

RESIDENTIAL DETACHED GARAGES AND OTHER ACCESSORY STRUCTURES

The construction of or addition to a detached garage or other accessory structure within the City of Dayton is subject to the requirements of the 2013 Residential Code of Ohio (2013 RCO). Approval of drawings and the issuance of a permit are required before work is initiated. The property owner, as well as a contractor, may apply for the building permit. Accessory structures of one-story and 200 square feet or less, and playground structures are exempt from permit requirements (2013 RCO 102.10, Item 1.)

The 2013 RCO is available for viewing online at:

<https://codes.iccsafe.org/public/collections/OH>

Simply click on “2013” then the image of the blue book on a shelf and select the chapter you wish to view.

Applying for a Permit

1. **Application Form** - Complete the upper half of the application form, including the signature and date. The application form is available at the Division of Building Inspection office, 371 W Second St, in downtown Dayton or online at

<http://www.daytonohio.gov/DocumentCenter/View/253>

1. **Site Plan** - An example site plan is attached to this document. Prepare a site plan showing property lines, the nearest streets, lot dimensions, existing structures (house, garage, shed, etc) with dimensions and distances from the property lines. Indicate the location for the garage or accessory structure on the site plan. Clearly label the proposed structure and show overall dimensions. Contact the Zoning Administrator at 333-3903 to determine what distance the accessory structure must be from property lines. Search for lot dimensions from the Montgomery County Auditor’s website at: <https://gis.mcoho.org/VPCore/VP.html?config=aud> Go to “Select a Jurisdictions” under the “Search Addresses by Jurisdiction” and select “Dayton” as the jurisdiction, find your street name and then your address in the pull-down menus and click ‘Search’.
2. **Detail Drawings** - Example drawings are also attached, with references to the 2013 Residential Code of Ohio (RCO). The RCO references have been added to aid the person preparing the drawings in finding the appropriate code requirements. The drawings should show 1) a floor plan, 2) a typical wall section, 3) foundation details, 4) wall bracing details, 5) roof details, and 6) electrical details (if electrical power will be extended to the structure).
3. **Plan Review, Approval, and Permit Issuance**
 1. **Submission** - The permit application and 3 copies of the site plan and drawings must be submitted to the Division of Building Inspection.

RESIDENTIAL DETACHED GARAGES AND OTHER ACCESSORY STRUCTURES (CONT.)

2. **Review** - The application and drawings will be reviewed for compliance with zoning requirements and with applicable requirements of the 2013 RCO. The applicant will be contacted if additional information is needed or if the drawings do not comply with the 2013 RCO.
3. **Building Permit Issuance** – When documents are approved, the applicant will be contacted that the permit and plans are available at the Building Inspection office. A permit fee must be paid at the time the permit is obtained. The building permit becomes invalid if work does not commence within the 12 month period following permit issuance.
4. **Electrical Permit** – A separate permit for electrical work must be obtained if the project includes extending electrical power to the structure.

Permit Fees

Permit fees are determined by the estimated cost of the garage or accessory structure. These fees help offset the costs to the City of Dayton for the required inspections and other related costs. Call 333-3986 or 333-6794 for an estimate of the permit fees based on your estimated construction cost.

Inspections During Construction

There are several steps in construction of a garage or accessory structure that require inspection.

1. **Footing Inspection** – The first inspection must take place after excavating for the footings, the forms are set, and before any concrete is poured. This allows the depth, size and layout of the foundation to be confirmed.
2. **Electrical Rough-in Inspection** – This inspection confirms the National Electric Code requirements are being met and is conducted before the framing inspection and prior to installing fixtures or appliances.
3. **Framing Inspection** – The third inspection must take place prior to any interior finishes being installed. This allows the beams, joints, ledger, lateral load connection, and connections to be confirmed. The roofing system (sheathing, underlayment and shingles) can be installed prior to this inspection.
4. **Final Inspections** – When the siding, doors, windows, fixtures, and other finish items have been completed, the final inspection must be successfully completed before the structure can be put into use for its intended purpose.

Resources

- APA Wall Bracing Calculator <http://www.apawood.org/calculator>
- 2013 Residential Code of Ohio – a link is given in the General Comments, above.
- Residential Detached Garage and Other Accessory Structures Checklist of the City of Dayton.
- Online design software may not meet the minimum requirements of the 2013 RCO. All structures constructed in the City of Dayton must comply with the applicable requirements of 2013 RCO.)

47 EVERY AV.

EXAMPLE FOR
ACCESSORY
STRUCTURE

LIST OF DRAWINGS
RCO 106.1.3

- DWG 1A - SITE PLAN, STREET ENTRANCE
- DWG 1B - SITE PLAN, ALLEY ENTRANCE
- DWG 2 - FLOOR PLAN
- DWG 3 - WALL AND FOUNDATION SECTION
- DWG 4 - WALL BRACING AND ROOF DETAILS
- DWG 5 - ELECTRICAL PLAN

DRAWN BY: _____
RCO 106.2

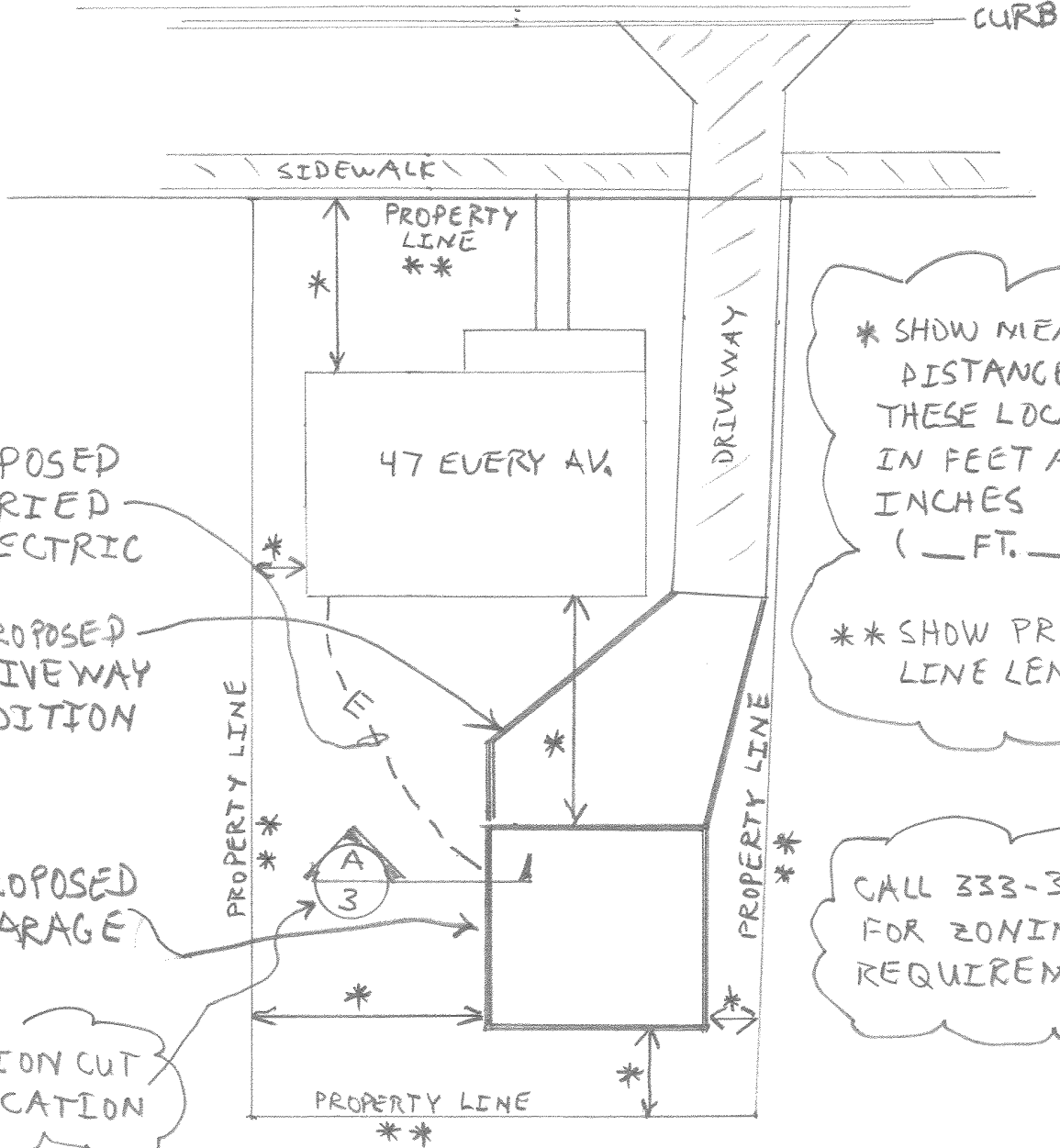
47 EVERY AV.
DAYTON, OH 454XX
937-XXX-XXXX
EMAIL@PROVIDER.COM

MARCH 2017

47 EVERY AV.

EXAMPLE FOR
ACCESSORY
STRUCTURE

EVERY AV.



* SHOW MEASURED
DISTANCE AT
THESE LOCATIONS
IN FEET AND
INCHES
(_ FT. _ IN.)

** SHOW PROPERTY
LINE LENGTHS

CALL 333-3903
FOR ZONING
REQUIREMENTS

PROPOSED
BURIED
ELECTRIC

PROPOSED
DRIVEWAY
ADDITION

PROPOSED
GARAGE

SECTION CUT
INDICATION

STREET ENTRANCE
SITE PLAN



1" = 20'-0"

APRIL 2016

DWG
1A

47 EVERY AV.

EXAMPLE FOR ACCESSORY STRUCTURE

EVERY AV.

CURB

SIDEWALK

CALL 333-3903 FOR ZONING REQUIREMENTS

* SHOW MEASURED DISTANCE AT THESE LOCATIONS IN FEET AND INCHES (_ FT. _ IN.)
** SHOW PROPERTY LINE LENGTHS

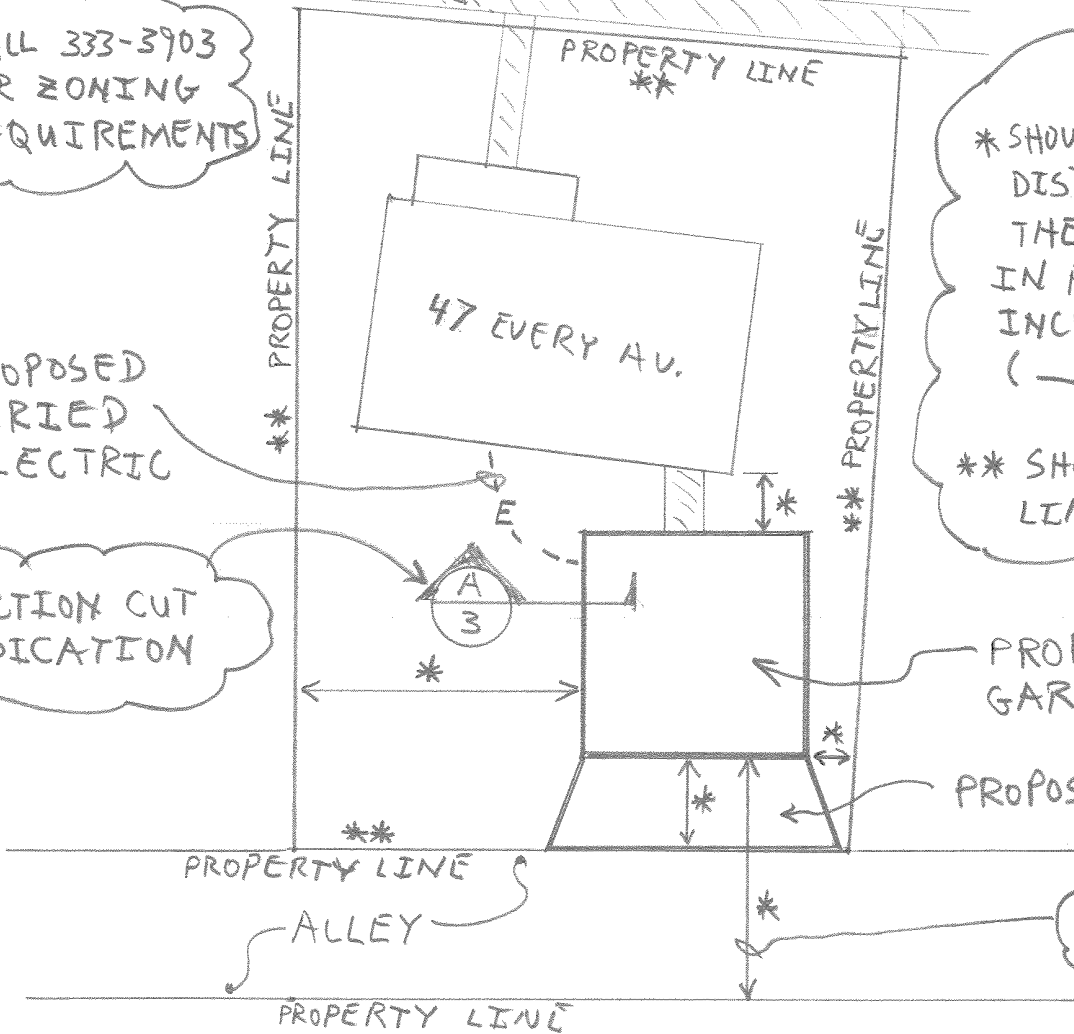
PROPOSED BURIED ELECTRIC

SECTION CUT INDICATION

PROPOSED GARAGE

PROPOSED APRON

NOTE: 24 FT. MIN.



ALLEY ENTRANCE SITE PLAN



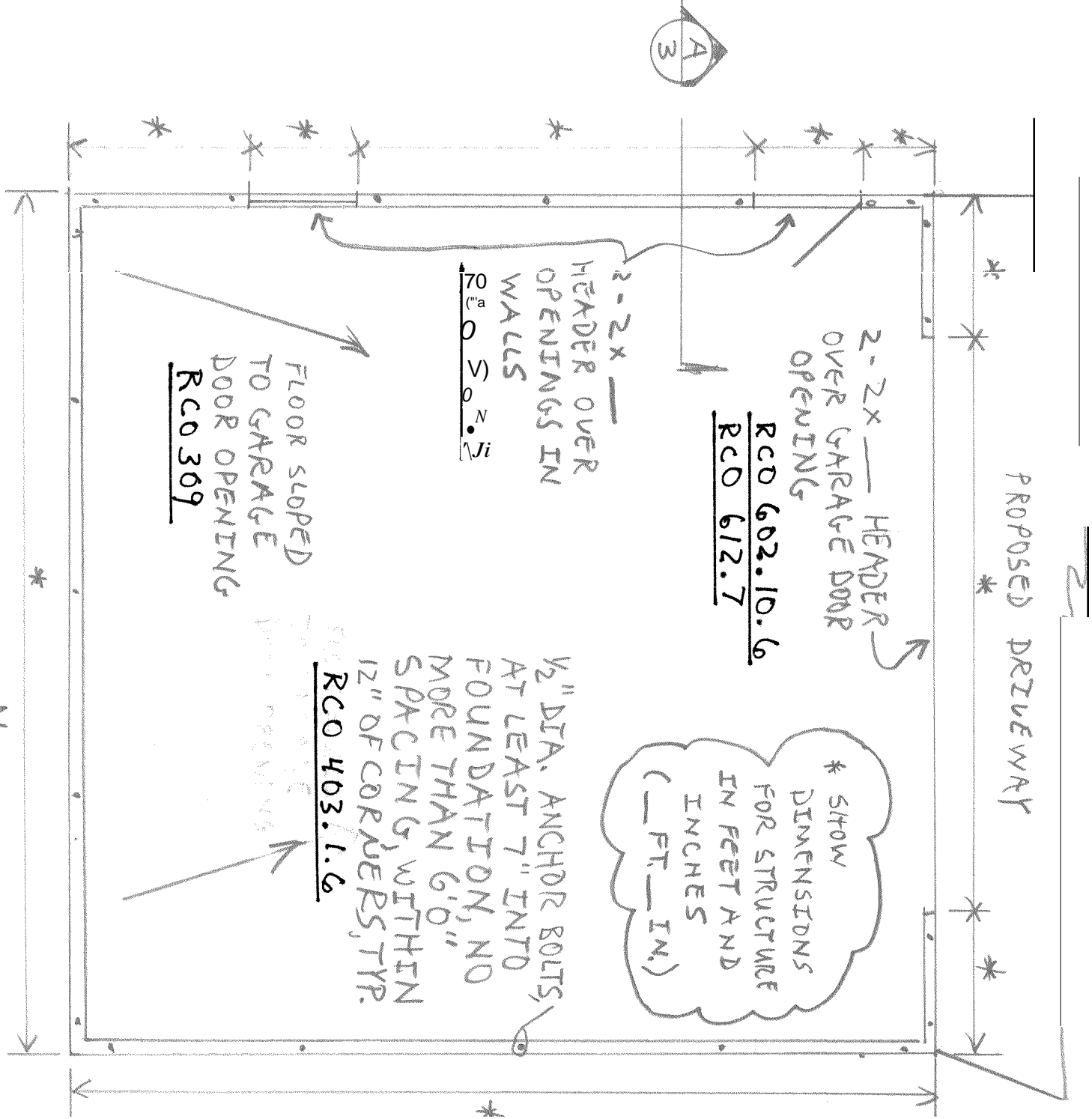
1" = 20'-0"

MARCH 2017

DWG 1B

EVEK

EXAMPLE FOR ACCESSORY STRUCTURE



FLOOR PLAN

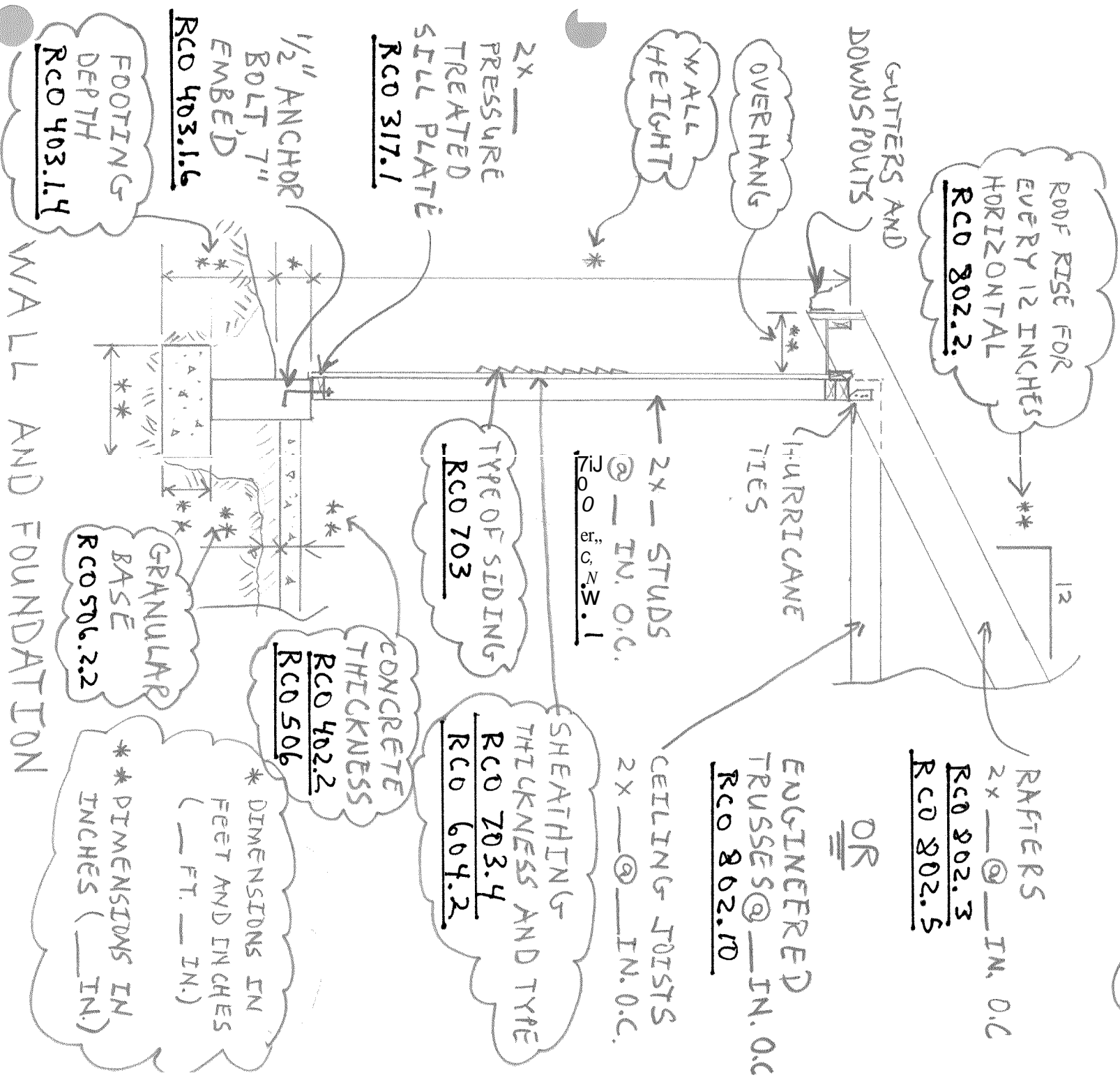
1/4"

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DWG

EVERY AV

EXAMPLE FOR ACCESSORY STRUCTURE



WALL AND FOUNDATION

SECTION $\frac{A}{3}$

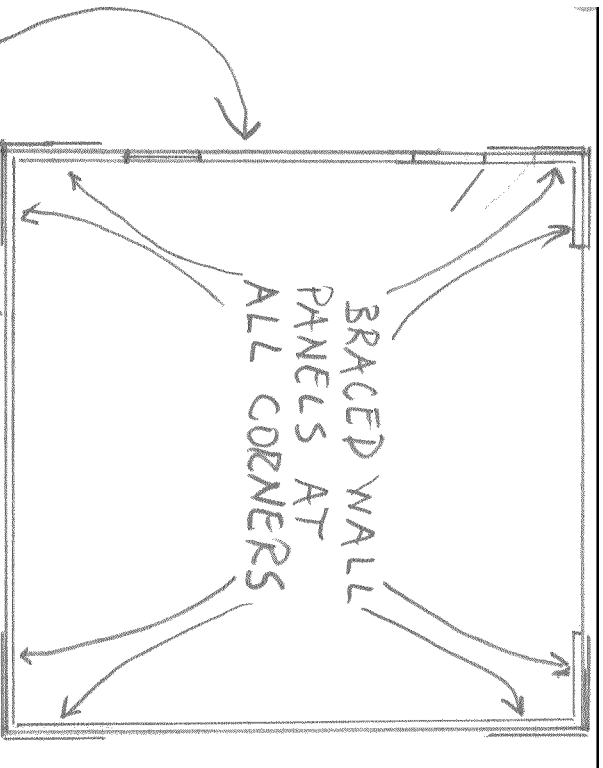
1/2" = 1' 0"

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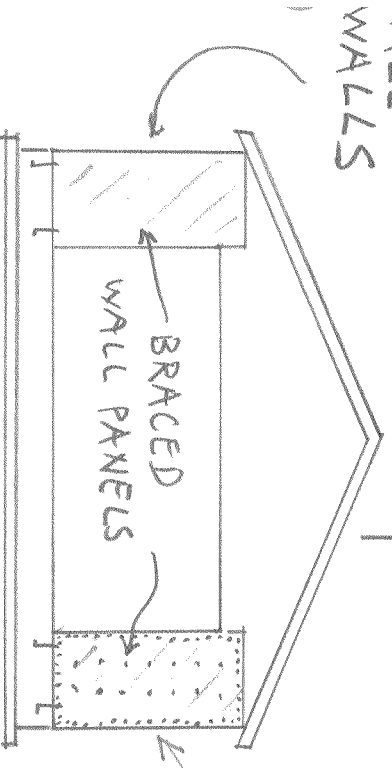
EXAMPLE FOR ACCESSORY STRUCTURE



7/16" OSB
ALL WALLS

PLAN

N



FRONT

1/8" = 1'0"

WALL BRACING METHOD
CS-W5P AND CS-G

7/16" OSB

8d COMMON @ 6" O.C.
ALL EDGES

8d COMMON @ 12" O.C.
FIELD

RCO 602.10

RCO TABLE 602.3 (1)

RCO TABLE 602.3 (2)

RCO TABLE 602.3 (3)

RCO 602.10.2.2

RCO 602.10.2.3

NOTE: OTHER WALL BRACING METHODS CAN BE USED. SEE 2013 RCO SECTION 602.10

WALL BRACING

SHEATHING 7/16" OSB

RCO 803.2

15# ASPHALT FELT

RCO 905.2.2

AL. OR GALV. FLASHING

RCO 703.8

ROOF

DETAILS

ASPHALT SHINGLES

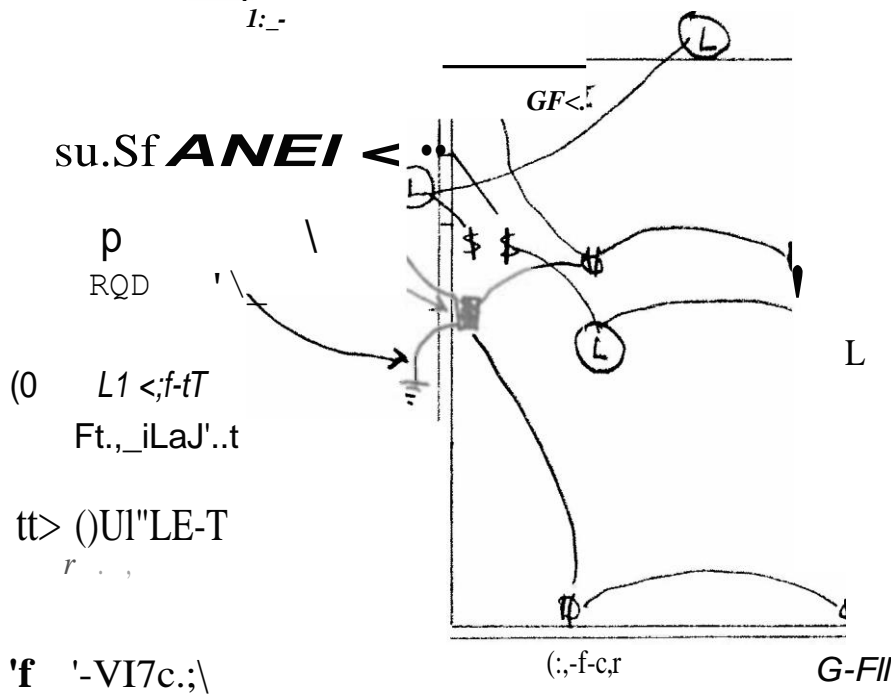
RCO 905.2

DWG
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L/7 EVERY AV

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