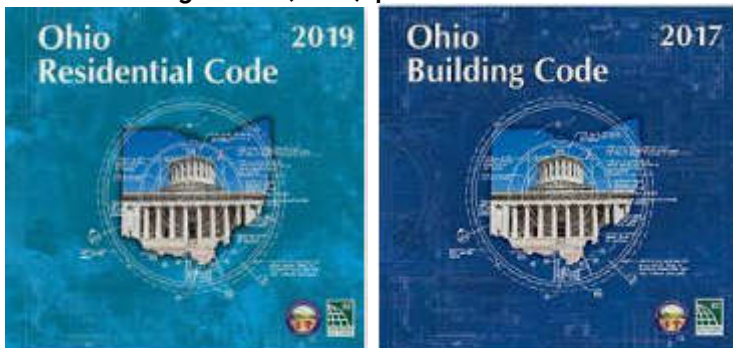


BUILDING CODE FAQ'S

What are Building Codes and Who writes them? Building codes are essentially standards that 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.

What are Portsmouth's Building Codes?

The City of Portsmouth has adopted the state regulated Residential Code of Ohio (RCO) and the Ohio Building Code (OBC) plus their amendments.



Both of these codes are based upon the International Residential and Building Codes which are used all across the world.

What is a Building Permit?

A "permit" is granted to the applicant after plans have been submitted and approved and fees have been paid. A permit establishes a person's legal right to build what is described in the approved plans. The fees cover the cost of inspections.

When is a Building Permit Required?

The attached checklist shows common types of work that require a permit and those that don't.

Portsmouth Building Department
Located in the Engineering Office
728 2nd Street, Room 25 Portsmouth, OH
45662 Phone: 740-354-7557
Fax: 740-354-5383
Email: portsmouth.eng@portsmouthoh.org



Why Do I Need Building Permits?

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

The Portsmouth Building Department is committed to preserving the public health, safety and welfare of the city by enforcing zoning and building codes adopted by council.

These codes are in place so that all construction has met minimum standards set by the State of Ohio and the City of Portsmouth.



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 not 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 in-ground swimming pools	✓	