

**CITY OF PEPPER PIKE Building Department**  
**28000 Shaker Blvd., Pepper Pike, Ohio 44124**  
**216-896-6134/Fax: 216-831-1160**

**ANSWERS TO FREQUENTLY ASKED QUESTIONS**

- Permit holder responsible for scheduling of required inspections.
- Contractor must have approved drawing (if required) and be present at time of inspection.
- Must submit landscaping plan if healthy trees are to be removed.
- Re-inspection fees apply for all failed and same day inspections.
- All drainage surface and runoff water to be contained on own property.
- Roof shingles to be 300 lb weight.
- 2 #5 continuous rebars required to be installed in footers over chairs.
- Double rebars over water and sewer line.
- Sewer and water line through footer should be installed in sleeve 2 pipe size larger than the pipe passing through.
- Drain tile piping should be ASTM D 35 schedule or heavier.
- Install drain tile cleanouts at all change of directions greater than 45 degrees.
- Backfill for waterproofing should consist of #57 wash gravel and be installed up to 12" from finished grade.
- Lip of sump for storm drainage in basement to be installed 2" above finished floor to prevent sewage in sump (receptacle to be single on a dedicated line).
- Sump pump should have an emergency backup system.
- Anchor bolts embedded in footing should be 12" from corner and every 4'.
- Drain in attached garage should be connected to the sanitary system. In a detached garage could be connected to storm drain.
- Floor drains in garages or basements must have trap protected by constant water flow or a trap primer.
- Air admittance valves not permitted.
- Water lines should consist of copper material only. No plastic material.
- No water or waste lines above electric panels (in dedicated spaces).
- Two ground rods required for electrical grounding, 8' long installed minimum 6' apart, 5/8" diameter minimum).
- Hot water heater must be bonded (cold water, hot water in gas line).
- Main electric grounding should be connected to the street side of main shut off valve.
- Hot water heater to have expansion tank installed between tank and shut off valve.
- Smoke detectors installed at each level, in hallways and in bedrooms to meet 70 DBA in all rooms (electric-battery backup and interconnected).
- Bedroom receptacle lighting and smoke detectors to be arc fault protected.
- GFCI protected outlets in unfinished basement area.
- Install insulation around drains in walls for noise purpose or use cast iron piping.
- Window well drains to discharge into storm sewer (not drain tiles).
- Concrete driveway to be 4" deep, apron 6". 6.5 sack mix with #10 wire mesh or fiber.
- Expansion joints in concrete driveway every 25', contraction joints every 5'.
- Electric underground service line to have caution tape and be enclosed in sch 40 PVC.
- Underground gas line to have tracer wire.
- Must comply with all architectural details of approved drawings, inspector not responsible for non-compliance.
- Must install temporary driveway to new construction
- Street to be maintained free of mud.
- Weeds and high grass to be maintained regularly during construction.
- Portable toilet should be placed in approved location away from habitable spaces.
- Construction site must be kept clean of debris at all times.
- Excavation sites to be surrounded by a silt fence.