

City of Kettering Building Permit Check List (Ohio Building Code - OBC)

Permit Type	Sets required:	Sealed	✓	Drawing Name	Drawing Requirements	Key OBC sections and other codes
Structural Permit <i>Includes Zoning Review</i>	3 sets*	Architect/Engineer		Cover sheet w/ index	All related drawings under single cover w/ index, vicinity map, OBC code data, project information	OBC Chapter 1
		<i>Embossed, Original Signature</i>		Life Safety Plan	Use Group, Construction Type, Area Calculations (Actual vs. Allowable), Live Loads, Occupant Loads, Egress Requirements, Fire Ratings etc.	OBC Chapters 1-35
		Architect/ Engineer		Site plans	Property lines, easements, utilities, hydrants, parking, curbs, accessibility, building locations, finish floor elev., drainage	OBC Chapter 1, 32 & 33, Kettering Zoning Ordinance
				Landscape plan	Property lines, building locations, plant locations, plant sizes, schedule, zoning requirements	Kettering Zoning Ordinance
		Architect/ Engineer		Foundation plans	Soils data/reports, structural data	OBC Chapter 16
		Architect/ Engineer		Floor plans	Structural data, finish data, door data, wall types w/ fire ratings, egress info, ADA info, fire extinguishers, room names, door swings, fixtures	OBC Chapters 1-35
		Architect/ Engineer		Schedules	Door/frame schedule (w/ fire ratings), Hardware schedule, Window schedule (safely glazing), Finish schedule (w/ flame spread data)	OBC Chapters 7, 10
		Architect/ Engineer		Ceiling plans	Mechanical/electrical elements, finish data, draftstopping, fireblocking	OBC Chapter 7-9, NEC
		Architect/ Engineer		Framing plans	Structural loads, snow loads, seismic data, equipment locations, draftstopping, truss drawings	OBC Chapter 16
		Architect/ Engineer		Sections	Foundation and wall construction information at all critical locations	OBC Chapter 16
		Architect/ Engineer		Elevations	Material indications, structural bearing targets, grade elevations and building heights	OBC Chapter 16
				Mechanical schematics	Equipment locations, equipment data, Model Energy Code calcs (separate permit required)	OMC, International Energy Conservation Code
				Electrical schematics	Equipment locations, service entrances, services sizes (separate permit required)	National Electrical Code
				Plumbing schematics	Riser diagrams, equipment loations, service entrances (separate permit required)	OBC Chapter 29, OPC
Mechanical Permit	3 sets**	Architect/ Engineer		Mechanical plans	Equipment locations, equipment data, ductwork, occupant load, outside air calcs, dampers, Model Energy Code calcs	OMC, IECC, Kettering Zoning Code
Electrical Permit	3 sets**	Architect/ Engineer		Electrical plans	Riser diagrams, panel schedules, fault calculations, grounding, equipment locations, service entrances	National Electrical Code
Plumbing Permit	3 sets**	Architect/ Engineer		Plumbing plans	Riser diagrams, water supply plans, sanitary plans, gas piping, equipment loations, service entrances	OBC Chapter 29, OPC
Hood Permit	3 sets**	Architect/ Engineer		Hood Plans	Equipment locations, equipment data, ductwork, makeup air calcs, dampers, fire suppression plans	Ohio Mechanical Code, NFPA 13
Fire Permit - Sprinklers	3 sets**	Licensed Designer		Sprinkler plans	Riser diagrams, sprinkler plans, flow calculations, equipement data; plans required for all modifications	Kettering Fire Code, NFPA 13, OBC Chapter 9
Fire Permit - Alarm	3 sets**	Architect/ Engineer		Alarm plans	Riser diagrams, floor plan, electrical data, equipemnt data, hardware data; plans required for all modifications	Kettering Fire Code, NFPA 72, OBC Chapter 9
Fire Permit - Fire line	3 sets**	Licensed Designer		Fire line plan	Site plans, utilities, hydrant locations, pipe sizes, equipemnt data, connections	Kettering Fire Code, NFPA 13, OBC Chapter 9, OPC

Note: Remodeling projects or additions must indicate new and existing construction

Note: No documents need to be filed for minor repairs, painting, decorating or other work described in 3401

*Note: 5 sets of complete plans required if site work is required.

**Note: These drawings are required as part of the original Structural Permit submission - M/E/P sub-contractors need only submit an application if the drawings have been previously approved.