



MASSILLON BUILDING DEPARTMENT
ONE JAMES DUNCAN PLAZA, MASSILLON, OH 44646
PHONE 330.830.1724 | FAX 330.830.1782
www.massillonohio.gov

RESIDENTIAL FENCE HANDOUT

MASSILLON CITY ORDINANCE REQUIREMENTS

SECTION 1187.08 RESIDENTIAL FENCES

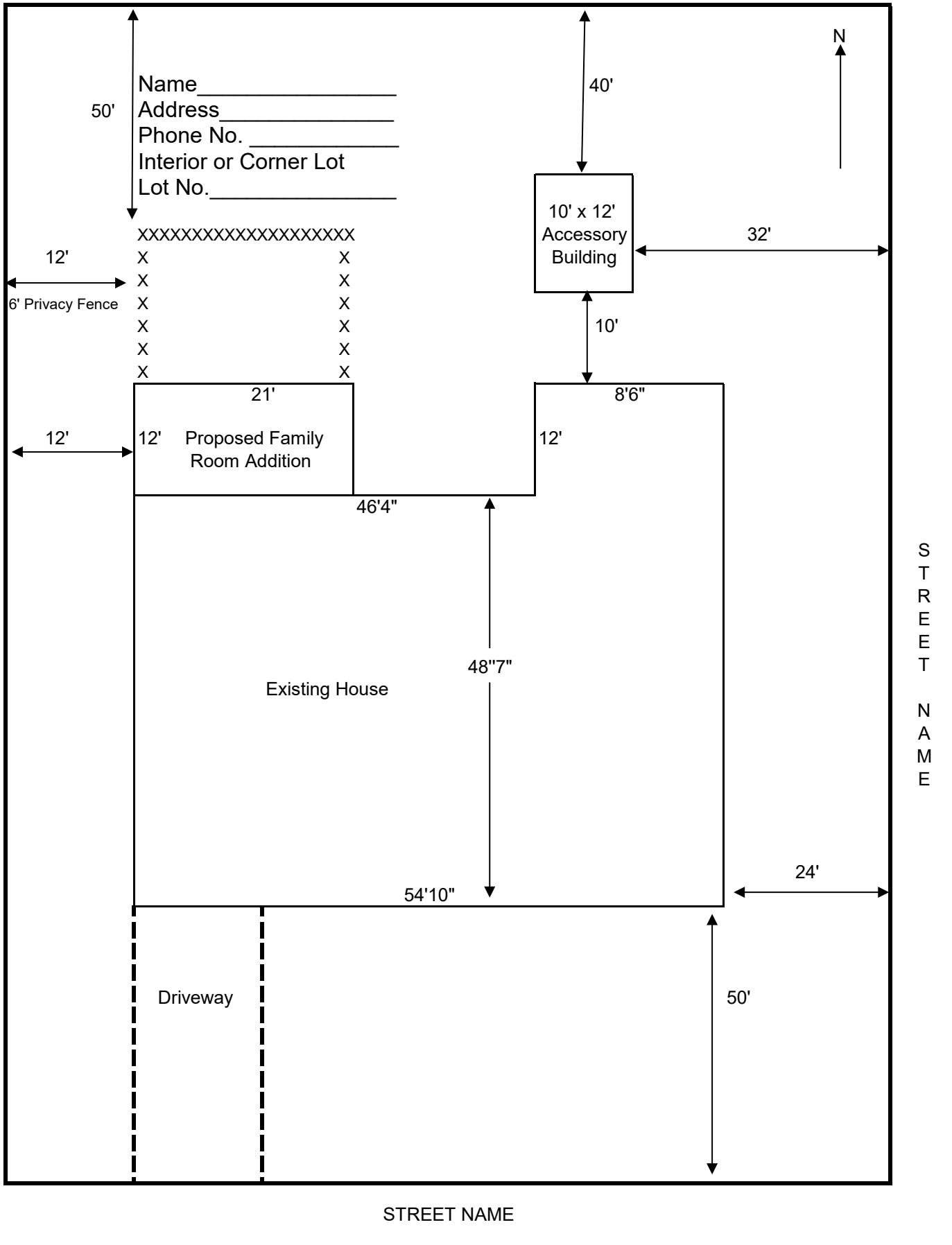
Fences are permitted, or required subject to the following:

- (a) Fences on all lots of record in all residential districts which enclose property and/or are within a required side or rear yard, shall not exceed six feet in height, measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard, or whichever is greater.
- (b) Recorded lots having a lot area in excess of two acres and a frontage of at least 200 feet, and acreage or parcels not included within the boundaries of a recorded plat, in all residential districts, are excluded from these regulations.
- (c) Fences on lots of record shall not contain barbed wire, electric current or charge of electricity.
- (d) Fences which enclose public or institutional parks, playgrounds or public landscaped areas, situated within an area developed with recorded lots shall not exceed eight feet in height, measured from the surface of the ground, and shall not obstruct vision to an extent greater than twenty-five percent (25%) of their total area. (Ord. 82-1970. Passed 11-2-70.)

TO APPLY FOR A FENCE PERMIT

1. To obtain a fence permit, a building permit application and a plot plan must be submitted to the Building Department for review and approval. The plot plan must show where the proposed fence will be located on the property and how far off of the property lines the fence will be.
2. Fences can go on the property line; however, we recommend staying at least a foot off of the property line so that you can maintain the other side of the fence.
3. If a Fence Contractor is installing the fence, they must submit the building permit application and plot plan and pull the permit before the job is started. All Fence Contractor's must be registered with the City of Massillon as a Home Improvement Contractor.
4. If the homeowner is installing the fence, they may submit the paperwork and pull the permit themselves. This must be done before the job is started.
5. Once the paperwork has been received, it will take 1-3 days to be reviewed. If the paperwork is approved, a permit can then be issued.
6. When the fence is completed, it is up to the Fence Contractor and/or Homeowner to call our office to schedule a final inspection.

SAMPLE PLOT PLAN





**CITY OF MASSILLON, OHIO
APPLICATION FOR BUILDING PERMIT**

DATE _____

TO THE BUILDING DEPARTMENT:

APPLICATION IS HEREBY MADE FOR PERMIT TO REPAIR/REMODEL/ERECT/RAZE A STRUCTURE AS HEREIN DESCRIBED: THE ACCEPTANCE OF WHICH SHALL CONSTITUTE AN AGREEMENT ON OWNER'S PART TO ABIDE BY ALL CONDITIONS HEREIN CONTAINED, AND TO COMPLY WITH ALL ORDINANCES OF THE CITY OF MASSILLON AND THE LAWS OF THE STATE OF OHIO RELATING TO THE WORK TO BE DONE HEREUNDER:

OWNER _____	ADDRESS _____ CITY/STATE/ZIP _____	PHONE _____ EMAIL _____
CONTRACTOR _____	ADDRESS _____ CITY/STATE/ZIP _____	PHONE _____ EMAIL _____

ELEC. CONTRACTOR _____ PHONE _____	PLUMB. CONTRACTOR _____ PHONE _____	HEATING CONTRACTOR _____ PHONE _____
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JOB SITE LOCATION AND DESCRIPTION OF BUILDING AND PROPERTY:

NUMBER AND STREET _____
 _____ SIDE OF STREET SUBLOT NO. _____ ALLOTMENT _____

LOT } _____ FT. FRONT _____ FT. DEEP ON THE _____ SIDE
 BEING } _____ FT. REAR _____ FT. DEEP ON THE _____ SIDE

NUMBER OF STORIES _____ AND BASEMENT _____ **ESTIMATED COST OF JOB** _____

SIZE OF BUILDING: **WIDTH** _____ **DEPTH** _____ **TOTAL HEIGHT** _____

TYPE OF CONSTRUCTION: FRAME COMPOSITE MILL SLOW BURNING FIRE PROOF

SQ. FT. OF CONTENTS _____ HOW IS BUILDING TO BE OCCUPIED? _____ CLASS OF BLDG _____

IS STREET CURB IN TO ESTABLISH GRADE IN FRONT OF BUILDING? _____ BLDG GRADE NECESSARY _____

PERMIT FEE COST SCHEDULE:

FOOTER (\$30 EACH)	
FOUNDATION (\$30 EACH)	
ROUGH(S) (\$30 EACH)	
ADD'L INSPECTIONS (\$30 EACH)	
PLAN REVIEW	
PENALTY	
\$50 BASE PERMIT FEE (INCLUDES FINAL INSP.)	
\$5.00 PER THOUSAND OF ESTIMATED COST OF CONSTRUCTION (UP TO \$100,000)	
\$500 ABOVE +PLUS \$1.00 PER THOUSAND OF ESTIMATED COST OF CONSTRUCTION (OVER \$100,000)	
SUBTOTAL	
1% RESIDENTIAL ASSESSMENT FEE	
3% COMMERCIAL ASSESSMENT FEE	
TOTAL PERMIT FEE	

DETAILED DESCRIPTION OF WORK BEING DONE:

THE APPLICANT, AGENT, OWNER OF THIS BUILDING AND THE UNDERSIGNED AGREES: (1) TO CONFORM TO APPLICABLE LAWS OF THE CITY OF MASSILLON AND STATE OF OHIO. (2) IS RESPONSIBLE TO VERIFY THAT THE JOB LOCATION IS WITHIN THE CITY LIMITS. (3) NO REFUND WILL BE ISSUED. (4) THE ADDRESS IS CORRECT. (5) IS RESPONSIBLE FOR MAKING ARRANGEMENTS FOR ALL INSPECTIONS. (6) OWNER OR CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED IN THE SITE AT LEAST FORTY-EIGHT HOURS BUT NOT MORE THAN TEN WORKING DAYS BEFORE COMMENCING EXCAVATION (ORC 3781.28).

SIGNATURE OF APPLICANT _____

FOR OFFICE USE ONLY:

BUILDING PERMIT

YOU ARE HEREBY GRANTED PERMISSION TO: REPAIR REMODEL ERECT RAZE

THE STRUCTURE AT THE ABOVE LISTED JOB SITE LOCATION IN THE CITY OF MASSILLON, OHIO, IN ACCORDANCE WITH YOUR APPLICATION ON FILE IN THIS DEPARTMENT, SAID STRUCTURE TO BE COMPLETED WITHIN ONE YEAR. UNTIL THAT TIME YOU HAVE PERMISSION TO OCCUPY ONE-THIRD OF THE STREET IN FRONT OF SAID LOTS. IF THE SIDEWALK IS OBSTRUCTED, A TEMPORARY SIDEWALK, FOUR FEET IN WIDTH AT LEAST, AS HIGH AS THE CURB LINE, MUST BE CONSTRUCTED AROUND THE OBSTRUCTION AND THE SIDE TOWARDS THE STREET TO BE TIGHTLY BOARDED UP TO 3 FEET IN HEIGHT ABOVE THE WALK, BUT AT ALL TIMES, YOU ARE TO COMPLY WITH THE ORDINANCES OF THE CITY OF MASSILLON AND THE LAWS OF THE STATE OF OHIO RELATIVE TO THE CONSTRUCTION, REMODELING AND ERECTING OF BUILDINGS. AND IN ADDITION THERETO, THE RECIPIENT OF THIS PERMIT SHALL INDEMNIFY AND SAVE HARMLESS THE CITY OF MASSILLON OR ANY PRIVATE INDIVIDUAL OR CORPORATION THAT MAY BE DAMAGED THROUGH THE CONSTRUCTION, REMODELING, ERECTION OR RAZING OF THE STRUCTURE.

_____, CHIEF BUILDING OFFICIAL

_____, DATE



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RESIDENTIAL FEES EFFECTIVE JANUARY 20, 2011

1305.03 Dwelling Plans Examination. All new dwellings and additions require plans examination. The fee for plans examination made by the Chief Building Official (Plans Examiner) for new or remodeled one- two- or three-family dwellings shall be \$75.00.

1305.04 Schedule of Fees for Building Permits.

Applications for all building permits shall be accompanied by payment of the following fee:

(1)	Standard Permit fee (Includes only the final inspection)	\$ 50.00
(2)	Each Rough Inspection	\$ 30.00
(3)	Any requested Inspection other than standard	\$ 50.00
(4)	Re-inspection fee for code violation	\$ 35.00
(5)	No Show re-inspection fee	\$ 75.00
(6)	Not requesting a Final Inspection	\$100.00

- (a) Permit fees shall be based on the estimated cost of construction including, but not necessarily limited to all sub trade costs.
- (b) A base fee of Fifty dollars (\$50.00) shall be charged for each permit issued.
- (c) In addition to the base fee in subsection (b) hereof the following fees shall be charged:

\$0.00- \$100,000.00	\$.50 per \$100.00 estimated cost of Construction
Over \$100,000.00	\$500.00 plus \$.10 per \$100.00 of estimated cost

All fees charged will be rounded off to the closest whole dollar amount.

A 1% State Assessment Fee will be added to the total permit fee.