

BEFORE purchasing a lot in a rural area, check the following information with the noted office to make sure you can build on the lot.

Land Use Regulations; Subdivision; Flood Plain;

General Zoning

Wood County Planning Commission
 County Office Building, 5th Floor
 419.354.9128
 Local Jurisdiction
 Township Trustees/Zoning Inspector

Well & Septic

Wood County Health Department
 1840 East Gypsy Lane Road
 419.354.2702

Water & Sanitary Sewer

Northwestern Water & Sewer District
 12560 Middleton Pike, PO Box 348
 419.354.9090

Access & Storm Water Drainage

Wood County Engineer
 County Office Building, 3rd Floor
 419.354.9060
 Ohio EPA – Northwest District Office
 347 North Dunbridge Road
 419.352.8461

Deed Restrictions

Wood County Recorder
 County Office Building, 2nd Floor
 419.354.9140

Real Estate; Agricultural Recoupment & Agricultural District; Special Assessments

(Existing, pending, delinquent or deferred)
 Wood County Auditor
 County Office Building, 2nd Floor
 419.354.9150

Building Permits

Wood County Building Inspection
 County Office Building, 3rd Floor
 419.354.9190

AFTER securing a lot, contact the **Wood County Planning Commission** to obtain parcel zoning information, flood plain designation, and street address.

Proceed with obtaining necessary permits by contacting the following offices:

Local Jurisdiction

Township Trustees/Zoning Inspector

- Zoning Permit

A complete list of zoning inspectors can be found at www.co.wood.oh.us on the Building Inspection department page.
- Work-in-Right-of-Way Permit for lot located on a township road

Visit woodcountytownships.com for Township Trustee contact information.

Wood County Engineer

- Permits for:
- Access
 - Curb Cut
 - Driveway
 - Private Drive Culvert
 - Utilities
 - Roadway
 - Storm Tap (*unplatted rural areas*)
 - Open Cut/Road Bore
 - Storm Water Discharge
BEFORE OBTAINING A ZONING PERMIT, approval of a Storm Water Pollution Prevention Plan (SWPPP) is required in Lake, Middleton, Perrysburg, and Troy Townships; Millbury, Walbridge, and Rossford.

Wood County Health Department: Environmental Health

- Household Sewage/Septic
- Private Water System

Northwestern Water & Sewer District

- Water Service Tap
- Sanitary Sewer Tap
- Storm Sewer Tap (*if available*)

Ohio EPA – Northwest District Office

If the lot is part of a larger common plan of development or sale which will cumulatively result in an acre or more of earth disturbance, additional permits may be required prior to ground breaking. Earthwork may not commence until the applicant receives the director’s authorization letter.

PRESENT the following items to **Wood County Building Inspection** to secure the required permits to begin construction.

- | | |
|--|--|
| <input type="checkbox"/> Zoning Permit | Other items needed depending on location: |
| <input type="checkbox"/> Sanitary Sewer Tap/Septic Permit | <input type="checkbox"/> Flood Plain Designation |
| <input type="checkbox"/> Wood County Engineer General Permit | <input type="checkbox"/> Storm Water Pollution Prevention Plan (SWPPP) |
| <input type="checkbox"/> Site Plan | |
| <input type="checkbox"/> Residential Building Permit Application with two sets of Building Plans | |

Many of the permit applications referenced can be downloaded from the Wood County Government website under the appropriate office/department link: www.co.wood.oh.us

Required Permits and Inspections for New Building Construction

Information on permit types and fee schedules is available on the County's website under the Building Permit Inquiry quick link.

Permits

- Building
- Electric
- Heating & Plumbing

Inspections

- Footings & Foundations
- Underground - Electric, Heating & Plumbing
- Rough - Electric, Heating, Plumbing & Building
- Final - Electric, Heating, Plumbing & Building

To request an inspection, contact Building Inspection at 419.354.9190.

After final inspections are completed and approval is granted, a Certificate of Occupancy will be issued and the house may be occupied.

CONTACT INFORMATION

Phone: 419.354.9000

Toll free: 1.866.860.4140

Online: www.co.wood.oh.us

OFFICE HOURS

Auditor	8:30 am to 4:30 pm
Building Inspection	
March – Oct.	7:30 am to 3:30 pm
Nov. – Feb.	8:00 am to 4:00 pm
Engineer	8:00 am to 4:30 pm
Health Department	8:30 am to 4:30 pm
Northwestern Water & Sewer District	8:00 am to 5:00 pm
Planning Commission	8:30 am to 4:30 pm
Recorder	8:30 am to 4:30 pm

This publication is provided courtesy of the Wood County Commissioners.

Doris I. Herringshaw, Ed.D

Craig LaHote

Dr. Theodore H. Bowlus



A Guide to Rural Residential Construction

Wood County, Ohio

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Helping you navigate through the home building process to help you build the home of your dreams.