



City of Lorain

Commercial Building

Plan Review and Permit Application

Valuation \$ _____	Payment date: _____
Plan review fee _____	
Permit Fee _____	<input type="checkbox"/> Cash <input type="checkbox"/> Credit card
3% State Fee _____	<input type="checkbox"/> Check# _____
Technology Fee \$7.00	Permit Number _____
Zoning Fee _____	202 _____
Other Fee _____	Date Permit issued _____
Total Fees \$ _____	

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

SECTION I – General Information

INITIAL REVIEW OR RESPONSE

Date _____ Estimated cost of project \$ _____ (**MUST BE TRUE AND ACCURATE**)
Address of construction _____
Permanent Parcel # _____ Name of Business _____
Owner name _____ Phone _____ Email _____
Owner's full address _____
Contractor name _____ Phone _____ Email _____
Contractor's full address _____
Architect / Designer _____ Phone _____ Email _____

INITIAL APPLICATION REQUIREMENTS: (Detailed descriptions for all)

- Plan review payment
- 5 sets of Electrical Layouts
- Cost estimate and breakdown
- 5 sets of Site Plans (or)
- List of contractors/sub-contractors
- 5 sets of Grade TOPOS (for new construction)
- 5 sets of Construction Plans
- 5 sets of TOPO and Site PLAN may be combined
- 5 sets of Plumbing Isometrics
- 5 sets of Heat Loss Calculation & Duct Layout

PDF IS REQUIRED SEND TO BHP@CITYOFLORAIN.ORG

SECTION II – Description of Property and Project

A. Type of work: New Addition Alteration Moving (relocation) Repair Foundation only
 Use Change of use (indicate former classification) _____

B. Construction Classification per OBBC:

1) Type I: A B 2) Type II: A B 3) Type III: A B 4) Type IV: A B C HT 5) Type V: A B

C. Proposed Use: For mixed-use buildings, indicate all applicable uses.

- A-1 Assembly, theaters, motion picture theaters, concert halls
- I-1 Institutional, residential care
- A-2 Banquet halls, restaurants, bars, taverns, night clubs, dance halls, etc.
- I-2 Institutional, incapacitated day nursery, hospital
- A-3 Assembly, lecture halls, libraries, art galleries, churches, funeral parlors
- I-3 Restrained, jails, prisons, etc.
- A-4 Skating rinks, arenas
- I-4 Day Care Facility
- A-5 Outdoor assembly structure
- Mercantile
- F-1 Factory and Industrial-Moderate Hazard
- Residential: R-1 R-2 R-3
- F-2 Factory and Industrial – Low Hazard
- S-1 Storage, Moderate Hazard
- H-1, H-2, H-3, H-4, H-5
- S-2 Storage, Low Hazard
- B Business
- U Utility
- Educational (school, day care)

D. Nature of Job: Fire Suppression _____ Live Load _____ Occupant Load _____
Square Footage _____ (Site plan is required for any exterior commercial work being done)

E. Construction Cost: (MUST BE TRUE AND ACCURATE)

Building \$ _____ Electrical \$ _____ Plumbing \$ _____ Heating \$ _____
Hood Suppression \$ _____ Fire Alarm \$ _____ Fire Suppression \$ _____

F. 2024 Ohio Existing Building Code Compliance Path: _____
REQUIRED IF WORKING ON EXISTING STRUCTURE

G. Description of Project:

H. Contractor List:

General _____
Drywall _____
Excavation _____
Roofing _____
Concrete _____
H.V.A.C. _____
Masonry _____

Electrical _____
Rough Carpentry _____
Finish Carpentry _____
Plumbing _____
Insulation _____
Sewer _____
Painting _____

This application is submitted for a permit to erect, add to, alter or repair a structure as specified in this application and any accompanying drawings. Acceptance of the permit shall constitute an agreement on the part of the applicant or his/her agents to comply with the Building and Zoning Codes of the City of Lorain, or other orders, requirements or specifications slated in the permit. In signing this application, the contractor or owner's agent certifies that the work is authorized by the owner on record and that the installation will comply with the regulations of the City of Lorain Building Codes and State Codes. **NO WORK TO START TILL PERMITS ARE ISSUED.**

Applicant is: Owner Contractor Owner's Agent

Applicant Signature _____ Date _____

Building Official _____ Date _____

Zoning Official _____ Date _____

ADDITIONAL FEES OR APPROVAL MAY BE REQUIRED BY ENGINEERING AND ZONING