

Detached Accessory Building/Garage Permits

City of Wadsworth

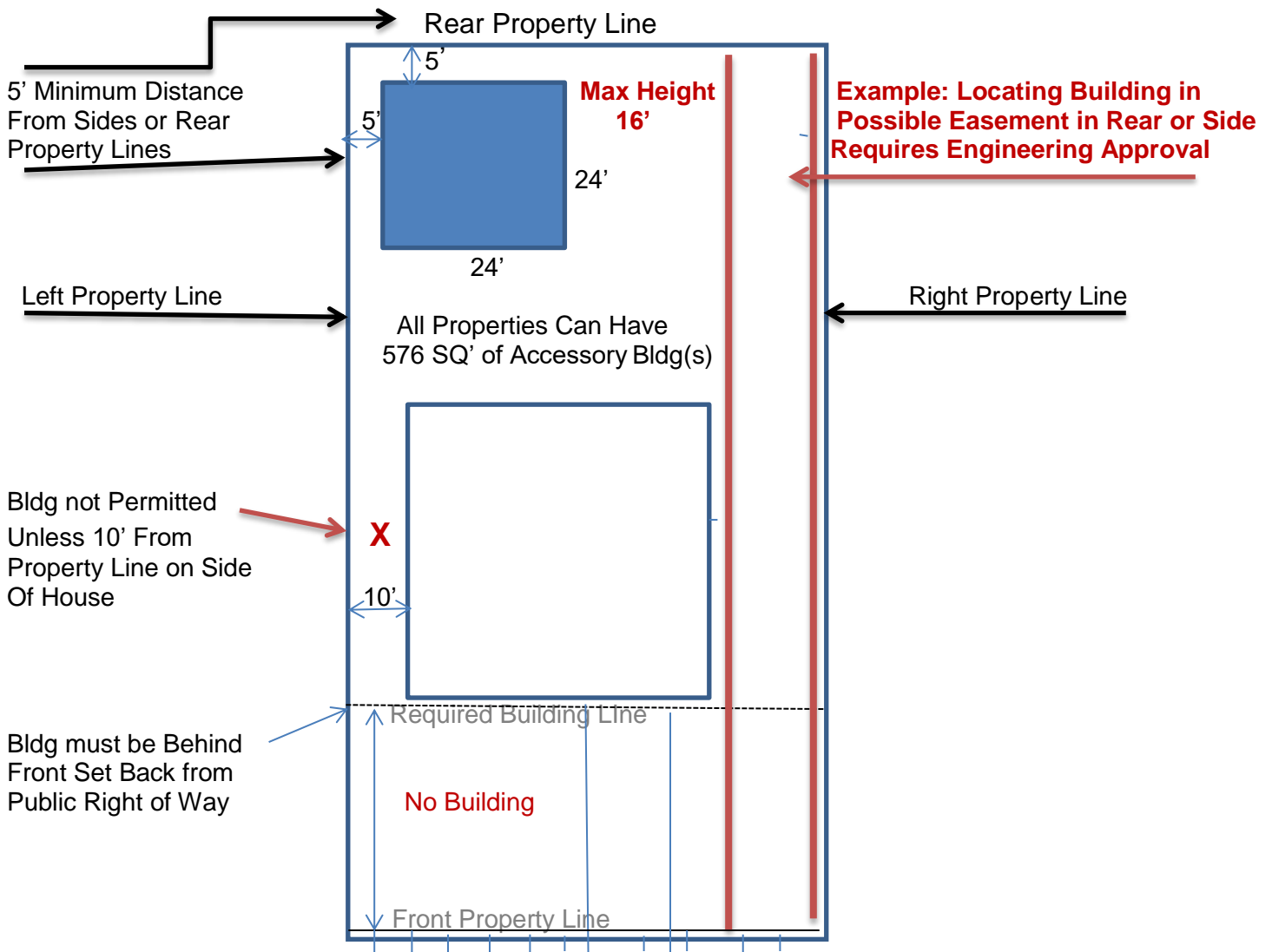
This guide provides information on obtaining *Detached Accessory Building or Garage Permits* in the City of Wadsworth.

Zoning Permits Are Required for all new and replacement accessory buildings

Building Permits Are Required for the construction of all detached garages, storage buildings, or other accessory structures over 200 square feet.

Building Permits Are Not Required for sheds less than 200 square feet.

Step 1) Prepare a Site Plan for the property where the shed is to be installed. 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.



*Proposed Building Locations May Involve the Following Special Considerations:

- › Buildings not meeting the requirements of zoning code require approval from the Board of Zoning Appeals.
- › Buildings encroaching into a City utility easement will not be approved.

ACCESSORY STRUCTURE GUIDELINES

ZONING PERMITS are required for all detached accessory structures such as garages and storage buildings. 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 accessory structure placement.

1. Garages and storage buildings unattached to the main dwelling are permitted to be five (5) feet from the side and rear lines if located behind the rear house line. (The setback includes overhangs.)
2. Structures in front of the rear line of the house must meet general setback requirements;
 - 10' sideline requirements in R-1, R-2, and R-3 districts, and 8' in R-4 areas.
 - Side setbacks are measured to building overhangs.
3. Front setbacks are generally 50' in R-1 and R-2; 40' in R-3, and 20' in R-4. Planned Unit Developments have unique setbacks. Contact the Planning Department for information.
 - Corner lots are considered to have two front setbacks and must meet those requirements.
4. Accessory structures shall not be located in easements without the City of Wadsworth Engineering Department approval, and may not impede the flow of any yard drainage.
5. **Maximum height allowed for accessory structures is 16'**
6. **Maximum combined square footage of all unattached accessory structures is 1200 square feet. Combined square footage cannot exceed 50% of the square footage of the living space in the main dwelling. One 576 sq. ft. (i.e. 24'x 24') garage is permitted on all lots.**
7. 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.
8. Legally existing accessory structures with masonry foundations may be rebuilt on the same foundation if sound; if no dimension of the building is increased; and construction begins within 2 years of demolition.

BUILDING PERMITS are obtained from the required for any detached structure over 200 square feet. Following are some requirements that apply to these structures:

1. Structures less than 5 feet from a property line require a fire rated wall on that side.
2. 38" deep footers are required. Diameter/width of footer varies with design.
3. Foundation depends on size and type of construction design.
4. Any flooring members must be designed to adequately support loads.
5. Trusses and rafters must be designed to support loads and prevent spreading of walls.
6. Directing roof storm water to an approved drainage outlet is required.

APPLICATIONS / FEES / PERMIT ISSUANCE. A site plan, construction plans (if over 200 sq. ft.), plus completed building and zoning permit applications accompanied by a permit fee of \$25.00 for zoning permit only, and an additional \$50.00 + 15¢ a square ft. for structures over 200 sq. ft., are required to obtain a zoning and building permits. Permits are generally issued within 1-3 working days.

Contact the City of Wadsworth Planning/Building Department at 330-335-2753 for additional information.

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

ZONING OFFICIAL / DEPUTY APPROVAL _____ DATE _____

BUILDING OFFICIAL / DEPUTY APPROVAL _____ DATE _____

POST FRAME ACCESSORY STRUCTURE PLAN REVIEW

City of Wadsworth

JOB ADDRESS _____ **DATE** _____
NAME _____

Type	OK	Not OK	See Back	Comments
Structure Use				#1 <input type="checkbox"/> Approved <input type="checkbox"/> Requires Engineered Design
Footer Size, Depth,				#2 _____" Dia. x _____" Thick x _____" Deep
Footer Uplift Protection				#3 See Back For Required Uplift Protection Options
Posts				4" x 6" Minimum (6" Wall Thickness) 8' OC
Door Header				#4
Top Girders				#5
Location on Lot				#6 See Back if Closer Than 3' to Property Line or Adjacent to Dwelling.
Building Height				Maximum Height Without Zoning Variance is 16', Max Wall Height Per Building Code is 16', Roof 20'
Wall Bracing			→	#7 See Back For Details
Knee Bracing				#8 See Back For Details
Sheathing / Decay				#9 See Back For Details
Stick Framed Roofing				#10 See Back For Details
Garage Floor Drains			→	Garage Drains Must be Connected to the Sanitary Sewer
Trusses			→	#11
Gable Trusses			→	#12
Man Door				#13
Ventilation				#14
Spouting Drainage				#15
Concrete				#16
Fasteners/Hardware				#17 See Back for Requirements
Other:				#18
				See Code Section 324 Attached

ADDITIONAL BUILDING REQUIREMENTS:

- 1) Approved Post frame structures are residential, single story accessory structures, not attached to the dwelling, solid structural sheathing with 36' maximum building width (incl. overhang), max 16' wall height, and 20' total height. Max post spacing 8' o.c. Attic storage requires engineered trusses.
- 2) Footer dimensions: 24' Width+ Overhangs = 18" Dia. x 9" Thick; ≤ 28' Width+ Overhangs = 20" Dia. x 10" Thick; ≤ 36' Width+ Overhangs = 22" Dia. x 11" Thick. 48" of Fill is Required Above Footers
- 3) Two 2x6's 12" long attached to each side of the base of the post w/ 5-16d hot dipped galv. nails per side; or 2-#5 x 9" rebar thru the post at 3" and 9" from the base in opposite directions with a 12" concrete collar.
- 4) Door header carrying roof loads: 16'3" opening - 2 ply 1-3/4"x11-7/8" LVL or (5ply Douglas Fir 2x12) to 30' deep. 18'3" door - 2 ply 11-7/8" LVL to 24' deep, 14" to 36' deep. Gable End Opening: 10': 2-2x8, 12': 2-2x10, 16': 2-2x12. See Table 324.4.5.
- 5) 2" x 8" girders for buildings up to 16' wide; 2"x 10" girders up to 24' wide; 2" x 12" up to 32' wide. Girders to be bolted to posts with 2, 1/2" through bolts, 2, 1/2" lag bolts per side, or 3, 3 -5/8" Ledgerlock per side.
- 6) Walls within 3' of a property line must have a 1 hour fire rating on both sides of the wall. Install 5/8" drywall or rated plywood on interior and exterior of wall and soffits. Overhangs and projections shall not be fire rated on the underside when >3' from the line, and not permitted < 2' from the line. No window or door openings are permitted < 3'. Garages <3' from a dwelling on the same lot require 1/2" interior drywall on the wall & attic.
- 7) Walls require structural wood panels (1/2" OSB/plywood), solid metal or other engineered system. 2x6 Bracing must be provided between posts from the skirt board to the header on each side of the building at 25' on center and 12' maximum from the ends, and attached to the wall girts with 2-10d nails and columns with 2 -16d nails.
- 8) A 2x6 knee brace shall extend from the post to the top chord of the adjacent truss or rafter at a 45° angle and be attached with 3-10d nails. The brace must attach to the post with 3-16d hot dipped galvanized nails 18" below the bottom chord for walls to 10', 24" for walls to 11', 36" for walls to 12', and 48" for walls to 16'.
- 9) Skirting must extend to exterior grade, be rated for ground contact, and must be able to contain interior fill.. All structural framing within 8" of the ground or exposed to the weather must be pressure treated. All non- pressure treated wood, siding, and OSB/plywood sheathing must be kept 6" above ground and 2" above exterior concrete.
- 10) 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. If no rafter ties, a ridge beam designed to support all loads and be supported on each end by direct bearing or hangers.
- 11) Trusses require hold downs on each end. Bottoms must be continuously braced per manufacturer generally perpendicular to trusses 10' on center - ("rat runs") if no drywall ceiling.
- 12) Trussed gables must be braced to manufacturer specifications. They must bear on a beam and are not designed to carry any load. Use common trusses on ends if no bearing is provided.
- 13) A side hinged 2668 access door is required in all garages. Doors connected to dwelling are acceptable.
- 14) Net free ventilating area of attics in heated structures must be 1/150 to 1/300 of attic square footage. Builder is responsible for ventilating calculations.
- 15) Downs spouts are required on all new structures and are required to be connected to the storm sewer unless alternative approval (such as a drywell - see handout) has been received from the City of Wadsworth.
- 16) Concrete floors must be separated from posts and skirting by expansion joint, felt paper or other approved method.
- 17) All nails, bolts, screws, or hangers in contact with ACQ or CAB treated lumber must be hot dipped galvanized, stainless steel, or have a zinc 185 coating. This includes foundation anchor bolts, and framing/siding nails. In no case can aluminum be in contact. Hanger fasteners must have similar coatings.
- 18) Accessible permit and visible address numbers must be posted at jobsite to receive inspections. Obtain any required electrical inspections prior to rough or final bldg. approvals.