

Building Codes Adopted By State Of Ohio

(Items Noted with * also apply to commercial projects).

- Building Code: 2024 OBC, Ohio Building Code *
- Fire Code: 2024 OFC, Ohio Fire Code *
- Residential Code: 2019, RCO Residential Code of Ohio (with updates as of 3/1/2024)
- Electric Code: 2023 NEC, National Electrical Code (NFPA 70) *

Basic Design Criteria For Residential Projects As Referenced In The Above Code Additions: (Items Noted with * also apply to commercial projects).

- Wind Speed: 115 mph (3 sec gust) *
- Snow Load: 30psf (ground snow load) *
- Frost Depth: 40" (below finished grade) *
- Seismic Category: B *
- Fire Setbacks: 3' or local zoning, whichever is greater, for detached structures.
- Fire Setbacks: \geq 5' or local zoning, whichever is greater, for dwellings.

- **Property Setbacks for Ground Mounted Projects:** As noted above, or local zoning, whichever is greater.

- Front: All per local zoning, except as noted above, whichever is greater.
- Rear: All per local zoning, except as noted above, whichever is greater.
- Sides: All per local zoning, except as noted above, whichever is greater.

Other Requirements: (Items Noted with * also apply to commercial projects).

- All submittals must also be submitted to local zoning in addition to the Lake County Building Department. *
Commercial submittals must also be submitted to the local Fire Dept. for review. *
- A site plan must be included with each submittal. *
- **For roof mounted solar arrays**, submittals must include a stamped letter from a registered design professional, stating that the existing roof structure is capable of supporting the array without modifications, OR details of modifications if required. *

Additional information can be found at;

Lakecountyohio.gov
Departments
Building & Development