

HOME IMPROVEMENT GUIDE

Check to ensure you have all permits before starting work

As the weather turns to spring, folks are eager to make improvements to their homes and properties. Whether it's an annual cleaning or more substantial improvements, spring is a great time to take stock of the interior and exterior of your home.

Check downspouts and gutters to make sure they are clear of debris—leaves, pine needles, and roof grit. Check the drain pipes or splash blocks at the ends of your downspouts—are they open and able to run unobstructed? Do they adequately direct water away from the house? Look to correct any deficiencies you may find.

If planned improvements include work in the public right of way, such work requires a right of way permit. This includes any plan to connect yard drains to the storm sewer system or replace a drive approach with concrete, asphalt or pavers.

Use the guide below to help determine whether your work will require a permit. Note the list is not all-inclusive. The permit triggers an inspection to ensure your work is done properly and in accordance with current City standards. Property owners are encouraged to hire contractors familiar with City requirements. Contractors working in the public right of way are required to be bonded. Electrical, gas piping, HVAC and plumbing contractors are required to be state licensed and registered with the City. All contractors must provide proof of insurance.

Anything you place in the public right of way—a pet fence, an irrigation system or landscaping—may be subject to removal at the owner's expense—when a public improvement project comes along. If in doubt—check it out!

RESIDENTIAL PROJECT	DEPARTMENT REVIEW REQUIRED	TYPE OF PERMIT REQUIRED
ADDITION TO HOUSE (including decks)	Building, Planning	Zoning, Building, Elec., HVAC, Plumbing
APPLIANCE REPLACEMENT (hard-wired)	Building	Electrical
DETACHED STRUCTURES (smaller than 200 sq. ft.)	Planning	Zoning
DETACHED STRUCTURES (larger than 200 sq. ft.)	Building, Planning	Building, Zoning
DRIVEWAY APPROACH (new or replacement)	Public Works	Right of Way
ELECTRICAL PANELS, CIRCUIT OR REPAIRS	Building	Electrical
FENCES	Planning	Zoning
FIREPLACES (wood, gas, insert)	Building	Building
GARAGE OR GARAGE CONVERSION	Building, Planning	Building, Zoning
GAS LINES (new or replacement)	Building, Public Works	Gas Piping, Right of Way
HEATING OR AIR CONDITIONING REPLACEMENT	Building	HVAC
KITCHEN/BATH REMODEL (with wall modification)	Building	Building, Electrical, Plumbing
KITCHEN/BATH REMODEL (cabinets only)	No	None
LANDSCAPING/DRAINAGE/IRRIGATION SYSTEM	Planning, Public Works	Zoning, Right of Way
OUTDOOR BARBEQUES (permanently installed)	Building	Electrical, Gas Piping
PAINTING (required for APD* only)	Planning	None
PORTABLE SPA	Building, Planning	Electrical, Zoning
RE-ROOF (required for APD* only)	Planning	Zoning
RETAINING WALLS LARGER THAN 4 FT.	Building, Planning	Building, Zoning
ROOF RE-PITCH	Building, Planning (in APD*)	Building, Zoning
SANITARY SEWER OUTSIDE (new or replacement)	Public Works, MCWS**	Right of Way, Plumbing
SIDEWALK—PUBLIC (new or replacement)	Public Works	Right of Way
SOLAR PANELS	Building, Planning	Building, Zoning, Misc.
SUMP PUMP	Building	Plumbing
SUMP PUMP OUTLET PIPE (if in right of way)	Public Works	Right of Way
SWIMMING POOL (above- or in-ground)	Building, Planning	Electrical, Zoning
WATER HEATER	Building	Plumbing
WATER LINES INSIDE (new or replacement)	Building	Plumbing
WATER LINES OUTSIDE (new or replacement)	Public Works, MCWS**	Right of Way, Plumbing
WATER SOFTENER	Building	Plumbing

For more information, contact:

Building Inspection Office:

428-4786

buildinginspection@centervilleohio.gov

Municipal Building rear entrance

100 W. Spring Valley Road

Planning Office:

428-4760

planning@centervilleohio.gov

Municipal Building

100 W. Spring Valley Road

Engineering and Public Works:

428-4782

publicworks@centervilleohio.gov

Public Works Center

7970 S. Suburban Road

Montgomery Co. Water Services:

781-2500

Call Ohio Utility Protection Services

(OUPS) at 811 to have utility lines

located BEFORE starting your

project. This is for your safety and

it is the law!

*Architectural Preservation District

**Montgomery County Water Services

Grow your own garden

A limited number of garden plots are available at Stubbs Park, 255 W. Spring Valley Road. The plots are 20' x 20' and rent for \$25 for the season, May-October. Over the years, local folks have planted tomatoes, peppers, eggplant, cucumbers, summer squash, onions, sweet potatoes and more. Gardeners must supply your own water. For more information, call 433-7151, or stop by the Municipal Offices, 100 W. Spring Valley Road.

Beekeeping, livestock not permitted in residential areas

With the growing interest in keeping bees, chickens and other livestock in residential areas, the City reminds residents that the production, keeping or maintenance of such is not permitted. Horses, chickens, goats and other grazing animals must be on property that is zoned agricultural. For more information about Centerville's ordinance, call the Planning Office, 433-7151, or visit centervilleohio.gov and click Zoning.