



City of North Royalton
Mayor Robert A. Stefanik

Building Department
11545 Royalton Road
North Royalton, Ohio 44133-4896

440-582-3000
fax: 440-582-3089

INFORMATION REQUIRED

FOR NEW HOME APPLICATIONS

- Application Form – Completed
- Zoning Certificate Form – Completed
- Acknowledgement letter signed by Builder and Homeowner
- Two (2) sets of house plans (stamped by developer, if in subdivision, with requirements). **NO REVERSED PLANS WILL BE ACCEPTED**

INCLUDING:

1. Electrical load calculations
2. HVAC plans with calculations
3. Plumbing isometrics
4. Ohio Energy Code Worksheet
www.energycodes.gov/rescheck/download.stm

- Five (5) Topos for Engineering Department

INCLUDING: Topography, Building Grades, Location, Setback, Width each Side Yard, Rear Yard size, Distance from Side Lot Lines to all Buildings on Adjacent Lots, Easements, Utilities, Pavements, Accessory Structures, etc.

- Registration of General, Excavating and Sub-Contractors
- Plan Review Fee = twelve cents (\$.12) per square foot of area measured from outside dimensions of all levels, including garage, decks and porches.

Effective: 1/26/07

CITY OF NORTH ROYALTON
BUILDING DEPARTMENT
APPLICATION FOR ZONING CERTIFICATE

The undersigned hereby applies to the City of North Royalton, Cuyahoga County, Ohio for a ZONING CERTIFICATE for the following use, to be used on the basis of the representations herein contained.

1. Land Owner's Name & Address: _____

2. Location of Property: _____

3. Occupant of Premises: _____

4. **PROPOSED USE:**

NEW EXISTING CONDITIONAL

PERMISSIBLE RESIDENCE GARAGE

ACCESSORY BUILDING ROOM ADDITION ALTERATION

APARTMENT/TOWNHOUSES NUMBER OF DWELLING UNITS: _____

COMMERCIAL INDUSTRIAL

TYPE: _____ Number of Employees: _____

5. Sketch lot on back of this application, showing main road or street, existing buildings, proposed construction with all dimensions and indicate the directions (north, south, etc.).

Approved Topo

Site Plan

Main Road or Street Frontage: _____ Feet; Depth: _____ Feet;

Area: _____ Sq. Feet; Acres: _____

Setback from Main Road or Street: _____ Feet;

Rearyard Clearance: _____ Feet;

Sideyard Clearance: North: East: Side: _____ Feet; South: West: Side: _____ Feet;

Dimensions of Building: Width: _____ Feet; Depth: _____ Feet;

Height from Grade: _____ Feet;

Foundation Size: _____ Sq.Ft.; Number of Stories: _____;

First Floor: _____ Sq.Ft.; Second Floor: _____ Sq.Ft.;

Width & Length of Driveway: _____ Feet; Off-Street Pkg. Space: _____ Sq.Ft.

Approximate Cost of Construction: \$ _____.

6. Have you a "Sewage Disposal Permit" from the Cuyahoga County Sanitary Engineer?
 YES NO CITY SEWERS

7. Applicant understands and agrees that in the event a ZONING CERTIFICATE is issued, it shall become void and of no effect at the expiration of one year after date of issuance, unless construction is started. If no construction is started or use changed within one year of date of permit, a new permit is required upon proper application.

DATE: _____ APPLICANT: _____

CERTIFICATE OF ACKNOWLEDGMENT

(Mandatory requirements of Chapter 1448, Section 1448.01 of the
Codified Ordinances of the City of North Royalton)

DEVELOPER / BUILDER:

SUBLOT NO:

PURCHASER:

Purchaser hereby certifies and acknowledges that **Purchaser** has been shown, has reviewed and has been informed of, or has otherwise received, all information required in **Section 1448.01** of the North Royalton Codified Ordinances and certifies the following:

1. **Purchaser** has been shown and has reviewed a copy of the final plat of the subdivision and the topographical map showing grades, elevations, easements, open ditches, swales, creeks, walkways and all other land characteristics of the subdivision.
2. **Purchaser** has been shown and has reviewed or otherwise received a copy of all Declarations of Covenants and Deed Restrictions recorded with the Cuyahoga County Recorder which run with the land and a copy of any nonprofit Homeowners' Association Charter, and Rules and Regulations applicable to the homeowners within the subdivision, and **Purchaser** has been informed of the requirements of membership in any such homeowners' association.
3. **Purchaser** has been shown and has reviewed all maps, plats or plans designating all boundaries, structures, uses and zoning classifications relating to property contiguous to the subdivision and subplot.
4. **Purchaser** has been provided written information identifying the public school district and sanitary sewer district serving the subdivision subplot.

Purchaser understands and agrees that this **Certificate of Acknowledgment** shall be submitted to the North Royalton Building Department with the application for a building permit.

I, certify as the Builder or Agent for the Builder, that at this time there is no **Purchaser** and prior to sale to **Prospective Purchaser**, such form shall be submitted to the Building Department.

_____ DATED: _____
BUILDER / DEVELOPER / AUTHORIZED AGENT

_____ DATED: _____
PURCHASER

_____ DATED: _____
PURCHASER

(Ord. 92-54. Passed 2-18-92; Ord. 02-121. Passed 9-03-02.)

IBI Residential Load Calculation Worksheet

Worksheet # 2

Conditions: New single family dwelling, air-conditioning load is larger than heating load.
(Based on NEC 220.82)

Required Loads (less HVAC)

sq. ft. @ 3 watts sq. ft		watts
Small Appliance Circuits @ 1500 watts ea. (Minimum is 2)		watts
Laundry Circuit(s) @ 1500 watts ea. (Minimum is 1)		watts
		watts

Additional Loads (less HVAC)

Range, Cooktop, Oven (Total Nameplate Ratings)		watts
Electric Water Heater		watts
Electric Clothes Dryer - See *		watts
Gas Clothes Dryer Motor		watts
Dishwasher		watts
Disposal		watts
Sump Pump		watts
Sewage Pump		watts
Water Pump		watts
		watts
		watts
		watts
		watts
		watts
Total Calculated Load (less HVAC)		watts

(* Electric dryers use 5000 watts each or nameplate, whichever is larger, up to 4 dryers)

Service Demand

General Load:

First 10kw of Total Calculated Load (less HVAC) @ 100%		watts
Remainder of Total Calculated Load (less HVAC) @ 40%		watts
Total General Load		watts

HVAC Load:

(Outdoor unit plus central unit blower motor)

Air Conditioning Load @ 100%*		watts
Total HVAC Load		watts

*Air Conditioning load is the sum of:

(Compressor = Volts X Amps = Watts) Plus (Blower motor = Volts X Amps = Watts)
(NEC 220.82 (C)(1))

Total General Load	+	Total HVAC Load	=	Calculated Service Load
watts	+	watts	=	watts

Calculated Service Load	÷	Service Voltage	=	Minimum Service Ampacity
watts	÷	240 volts	=	amps

- (s) Bond for Cleaning, Damage to and Repairs of Rights of Way. Before a permit shall be issued for the construction of any building within the Municipality, the builder shall post with the Director of Finance a cash bond in the amount of five hundred dollars (\$500.00), to be deposited in the Building Construction Bond Fund. Thereafter, upon the builder's request for final inspection, the Streets Supervisor shall inspect the street right of way. Upon the Streets Supervisor's approval of the right of way, said bond shall be reimbursed to the builder. Should the right of way be in need of cleaning or repairs or have damage caused by the builder, said bond shall be held and a certified letter shall be mailed to the builder's address as set forth in the building permit. This letter shall state what cleaning or repairs must be completed or what damage must be corrected before said bond can be reimbursed. The builder shall have fifteen days from receipt of said letter to comply and must inform the Division of Streets, Motor Vehicles and Equipment Maintenance of such compliance and request a second inspection of the right of way. Upon the second and final inspection by the Streets Supervisor, the street bond shall be approved for reimbursement or forfeited for noncompliance to the Street, Construction, Maintenance and Repair (SCM&R) Fund. If the builder does not contact the Division of Streets, Motor Vehicles and Equipment Maintenance within the allotted fifteen-day period, said bond shall be automatically forfeited by the builder to the SCM&R Fund.
(Ord. 99-62. Passed 4-20-99; Ord. 2000-85. Passed 5-1-00; Ord. 2000-125. Passed 7-18-00; Ord. 01-59. Passed 6-19-01.)

CITY OF NORTH ROYALTON BUILDING DEPARTMENT
HOUSE FUEL GAS LINE PRESSURE TEST FORM

CUSTOMER INFORMATION

Name: _____

Address: _____

City/State/Zip: _____

Type of Building: Residential/Single
 Commercial
 Manufactured Home

Type of Installation: New
 Renewed
 Repaired

HOUSE LINE (Exposed Above Grade After Meter)

Test Pressure PSIG: _____ Duration/Min _____

Installed and Tested By: _____ Date: _____

Installing Firm/Contractor: _____ Permit No. _____

Contact Person: _____

Address: _____ Phone: _____

Witness: _____

Remarks: _____

Referenced Standards: RCO Section G2417 and IFGC Section 406.4.1.

Note: Test pressure shall be not less than 1.5 times the proposed maximum working pressure but not less than 3 psig irrespective of design pressure. When test pressure exceeds 125 psig, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50% of the specified minimum yield strength of the pipe. Fuel gas pipe installation shall comply with the ICC International Fuel Gas Code installation standards.

Please return the completed form to the City of North Royalton Building Department, 11545 Royalton Rd., North Royalton, Ohio 44133 prior to the final heating inspection request. Failure to return the form may hold up issuance of the Certificate of Occupancy. Please call 440-582-3000 if you have questions and thank you for your cooperation.