

City of Kettering Building Permit Check List (Commercial - Ohio Building Code - OBC) - Electronic pdf Plan Submittal Required

Permit Type	Sets req'd	Sealed	✓	Drawing Name	Drawing Requirements	Key OBC chapters and other codes
Structural Permit <i>Includes Zoning Review</i>	1 pdf set*	Architect/Engineer		Cover sheet w/ index	All related drawings under single cover w/ index, vicinity map, OBC code data, project information	OBC Chapter 1
		pdf image signature/seal		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 Arch, Arch, Eng.		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, accessibility info, door swings, fire extinguishers, room names, door hardware	OBC Chapters 1-35
		Architect/ Engineer		Schedules	Doors & frames (w/ fire ratings), Hardware, Windows (safety glazing), Finishes(w/ flame spread data) penetrations (material, ratings, UL listings)	OBC Chapters 7, 8, 24
		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
Other submittals:	pdf file	Architect/ Engineer		Project Manual/Specs	If provided by the design professional, this must be submitted. Include hardware schedule.	
	pdf file	Architect/ Engineer		Special Inspections	Statement of Special Inspections may be required.	OBC Chapter 17
	pdf file	Architect/ Engineer		Energy Report	Report for building envelope, lighting, mechanical and plumbing systems. Com-check accepted.	IECC
	pdf file			Special Equipment	Kitchen equip., exercise equip., specially grounded equip. should be scheduled and cut sheets provided	NEC, Health Dept. etc.
	pdf file	Architect/ Engineer		Rated Penetrations/joints	Schedule with wall material, penetration type, penetrating material, hole size, manufacturer data, UL listing	OBC Chapter 7
	pdf file*	Architect/ Engineer		Access Control	Detailed operations plan, equipment cut sheets, fire alarm conenctions etc. Requires seprate permit.	OBC Chapter 10
Mechanical Permit	1 pdf**	Architect/ Engineer		Mechanical plans	Equipment locations, equipment data, ductwork, occupant load, outside air calcs, dampers	OMC, International Energy Conservation Code
Electrical Permit	1 pdf**	Architect/ Engineer		Electrical plans	Riser diagrams, panel schedules, fault calculations, grounding, equipment locations, service entrances	National Electrical Code
Plumbing Permit	1 pdf**	Architect/ Engineer		Plumbing plans	Riser diagrams, water supply plans, sanitary plans, gas piping, equipment loations, service entrances	OBC Chapter 29, OPC
Hood Permit	1 pdf**	Architect/ Engineer		Hood Plans	Equipment locations, equipment data, ductwork, makeup air calcs, dampers, fire suppression plans	Ohio Mechanical Code, NFPA 13
Fire Permit - Sprinklers	1 pdf*	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	1 pdf*	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	1 pdf*	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 exempted in OBC 102.10

*Note: All Drawings must be consolidated into a sinlge pdf file including all disciplines. Fire protection systems must be addequately scoped and outlined in architectural sets but details may be submtted as separate pdf sets by the Fire Alarm or Sprinkler designer as a deferred submittal. Sets should be sealed on the cover by the design professional in responsible charge of the project.

**Note: These drawings are required as part of the original Structural Permit submission. Projects with no architectural work, requiring drawings as a sinlge subtrade may be submitted as a single set such as plumbing, mechanical or electrical