

# **London Township**

## **Building Permit Requirements**

ALL new structures must have a Building Permit issued prior to beginning construction. This includes houses, additions, garages, barns or any other structure that is over 200 square feet in area.

Barns for agricultural use and fences can be built without a building permit, HOWEVER, a Zoning Permit and complete Site Plan is required prior to construction. Agricultural buildings are NOT exempt from Zoning laws and limitations. The State exemption from the Building Permit on Ag buildings does NOT include electrical, mechanical or plumbing. These permits are required, even if the building is designated as agricultural use.

ALL Building Permits and Zoning Permits require a COMPLETE set of construction prints and a COMPLETE Site Plan. Missing information may delay the issuance of the permit.

## **Construction Print Requirements**

All Construction Prints shall be drawn to scale, and include the following:

1. Floor plan, including room identification, stairs, door and window locations and sizes, counters and plumbing fixture layout.
2. Foundation detail, including cross sectional drawing.
3. Floor, wall and ceiling detail, including all sheathing sizes, structural member sizing and spacing, house wrap, siding or brick details, etc..
4. Roof detail, including rafter or truss design, pitch, overhangs, sheathing, etc. Include detailed drawings showing overhangs, insulation, attic ventilation, etc.

## **Site Plan Requirements**

The following information is required to be included on all Site Plans:

1. All property boundaries and dimensions.
2. All roads adjacent to the property.
3. Show the location of all existing major property features, such as existing structures, wells, septic systems, water tanks, driveways, ditches, ponds, hills, etc.
4. North Arrow
5. Exact location of proposed structure, including ALL setback dimensions to the property lines. Also show exact distances between proposed structure and existing structures, or existing major property features.
6. Feel free to include any additional information to clearly indicate the entire scope of the work to be done.
7. Include the date submitted, property owner's name, address, phone number and email address on the Site Plan. This becomes a permanent record for that property.