VETTABLE METAL BUILDINGS

# Ohio permit & load checklist

OH · Great Lakes · vettablemetalbuildings.com

Use this checklist to gather everything your Ohio building official, engineer, and manufacturer will ask for before your steel building can be permitted, fabricated, and erected.

## OHIO DESIGN CRITERIA

**GROUND SNOW LOAD**
20–30 psf ground snow

**DESIGN WIND SPEED**
105–110 mph (Risk II)

**SEISMIC DESIGN CATEGORY**
Category A–B

**LOCAL CONDITIONS**
Lake-effect snow near Erie and freeze-thaw slab conditions statewide shape the spec.

**OH PERMITTING NOTES**
Ohio Board of Building Standards plan approval is required for commercial; counties handle residential-accessory.

**DELIVERY & FREIGHT**
Home-market freight for our crews — short hauls and deep erector coverage.

## SITE & PROPERTY

- [ ] Confirm parcel number, legal description, and recorded property lines.
- [ ] Verify zoning district, allowed use, and maximum building height / lot coverage.
- [ ] Check front, side, and rear setbacks plus any easements or right-of-way.
- [ ] Confirm flood zone designation and whether an elevation certificate is required.
- [ ] Document site access for a 70-foot delivery truck and crane staging area.
- [ ] Note grade change across the pad and any required cut, fill, or retaining work.
- [ ] Locate utilities: power service size, water, septic or sewer, and gas.
- [ ] Call 811 for underground utility locates before any excavation.

## ENGINEERING & LOADS

- [ ] Confirm the locally adopted building code edition and amendments in your Ohio jurisdiction.
- [ ] Verify ground snow load for your parcel — statewide typical: 20–30 psf ground snow — including drift and unbalanced snow.
- [ ] Verify design wind speed and exposure category — statewide typical: 105–110 mph (Risk II).
- [ ] Confirm seismic design category and site soil class — statewide typical: Category A–B.
- [ ] Order a geotechnical report or confirm the presumptive soil bearing value.
- [ ] Confirm frost depth and required footing depth for the foundation design.
- [ ] Specify collateral loads: lighting, sprinklers, mechanical, ceiling, or crane.

- [ ] Request sealed drawings and calculations from an engineer licensed in Ohio.

## PERMITTING PACKAGE

- [ ] Completed building permit application and owner authorization.
- [ ] Site plan showing setbacks, drainage, parking, and access.
- [ ] Foundation plan with anchor bolt layout and reaction table.
- [ ] Stamped structural drawings and design calculations for the metal building.
- [ ] Energy code compliance documentation for conditioned space.
- [ ] Stormwater / land-disturbance permit if new impervious area triggers review.
- [ ] Driveway, culvert, or road-access approval where required.
- [ ] Septic or sewer connection approval and well permit if applicable.
- [ ] Fire marshal review for occupancy, exits, and sprinkler requirements.
- [ ] HOA or architectural committee approval if the property is in a covenanted subdivision.

## BUILDING SPECIFICATION

- [ ] Final dimensions: width, length, eave height, and roof pitch.
- [ ] Frame type: clear span or modular, and bay spacing.
- [ ] Panel profile, gauge, and paint system with warranty term.
- [ ] Door schedule: overhead, roll-up, sliding, and walk doors with sizes.
- [ ] Window and skylight quantity, size, and locations.
- [ ] Insulation system and R-values for roof and walls.
- [ ] Gutters, downspouts, wainscot, and trim colors.
- [ ] Lean-tos, canopies, porches, and future expansion end wall.

## COMMON OHIO BUILDING EXAMPLES

- [ ] Warehouse — 100×200×26. Columbus distribution shell with six docks and a 26-foot clear height.
- [ ] Workshop — 40×80×16. Dayton fabrication shop with a 5-ton crane-ready frame.

## QUESTIONS TO ASK BEFORE YOU SIGN

- [ ] Is the quoted price a kit only, kit plus erection, or complete turnkey?
- [ ] Are freight, unloading, and crane time included?
- [ ] Who is responsible for the permit submittal and any revision cycles?
- [ ] What is the anchor bolt and foundation scope, and who pours the slab?
- [ ] What is the fabrication lead time and price-hold period on the steel?
- [ ] What is the payment schedule, and what happens if the permit is delayed?

Preliminary estimate. Subject to site verification, engineering review, local building-code requirements, final material pricing, and foundation review.

Values shown are typical statewide ranges for Ohio and are not a substitute for a code review of your specific parcel. Confirm every item with your local building department and the engineer of record.

**Vettable Metal Buildings · (303) 762-6564 · vettablemetalbuildings.com/locations/ohio**