OF RECORD TO MAKE THIS APPLICATION AS HIS AGENT; AND I CERTIFY THAT ALL INFORMATION FURNISHED ON THIS FORM IS ACCURATE; AND I AGREE TO CONFORM TO ALL APPLICABLE CODES OF THE JURISDICTION; AND OBTAIN FINAL INSPECTION APPROVAL BEFORE OCCUPANCY OF THE STRUCTURE. I CERTIFY THAT THE CODE OFFICIAL, OR HIS REPRESENTATIVE, SHALL HAVE AUTHORITY TO ENTER AREAS COVERED BY THIS PERMIT AT ANY REASONABLE HOUR TO ENFORCE PROVISIONS OF THE APPLICABLE CODES. I UNDERSTAND WHAT INSPECTIONS ARE REQUIRED, AND WHEN, AND HOW TO REQUEST AN INSPECTION.

- CALL THE CITY OF WADSWORTH AT 335-2753 FOR BLDG., ELECTRIC, HVAC, INSPECTIONS.
- CALL MEDINA CO. HEALTH DEPT. AT 723-9668 FOR ALL PLUMBING PERMITS.

SIGNATURE OF Owner/Agent _____ DATE _____



PRINT NAME _____

Official Use Only – Do Not Write Below This Point

Use _____ Conditional

Plan. Com. Approval Date _____ Zoning District _____

B.Z.A. Approval Date _____ Parcel # _____

In Flood Hazard Area?..... Yes _____ No _____ City Lot # _____

Fee Computation

CONSTRUCTION BASE FEE	\$ _____ . _____	BP
TOTAL BUILDING AREA (SQ. FT.)	(x \$.15) \$ _____ . _____	BP
FIREPLACE OR ADDITIONAL HVAC.....	(\$25.00 ea.) \$ _____ . _____	BP
ZONING PERMIT FEE	\$ _____ . _____	ZP
RECREATION ACQUISITION FEE	\$ _____ . _____	DA
RECREATION DEVELOPMENT FEE	\$ _____ . _____	DR
DEMOLITION FEE	\$ _____ . _____	PM
OTHER.....	\$ _____ . _____	_____
OTHER.....	\$ _____ . _____	_____
OTHER.....	\$ _____ . _____	_____
TOTAL PERMIT FEES.....	\$ _____ . _____	Total

ZONING OFFICIAL / DEPUTY APPROVAL _____ DATE _____

BUILDING OFFICIAL / DEPUTY APPROVAL _____ DATE _____

ADDITIONAL BUILDING REQUIREMENTS:

- 1) Footers for block must be continuous and use bulkheads at elevation changes. Footers must be setback from slopes or excavations on a 45° line from the bottom of the footer of the lower elevation. 2 story brick requires 20" footer.
- 2) 8" x 8' Poured Concrete with 7' backfill requires #6@36" vertical reinforcement and #4 horizontally within 12" of the top and #4 near midpoint. Walls over 8' require #4 bars at third points; or approved design.
- 3) Reinforcement for block: 8"-12" COURSE: Grade 60 rebar = #6@40", or 2 cells #5 centered @72" oc. // 12"-12" & 13" COURSE: #6@72" //. Where the thickness of masonry units is reduced, bearing course must be solid (slab homes, brick fronts, stone veneer, garages). Minimum wall thickness is 6". Masonry walls w/brick bands that require core reinforcement require a 10" wall thickness below, or engineered design. ½" Anchor bolts at 6' o.c., min. 2 per wall and maximum 12" from corners.
- 4) Interior slab floors in heated areas that are not 12" below grade require 24" of R-10, (i.e. 2" polystyrene insulation), 24" down vertically from the top of the slab, inside or outside the foundation, or 24" horizontally under the slab perimeter.
- 5) Sump pumps are required in all new below grade footer drains or gravity approval by Wadsworth Eng. Dept.. Footer gravel shall be 12" beyond and 6" above the top of the footing, and be covered with a filter membrane or an additional 6" of gravel. Approved foundation coatings must be applied per manufacturer instructions. Block requires 3/8" parging in addition to damproofing, unless otherwise approved.
- 6) All framing in contact with exterior or below grade concrete, including porch slab support framing and garage door legs, must be decay resistant or separated by flashing or other protective membrane sealed to prevent moisture infiltration. Porch slab support framing must also be designed to support all loads. Joists and wood coverings must be decay resistant when less than 18" above ground, beams 12", wood framing resting on masonry foundations 8"; siding, sheathing and other framing must be 6" above grade.
- 7) Concrete floors must be 3 ½" and have a below slab vapor barrier in all areas except *detached* garages. Below grade slabs require 4" gravel base.
- 8) Joists above basement windows/glass block must have hangers and adequate header size. Cantilevers must have a 3:1 backspan. Cantilevers above windows/glass block need beam support. Interior floors with less than 2x10 joists require drywall or 5/8" structural wood panel membrane or equivalent on the underside.
- 9) I-joists or solid wood joists first floor joists < 2x10 must be sheathed below with ½" drywall or 5/8" wood panels, or are treated with an approved manufacturer applied fireproofing if there are gas appliances or storage areas below. An 80sq. ft. area with perimeter joist space fireblocking can be exempted.
- 10) Maximum height of 2x4 16" oc studs supporting a floor load is 10'; supporting roof only is 12'; a non bearing wall is 14'. Walls supporting full gables with the adjacent bottom chords of scissors trusses or stick framing at a higher elevation must be balloon framed to the height of the ceiling diaphragm or have alternate engineered design approval.
- 11) Braced wall panels are required beginning no more than 10' from wall ends and be no more than 20' between panels. Total length of combined braced panels varies per story and building dimensions. Walls 16' long or less must have a minimum of 1, 48" panel, or 2 -30" panels. Walls over 16' long require braced structural wood panels 24"-48". Portal frame or Alternate Braced Panels may be reduced to 16"-24". Braced 24"-48" panels require 3-16d nails per joist space; rim to plate connections require a 3" nail at 6" o.c.. Garage door walls and "window walls" such as sunrooms that don't have 30" wall panels require the header to extend panel end. Walls not complying with these requirements will require an engineered design. See Wall Bracing Worksheet.
- 12) Fire Walls: Ridge vents and soffit must be separated. Floor framing must be separated. Three units require 2hr. party walls continuous from basement to roof deck and fire rated roof sheathing 4' each side of party walls. Two family dwellings require 1 hr. party walls continuous to roof; or 5/8" Type X drywall on ceiling and top of party wall and sprinkler system. All party wall penetrations must have rated firestopping systems.
- 13) Firestopping of ducts, pipes, wires or other openings between floors must be sealed with non combustible materials. Soffits and chases must be blocked at intersections of other soffits/chases, walls, ceilings etc.. 5/8" drywall is required on garage ceilings with living space above. Penetrations of required firewalls must have UL approved firestopping system specifications provided to the Bldg. Dept. at plan review or inspection.
- 14) All garage floors must be non-combustible. Walls and ceilings must be ½" drywall. Ceilings with above living space must be 5/8" drywall, and supporting walls must have ½" drywall. No vent openings permitted into dwelling.
- 15) Walls behind tub and showers must have a sealed interior air barrier rated for exposure with and a thermal barrier (drywall) as required by insulation material.
- 16) Ceiling joists or 2x4 rafter ties shall be attached to each rafter in the bottom 1/3 of the attic. In addition, 1x4 collar ties located in the upper 1/3 of the attic must be at least 4' oc or ridge straps. The absence of rafter ties requires a ridge beam designed to support all loads and be supported on each end by direct bearing or hangers. Hip and valley rafters shall be supported at the ridge by a brace to bearing wall or have a pre-approved design.
- 17) Ice guard protection is required at all eaves to a point 24" inside of all heated areas. Crickets are required behind all chimneys 30" or wider. Roof pitches under 4/12 require double underlayment. Asphalt shingles must be nailed not stapled.

- 18) Net free ventilating area of attics must be 1/150 to 1/300 of attic square footage. Builder is responsible for ventilating materials square inch calculations.
- 19) All *new* dwellings require air tightness testing ≤ 5 ACH and ALL NEW HOMES REQUIRE WHOLE HOUSE MECHANICAL VENTILATION.
- 20) Insulation not approved for exposure must be covered with 1/2" drywall or 1/4" wood paneling or other approved membrane. Insulation must comply with the Submitted Energy Report. Furnace/HW vents must be separated from attic insulation by a metal thimble.
- 21) Stair treads minimum 9" from nosing to nosing with 3/4" - 1 1/4" nosing. Riser max 8 1/4". All handrails to be returned to walls. One handrail is required where 4 or more risers. 36" guardrails and risers are required on stairs and landings that are 30" above grade/floor. Artificial light is required to directly illuminate each stair section, top and bottom landings. Maximum rise of a flight of stairs is 148 1/2". A 3'x3' landing is required at all exterior doors > 30" above grade.
- 22) Tempered glass required: within 18" of an accessible floor surface and larger than 9 sq.'; within 24" of a door *and* within 60" of floor, (unless next to closet $\leq 3'$ deep, or on a perpendicular wall on the latch side); within a tub/shower enclosure & within 60" of the floor, or within 60" of tub/shower inside face; glazing adjacent to stairways, glazing within 60" of the bottom of a stairway:. Bedroom- (including basement), windows must meet egress opening requirements by the normal operation of the window –(not tilt opening). 1st floor – 5 sq.' , 2nd floor 5.7 sq.'. Both shall have a minimum 24" high and 20" wide clear opening.
- 23) Enclosed accessible areas under stairs must be drywalled.
- 24) One hinged exit door with a 32"x78" *clear opening* (36" door) is required. All garages require a 26/68 man door to house or exterior. A 3'x3' landing is required at all exterior doors 30" above grade, and /or a door swings over the exterior stairs.
- 25) A 22"x30" attic access is required to all areas exceeding 30sq. ft. with a 30" vertical height located in a readily accessible location - above clothes rods/shelving. The access needs a wood frame baffle to contain loose fill insulation. The access must be gasketed to prevent air infiltration. An 18"x24" crawl space access is required. Ventilate or dehumidify crawl space air.
- 26) Wall and ceiling finishes shall not have a flame spread greater than 200 or smoke index over 450.
- 27) UL listed 217 smoke alarms are required to be interconnected & hard-wired on each level, adjacent to bedrooms, and inside each bedroom. Smoke alarms on each level are required to have at least one photoelectric and ionization alarm. A CO alarm is required outside of sleeping areas. Any permit work inside/outside sleeping rooms requires smoke alarms in that area. Any permit requires CO installation outside bedroom area(s). Ionization > 20' from cooking appliance. Photoelectric > 6'.
- 28) All downspouts are required to be connected to the storm sewer unless alternative approval has been received from the City of Wadsworth.
- 29) All nails, bolts, screws, or hangers in contact with ACQ treated lumber must be hot dipped galvanized, stainless steel, or have a zinc 185 coating. This includes foundation anchor bolts, and framing/siding nails. Aluminum can't be in contact. Hanger fasteners must have similar coatings. Other products per manufacturer.
- 30) Chimneys: wood burning -2' higher than 10' away; Gas 8' from walls, and this high above roofs: Up to 6/12 pitch – 1' above , 8/12 -1.5', 10/12 – 2.5', 12/12 – 4', 14/12 – 5'.
- 31) All dryer vents after connector must be smooth wall metal supported at 4' intervals. Max length is 35' and reduced 2.5' for ea.4"- 45°and 5' for each 4" radius 90° bend. An in-wall "connector box" is not counted as a 90° elbow. Supply dryer manufacturer instructions for vents exceeding these limits. Concealed ducts over 35' need permanent label within 6' of duct connection or at the electrical panel. Dryer vents must terminate 3' from building openings or manufacture's specs.
- 32) All bath fans must be mechanically clamped or taped with approve metallic duct tape to fan box, and must exit structure to the outside. Terminating vents into soffits is not approved.
- 33) All duct joints (including flexible) must be sealed with tapes or mastics and mechanically fastened.
- 34) Sidewall furnace, hot water tank, and fireplace vents must maintain clearances to house openings, meters, walls, AC units, etc. See manufacturers' instructions. (Appliances not provided with outside combustion air are not direct vents and have increased clearances, i.e. hot water power vents.) Adequate combustion air for water heater, furnace, dryer etc. must be provided: 50 cu' for each 1000 BTU.

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