



CITY OF LANCASTER
BUILDING DEPARTMENT
121 East Chestnut Street, Suite 102
Lancaster, Ohio 43130-3825
(740) 687-6649

When Building permits are NOT required:

FEMA requires all work to structures or grounds within the Flood Hazard Area to have a Development Permit through our office. *See below

Contact our Office for work done within the Historic District. Many of these projects require a Certificate of Appropriateness

If you have any doubt if a permit is required, please contact the Building Department, and discuss your project with a building official.

The following projects **do not** require a permit:

- Kitchen/Bath fixture replacement or remodeling that does not require structural or electrical changes, ***exception; Tub and or shower valve replacement requires a plumbing permit***
- Interior refinishing to include painting, papering, tiling, carpeting, counter tops, cabinets, varnishing, paneling, and molding.
- Door or Window replacement when using the same size in the existing opening.
- Window awnings supported by an exterior wall which does not project more than 54 inches from the exterior wall and does not require additional support. ***Zoning may apply***
- Gutter and downspout installation and repairs.
- Tuck-pointing and/or repair of exterior masonry.
- Basement waterproofing or installation of a waterproofing system on the exterior of the structure.
- One-story detached accessory structure (shed, playhouse or similar) not exceeding 200 square feet. ***Zoning permit is required for sheds, Sheds and accessory buildings greater than 200 square feet require a permanent foundation and a plan approval, permit and inspections.***
- Playground equipment and swings associated with a one- or two-family dwelling.
- Uncovered decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to the dwelling and do not serve the required exit door. ***Location should be verified for zoning compliance***
- Fences not over 6 feet in height.

- Retaining walls that are not over 4 feet in height measured from the bottom of the footer to the top of the wall unless supporting a surcharge.
- Private swimming pools with a depth no greater than one and half feet (18 inches) and storable swimming pools capable of holding water to a maximum depth of forty-two inches (42"). Pools cannot be located in front yard
- Minor electrical maintenance including lamp replacement
- Installation or repair of portable heating, cooking or clothes drying appliances.
- Installation or repair of portable fuel cell appliances that are not connected to a fixed piping system or power grid.
- Installation or repair of portable evaporative cooler or self-contained refrigeration system containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.
- The stopping of leaks in drains, water, soil, waste, or vent pipe: provided, *however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material(s), such work shall be considered as new work and a permit shall be obtained and inspection made as required.*
- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- **EMERGENCY WORK:** Where equipment replacement and repairs must be performed in an emergency, the permit application shall be submitted within the next business working day to the Building Department.

***To find if the address is in the Flood Hazard Area you can go to**

<https://fairfieldoh-auditor-classic.ddti.net/Search.aspx>

- ✓ where you can search for the address in question.
- ✓ Once you locate the address select Map
- ✓ On the map click the 2012 Flood Data tab. If it is not checked select Floodway and 100 Year Floodplain

This will let you know if this address is in the Flood Hazard Area

- Revised 11/2021