



CITY OF LANCASTER

Building Department

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Web site: www.ci.lancaster.oh.us/dept/building

Here are some common commercial construction questions asked by developers, architects, engineers and the general public.

CURRENT CODES:

Building: 2007 Ohio Building Code

Plumbing: 2007 Ohio Plumbing Code

Mechanical: 2007 Ohio Mechanical Code

Electrical: 2008 NEC

Fire: 2005 Ohio Fire Code

Energy Code: Chapter 13 of 2007 Ohio Building Code

Local or state amendments: No

Accessibility code: ADAAG

Additional codes: No

PLUMBING/TOILET:

1. How many toilet rooms are required? **See OBC 2902**
2. Employee only or public access? **See OBC 2902**
3. ADA, ANSI, or State Code? **ADA**
4. Drinking fountain required? **Yes**
5. Mop sink required? **Yes**

BUILDING DEPARTMENT QUESTIONS:

1. Number of sets required for city submittal: **4**
2. Are energy calculation forms required? **Yes**
3. What is estimated permit time? **10 working days**
4. Is there a State review? **No**
5. Is Landlord approval required prior to submitting for permits? **No**
(exception: River Valley Mall tenants)
If Landlord approval is required, is a letter of approval acceptable? **No**
Drawings with landlord stamp are required
6. Is an asbestos abatement certificate required? **No**
7. Is there a separate submittal to Fire Department? **No**
City will forward plans to fire department
8. Is an awarded contractor required before submittal for permit? **No, permit cannot be issued until they register with us**
9. Are fire alarm and sprinkler drawings required? **Yes**
Are they required at time of submittal for city permit? **No, they can be submitted later**

SEAL REQUIREMENTS:

1. Can an Architect seal all sections? **Yes, Ohio**
2. If no, is Engineer needed for MEP in addition to architect? **N/A**
Do we need a separate Mechanical/Electrical Engineer? **N/A**

BUILDING GENERAL INFORMATION:

1. If structural calculations are required, do they need to be signed/sealed by a structural engineer? **Yes**
2. Is this location in a seismic zone? **See OBC 1613**
3. Do we need seismic details on drawings and if so for what? (i.e. storefront framing if in mall, shelving above 8'-0" a.f.f., etc.) **Special details are not normally required, follow OBC.**