

# County Building Regulations \* Darke County Office

## Residential Permits and Inspections

**What Requires a Building Permit and Inspection?** (All of the following pertains to new, replacement & repairs).

- Dwellings including modular, pre-manufactured homes (Non HUD), etc., and all additions.
- Garages (attached & detached) and additions.
- Pole barns and additions.
- Carports.
- **Single story** - storage, utility buildings, gazebos, picnic shelters, etc. (over 200 sq. ft.).
- Patio covers & enclosures.
- Any roof replacement (shingles, structural etc.....) & all roof repairs over 25%
- Any building repair or remodel involving the structural elements (bearing walls, headers, beams, girders, ceiling and floor joists, etc.).
- Decks and porches with floor 30" above any adjacent grade – (All roof covered – permits are required)
- Foundations replaced/repairs under an existing building.
- Stairs with 4 or more risers (interior or exterior).
- Ramps – All regardless of grade or square footage
- Fences over 6' in height.
- Permanently installed fuel burning heating stoves (wood, gas, pellets, corn, etc.).
- Fireplaces and chimneys.
- Residential Wind Turbine
- Demolition
- Fire job rebuilds & repairs – (a consultation is required on all fire jobs)

**Exceptions:** No permit required for **ONE STORY** detached accessory structures zoned as tool and storage sheds, playhouses and similar uses, **provided the floor area does not exceed 200 sq. feet** and any building zoned for the **SOLE PURPOSE** of agriculture.

**What Requires an Electrical Permit and Inspection?** (All of the following pertains to new or replacement).

- Electrical services
- Temporary electric service
- Services that have been disconnected because of fire or other reasons
- Additional circuits or any rewiring
- Extension of existing circuits
- Swimming Pools (In-ground & above ground) – Spas, Hot tubs and Saunas
- Residential irrigation Systems
- Residential Wind Turbines
- Generators
- Solar Panels

**What Requires a Heating and Air Conditioning Permit and Inspection?** (All of the following pertains to new, replacements, duct extensions & gas lines)

- Furnaces and boilers – fuel burning appliances require the installation of a carbon monoxide detector
- Central air conditioning.
- Gas Line Pressure Testing, Repairs & Meter changes (Repairs – line extensions less than 10' and/or less than 3 fittings will not require a permit)

**If your project is not on this list, and you are not sure if you need a permit**

Please call or visit the Darke County office, located in the County Administration Building at 520 S. Broadway \* Greenville, Ohio 45331 \* Phone: 937-547-7379 \* Mon– Fri 8:00 –12:00 & 1:30 – 4:00