



## Why do I need Approvals and Inspections?

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*No person shall erect, construct, alter, repair, equip, remove or demolish a house, building or structure without first filing with the Building Officer an application in writing and obtaining a permit.*

*City of Portsmouth, Codified Ordinance 1305.01: Permit Required*

### **Who writes the Codes?**

Building codes are developed in a way similar to the law-making process. Many groups of people are involved; building officials, fire officials, developers, material suppliers, the public, engineers, architects, builders, research and testing labs, and governmental leaders.

One-, two-, and three-family residential dwellings are regulated locally by certified residential building departments. Residential buildings are required to comply with the requirements of the Residential Code of Ohio (RCO). The RCO is based upon the International Residential Code and adopted by the Ohio Board of Building Standards (BBS). Construction regulated by the Residential Code of Ohio will be inspected by BBS certified departments using certified inspectors.

### **What is a Plan Approval and why is it needed?**

Plan approval is simply a review of your projects' drawings and specification to ensure compliance with the building codes for your project and does so in a way that assures that it is safe and sanitary.

A Certificate of Plan Approval establishes your legal right (license to build), as provided for in Ohio law, to build what is described on the approved construction documents. Construction of a building project in accordance with approved drawings and specifications is the best way to make sure you are getting the end result you desire, that it is safe for use or occupancy, and the assurance that you had secured your right to build an approved design.

### **Why do Inspections need to be made?**

It could easily be said that an owner's cheapest form of "insurance" is that of getting inspections made at the appropriate times during construction. Few owners are familiar enough with or qualified to perform the variety of work necessary in a construction project, alteration, or addition. Alterations, additions, or modifications to structural, electrical, mechanical, or plumbing systems require specialized skills and, by obtaining an approval and inspections, there is a much higher level of assurance that the project complies with safety codes and that the structural, electrical distribution grounding and bonding, gas piping, plumbing, and mechanical systems are installed properly.

Additionally, not only does the law require owners to obtain approvals and inspections, but lending institutions and insurance companies want to protect the asset that they are funding or insuring. If a problem develops, having obtained approvals and inspections will support an owner's claims if problems develop during and after construction. The process ultimately ends with the building owner receiving a Certificate of Occupancy or a Certificate of Completion.

**Local building departments are committed to preserving the public health, safety, and welfare in all jurisdictions under their jurisdiction through the effective, efficient use, and enforcement of the building code requirements in Ohio.**

## Permit Required Checklist

Description of Work	Yes	No
Residential accessory structure: detached/attached garage, accessory building larger than 200 sf	✓	
Children's playground equipment		✓
Change in building use or occupancy	✓	
New building: residential or commercial	✓	
New deck larger than 200 sf	✓	
ADA ramp	✓	
Minor deck repairs (non-structural)		✓
Concrete slab-on-grade, below 30" high		✓
Driveway/Sidewalk: new or repair <b>not</b> in public right-of-way		✓
Driveway/Sidewalk: new or repair in public right-of-way	✓	
Garage door replacement/repair		✓
New windows or doors using existing openings (same size and locations)		✓
New residential roof coverings		✓
New commercial roof	✓	
New roof decking or structure	✓	
Roof decking or structure alterations	✓	
Minor repairs to roof covering		✓
Retaining walls less than 48" high (bottom of footing to top)		✓
Retaining walls greater than 48" high (bottom of footing to top)	✓	
Fences not over 6 ft high		✓
New exterior siding		✓
Signs for non-residential property	✓	
Interior work limited to painting, tiling, carpeting, cabinets, trim work		✓
Interior work for additions/alterations including wall removal, framing, drywall	✓	
Landscaping not in public right-of-way		✓
Planting, removing or trimming trees in public right-of-way	✓	
Electric service upgrade, relocation, repair or new service	✓	
Appliance replacement of plug-in devices		✓
Appliance replacement of permanent hardwired devices	✓	
New electrical wiring for addition/alteration	✓	
Minor electrical wiring repairs		✓
Smoke/Carbon Monoxide detectors, battery powered		✓
Smoke/Carbon Monoxide detectors, hardwired	✓	
Fire sprinkler or hood suppression system	✓	
New/replacement of furnace or air conditioning systems	✓	
New/replacement of water heater	✓	
New/replacement of ductwork	✓	
New fireplace	✓	
New/alterations to gas piping	✓	
Plumbing fixture repair or replacement		✓
Plumbing fixture repair or replacement requiring piping alterations	✓	
New plumbing fixture, including in-ground swimming pools	✓	