

# CITY OF NORTH OLMSTED

Mayor Kevin M. Kennedy

Dale A. Mitchell, **Building Commissioner**

**Building Department**

## REGULATIONS FOR ADDITIONS

1. An addition to the main dwelling structure becomes part of the main structure.
2. The maximum height of a dwelling shall not exceed thirty-five (35) feet.
3. The maximum lot coverage by the main use shall not exceed twenty-five (25) percent.
4. The maximum setback from the front street line and from the rear property line shall be not less than fifty (50) feet.
5. The minimum side yard shall be not less than five (5) feet on the side and the sum of the two sides not less than twenty (20) feet, unless there is an attached garage where the sum is to be not less than fifteen (15) feet. In no case shall the distance between dwellings be less than fifteen (15) feet. A drive may be placed in a side yard providing such side yard is no less than fifteen (15) feet.

## SUBMITTAL FOR PERMIT

1. An application for permit must be submitted ten (10) days prior to a permit being issued. A posting card, received when application is made, must be placed in a front window for a minimum of ten (10) days.
2. **Two (2) sets of construction documents (drawings)** of each of the following must accompany the application:
  - A. A site plan showing all yard and house measurements, exactly where the addition will be built, dimensions to all adjoining buildings, and any accessory structures in the yard.
  - B. A cross section detail showing all materials that will be used to construct the addition.
  - C. A floor plan showing the existing and the proposed lay out.
  - D. Elevations showing what the finished product should look like.
  - E. REScheck compliance report 4.2.1 based on the 2006 IECC model energy code found online at [www.energycodes.gov/index.stm](http://www.energycodes.gov/index.stm).
  - F. Window and door schedule showing manufacturer, rough opening sizes, and type.
  - G. Heat calculations
  - H. Electrical load calculations for additions larger than 500 square feet in accordance to NEC 220.12 or 220.14, as applicable.

The drawings have to be architecturally drawn and must be a minimum 1 inch = 20 feet scale for the Site Plan and ¼ inch = 1 foot scale for all other drawings. Computer generated details and construction documents are acceptable. A design professional stamp is not required.

3. On the application, we need to know the size of the addition and any alterations, a cost breakdown of the addition and any alterations, name of contractors, and a description of the work being done.
4. If contractors are doing the work, they must be registered with the City of North Olmsted and they are responsible to obtain all required permits.