

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'

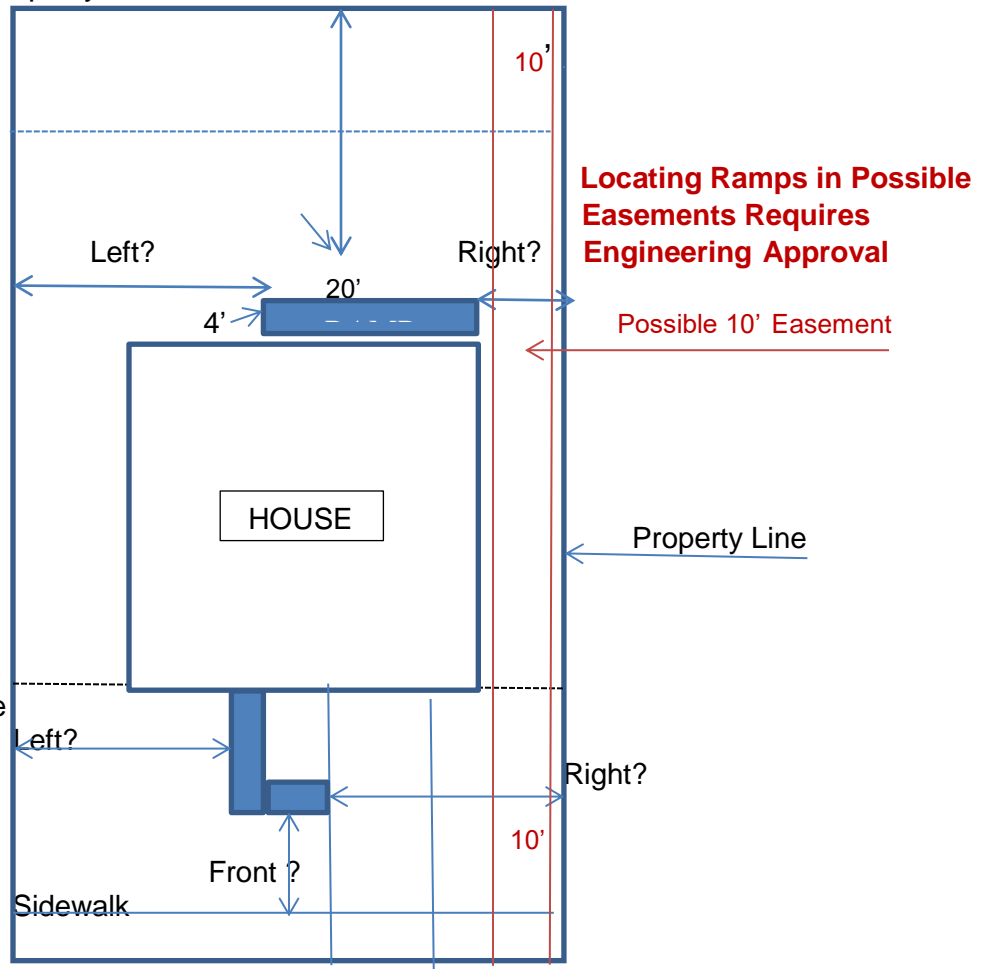
*Measurement From Prop Line

Left Side = _____'

Right Side = _____'

Front Equals= _____'

Rear Property Line



*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).

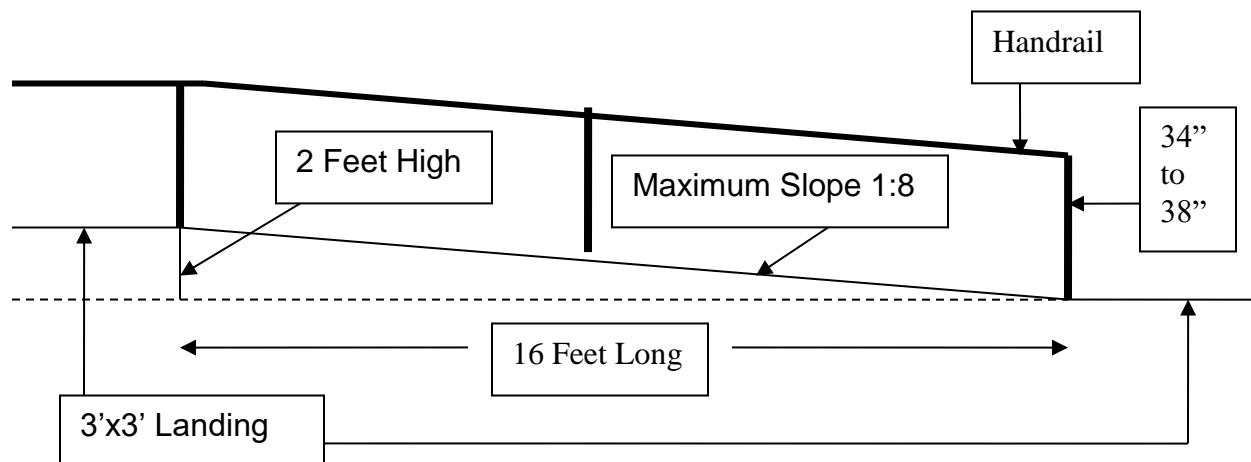
Handrails shall not be less than 34" or more than 38" above the finished surface of the ramp slope.

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)	<input type="checkbox"/> 12" <input type="checkbox"/> 14" <input type="checkbox"/> 16" Other _____
Depth	<input type="checkbox"/> 12" <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is Ramp Attached to	<input type="checkbox"/> House Framing <input type="checkbox"/> Concrete <input type="checkbox"/> Block
Are Any Posts Within 4ft. of Foundation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are Balusters Planned for Ramp and Stairs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are All Fasteners Compatible with Lumber?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will Power Lines Be Above Ramp?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will Ramp Cover Furnace/HW Vents?	<input type="checkbox"/> Yes <input type="checkbox"/> 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 **330-335-2753**

Code Questions: mnussbaum@wadsworthcity.org **330-335-2780**

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..... _____ 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

Table with 3 columns: Fee Description, Amount, and Code. Includes rows for CONSTRUCTION BASE FEE, TOTAL BUILDING AREA (SQ. FT.), FIREPLACE OR ADDITIONAL HVAC, ZONING PERMIT FEE, RECREATION ACQUISITION FEE, RECREATION DEVELOPMENT FEE, DEMOLITION FEE, and OTHER. Total Permit Fees: \$ 75.00

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/Setbacks330-335-2752
Jennifer Stefl, Permits/Inspections.....330-335-2753
Mark Nussbaum, Building Official.....330-335-2780

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 on the second floor of City Hall, located at 120 Maple Street, Wadsworth Ohio. Business hours are Monday through Friday from 7:30 a.m. to 4:30 p.m. (Credit cards are only accepted after 8:30 a.m.).

Building inspections should be requested by 9:00 a.m. the day the inspection is needed by scheduling an inspection at (330) 335-2753 or leaving a message on voice mail, which is available 24 hours a day.

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 wil not be visible after decking is installed.
- **Final Building Inspection** - **REQUIRED FOR ALL RAMPS WHEN COMPLETED.**