

# Residential Access Ramp Construction Guide

City of Wadsworth

120 Maple Street, Wadsworth Ohio 44281

This guide provides information on obtaining access ramp permits in the City of Wadsworth.

Zoning Permits Are Required for:

- All new ramp construction or enlargements.

Building Permits Are Required for:

- All ramps attached to the dwelling more than 30" above grade.
- All ramps not attached to the dwelling and 200 or more Square feet.,

Building Permits Not Required for:

- Portable Manufactured Ramps
- Ramps not attached to a dwelling, *and* not more than 30" above grade *and* don't serve the main exit door (usually the front door).

**Step 1) Prepare a Site Plan** for the property where the ramp is to be built. Provide the distances (setbacks) from the proposed ramp 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 Department.

\*Required Setbacks

*Sides: Rear?*

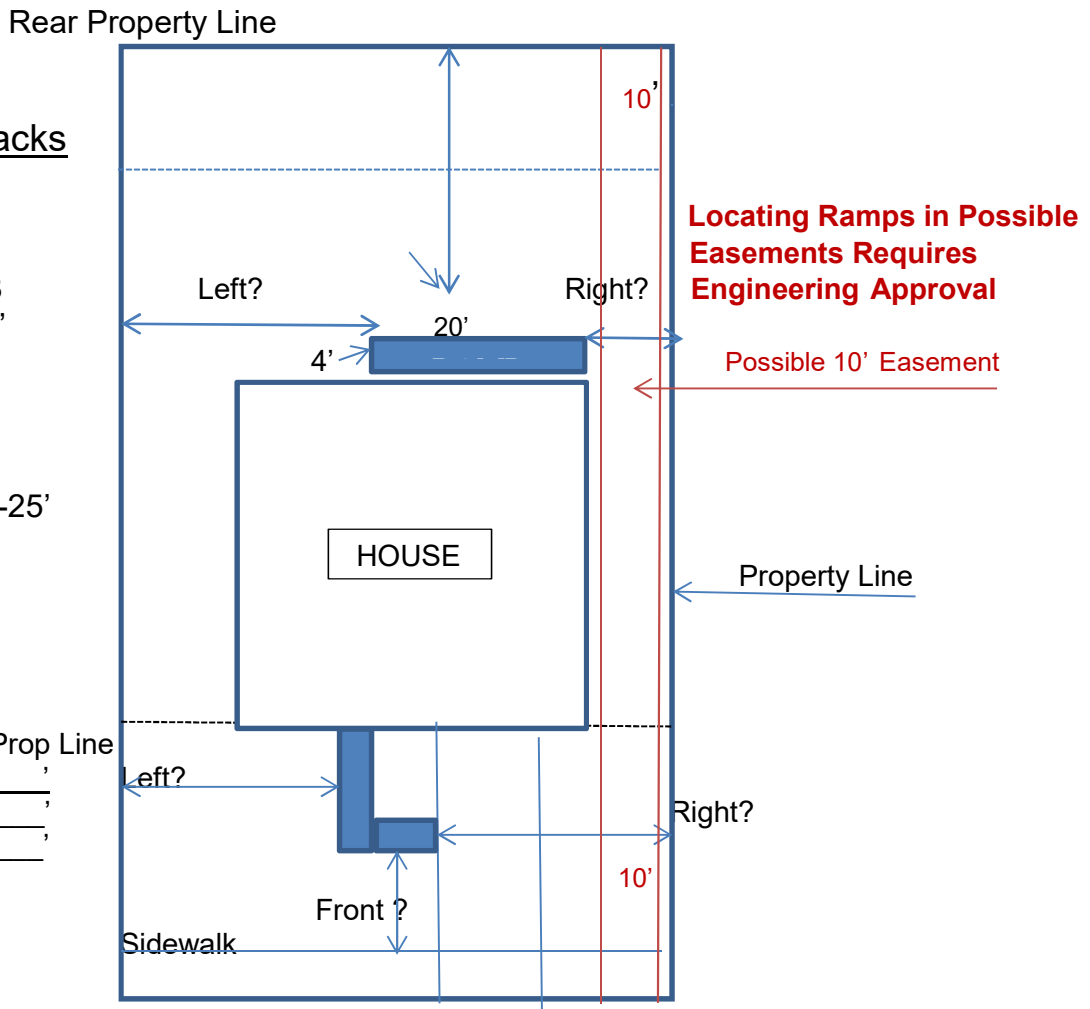
- R-1,2,3 = 10'
- R-4 = 8'
- New PUD's = 7.5'

*Rear:*

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

\*Measurement From Prop Line

- Left Side = \_\_\_\_\_'
- Right Side = \_\_\_\_\_'
- Front Equals = \_\_\_\_\_'



\*Proposed Ramp Locations Involving the Following Require Special Consideration:

- › Ramps not meeting the required setbacks for the zoning district require approval from the Board of Zoning Appeals.
- › Ramp additions to condominiums require a letter of approval from the condominium association.
- › Ramps encroaching into a City utility easement require prior approval from the Wadsworth Engineering Department before zoning approval is granted.

## RAMP REGULATIONS

### SLOPE

Ramps shall have a maximum slope of 1 unit vertical in eight units horizontal (12.5% slope).

### WIDTH

The width of ramps is recommended to be 36" between handrails.

### LANDINGS

A minimum 3'x 3' landing shall be provided:

1. At the top and bottom of ramps.
2. Where doors open onto ramps.
3. Where ramps change direction.

### HANDRAILS

A handrail must be provided on at least one side of all ramps exceeding a slope of one unit vertical in 12 units horizontal (8.33% slope).

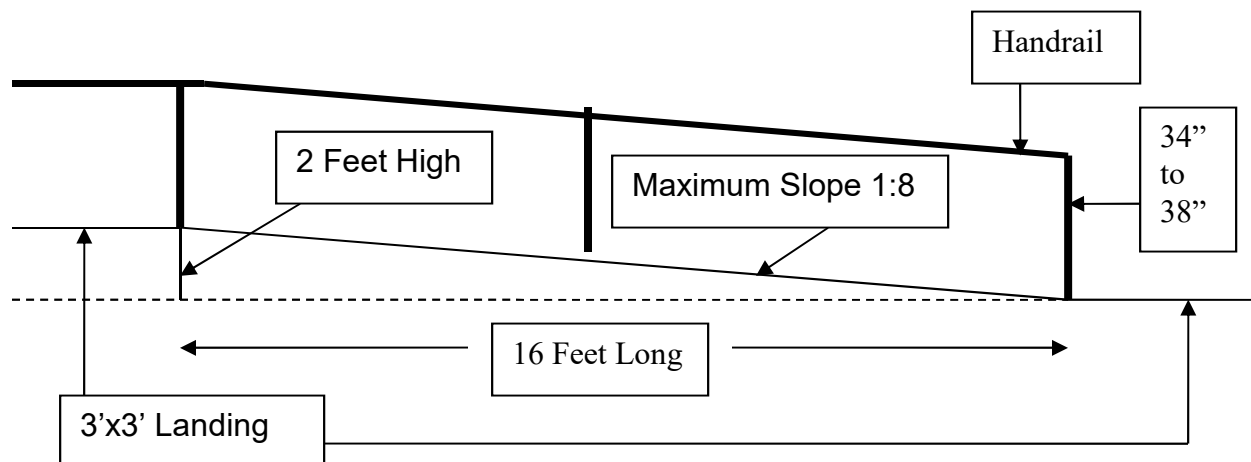
Handrails shall not be less than 34" or more than 38" above the finished surface of the ramp slope.

Handrail grip size shall have an outside diameter of 1 ¼" to 2", or a perimeter of 4" to 6 ¼" with a maximum cross section of 2 ½".

- Handrails profiles with a perimeter greater than 6 ¼" shall have a 5/16" deep finger recess area beginning ¾" from the top of the rail and continuing downward for 7/8", on both sides of the rail. Width of the rail may be 1 ¼" to 2 ¾".
- Handrail ends shall be returned or terminate into newel post with 1-1/2" space to wall.

**GUARD RAILS** with no more than 4" between balusters or rails are required for landings or ramps 30" or more above grade.

Example of a Ramp with a Maximum Slope of 1Unit Vertical in 8 Units Horizontal.



## Step 2) Prepare a Building Plan Showing:

- Height of ramp from grade to top.
- Width of ramp and landing.
- Length of slope to bottom landing.
- Show if handrails are planned.
- Show Height, size, type and spacing of guardrail posts and balusters if planned.
- All ramp dimensions, post & beam & joist layout, (Down-View)
- Beam connection to posts.
- Size and type of ramping material (e.g., pressure treated wood, vinyl).

## Step 3) Complete the Ramp Design form Below

### RAMP DESIGN INFORMATION

NAME \_\_\_\_\_ DATE \_\_\_\_\_

JOB ADDRESS \_\_\_\_\_

Footer Size (Diameter) 12" 14" 16" Other \_\_\_\_\_

Depth 12" 38' Other \_\_\_\_\_

Post Size \_\_\_\_\_" x \_\_\_\_\_"

Height of Ramp Above Grade \_\_\_\_\_' \_\_\_\_\_"

Width of Ramp and Landing \_\_\_\_\_' \_\_\_\_\_"

Length of Slope to Bottom Landing \_\_\_\_\_' \_\_\_\_\_"

Beam Size 2- Pieces 2" x \_\_\_\_\_" / 1-Piece 2" x \_\_\_\_\_"

Joist Size 2" x \_\_\_\_\_" at \_\_\_\_\_" on center.

Joist Span Between Beams \_\_\_\_\_ft. - \_\_\_\_\_inches

Is Ramp Attached to House?  Yes  No

Is Ramp Attached to  House Framing  Concrete  Block

Are Any Posts Within 4ft. of Foundation?  Yes  No

Are Balusters Planned for Ramp and Stairs?  Yes  No

Are All Fasteners Compatible with Lumber?  Yes  No

Will Power Lines Be Above Ramp?  Yes  No

Will Ramp Cover Furnace/HW Vents?  Yes  No

### **Step 3) Permit Application Submission & Payment**

- Please submit the Zoning & Building applications & 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.

Ramp Permit Fees = Zoning \$ 25 + Building Permit \$50.00 = \$75.00 Total

- 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](mailto:jstefl@wadsworthcity.org)      **330-335-2753**

**Code Questions:**                      [tvirosteck@medinaco.org](mailto:tvirosteck@medinaco.org)      **330-764-8282**

**Checks Payable to:**

City of Wadsworth

**Mailing Address:**    Building & Planning 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..... _____	<b>TOTAL BUILDING AREA (SQ. FT.) ..</b> _____

*\*( "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 .....	\$ <u>50.00</u>	BP
TOTAL BUILDING AREA (SQ. FT.) .....	(x \$.15) \$ _____	BP
FIREPLACE OR ADDITIONAL HVAC.....	(\$25.00 ea.) \$ _____	BP
ZONING PERMIT FEE .....	\$ <u>25.00</u>	ZP
RECREATION ACQUISITION FEE .....	\$ _____	DA
RECREATION DEVELOPMENT FEE .....	\$ _____	DR
DEMOLITION FEE .....	\$ _____	PM
OTHER.....	\$ _____	_____
OTHER.....	\$ _____	_____
OTHER.....	\$ _____	_____
<b>TOTAL PERMIT FEES.....</b>	<b>\$ <u>75.00</u></b>	

ZONING OFFICIAL / DEPUTY APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

BUILDING OFFICIAL / DEPUTY APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

# BUILDING INSPECTION GUIDELINES

City of Wadsworth

## Where To Call For Building And Utility Inspections:

**Building and Electrical Inspections, ..... 330-335-2753**  
**Wadsworth Communications/Cable Service Installation... 330-335-2888**  
**Wadsworth Electric Service Connections, Toby Blake ..... 330-335-2838**

## Questions Relating To Zoning And Building Procedures Should Be Directed To:

Jeff Kaiser, Zoning Permits/Setbacks .....330-335-2752  
Jennifer Stefl, Permits/Inspections.....330-335-2753  
Tom Virosteck, Plan Reviews.....330-764-8282

## Other Utility Information \*

**OUPS – Call Before You Dig .....1-800-362-2764**  
**Dominion Gas .....1-800-362-7557**  
**Frontier Communications (Telephone).....1-877-844-7196**

*\*Utility locations available at City Engineering Dept..*

The City of Wadsworth Building Department is located at 120 Maple Street, Wadsworth Ohio. Business hours are Monday through Friday from 7:30 a.m. to 4:30 p.m.

Building & Electrical & HVAC inspections must be scheduled by 2:00 p.m. on the day before the inspection. Schedule an inspection at (330) 335-2753, or leave a message 24 hours a day at the same number.

## **Following is a Schedule of Building Inspections for Ramp Construction:**

- **Footer** - Ramp construction holes are inspected for width, depth, and location before concrete is poured. The perimeter of the proposed construction should be clearly marked by stakes, string or paint, and the property lines should be indicated. You may also call for a pre-footer "Stake" inspection before the holes are dug if there is any question whether the proposed ramp will encroach into the required setbacks or easement.  
**REQUIRED FOR ALL RAMPS WHEN HOLES ARE DUG.**
- **Rough Frame** - Ramp framing is inspected before flooring and railings are installed if will not be visible after decking is installed.
- **Final Building Inspection** - **REQUIRED FOR ALL RAMPS WHEN COMPLETED.**