

Darke County Building Regulations

Residential Permits and Inspections

What Requires a Building Permit and Inspection? (All of the following pertains to new or replacement).

- Dwellings including modular, mobile, pre-manufactured homes, etc., and all additions.
- Garages (attached & detached) and additions.
- Pole barns and additions.
- Car ports.
- Storage, utility buildings, gazebos, picnic shelters, Pergolas, etc. (over 200 sq. ft.).
- Patio covers & enclosures.
- Any new roof structure or structural roof repair.
- Any building repair or remodel involving the structural elements (bearing walls, headers, beams, girders, ceiling and floor joists, etc.).
- Change of Floor Plan
- Decks and porches with floor 30” above any adjacent grade.
- Foundations replaced under an existing building.
- Stairs with 4 or more risers (interior or exterior).
- Ramps – All regardless of grade or square footage
- Fences over 6’ in height.
- Permanently installed fuel burning heating stoves (wood, gas, pellets, corn, etc.).
- Fireplaces and chimneys.
- Residential Wind Turbine

Exceptions: No permit required for one-story detached accessory structures zoned as tool and storage sheds, playhouses and similar uses, provided the floor area **does not exceed 200 square feet** and any building zoned for the sole purpose of agriculture.

What Requires an Electrical Permit and Inspection? (All of the following pertains to new or replacement).

- Electrical services
- Temporary electric service
- Services that have been disconnected because of fire or other reasons
- Additional circuits or any rewiring
- Extension of existing circuits
- Swimming Pools (In-ground & permanent above ground) – Spas, Hot tubs and Saunas
- Residential irrigation Systems
- Residential Wind Turbines

What Requires a Heating and Air Conditioning Permit and Inspection? (All of the following pertains to new or replacement).

- Furnaces and boilers.
- Central air conditioning.

If your project is not on this list, and you are not sure if you need a permit, call or visit the Darke County Building Regulations office, at the County Administration Building, 520 S. Broadway in Greenville, Ohio. Ph: (937)-547-7379 Monday – Friday 8 a.m. – 4 p.m. (Closed 12:00-1:30 daily)