

Typical Residential Projects

Address: 111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-7433

Email: bzs-intake@columbus.gov

Website: www.columbus.gov/bzs

Does not require a permit:

- Install flooring (carpet, hardwood, vinyl, etc.)
- Painting (interior or exterior*)
- Install cabinets or countertops
- Replace an overhead garage door
- Install a patio
- Pergola with open roof not attached to a structure

For the following projects, some zoning districts place limitations on site modifications. For questions, please contact zoninginfo@columbus.gov or call 614-645-8637.

- Build a fence 6 feet tall or less
- Build a shed less than 200 square feet
- Build a retaining wall 4 feet high or less, from bottom of footer

Requires a permit, but not plan review:

- Modify or update electrical box
- Replace a furnace or AC unit
- Replace a hot water tank
- Replace an exterior door
- Replace exterior siding
- Replace roof
- Replace windows
- Demolish an entire structure to grade

Requires a permit and plan review:

- Kitchen or bath remodel
- Drywall replacement of more than 32 square feet
- Finish a basement or attic
- Room addition
- Create a new window opening
- Build a deck
- Build a porch
- Install or replace a swimming pool or hot tub
- Build a garage or carport
- Build a shed 200 square feet or larger

The following projects require plans sealed by an architect or engineer.

- Build a fence greater than 6 feet tall
- Build a retaining wall greater than 4 feet high from bottom of footer

Additional Information

If your project is in a special zoning district, area commission, or historic district (e.g. University Overlay, East Franklinton District, German Village, etc.), additional approvals may be required prior to beginning work. To determine if your property is within one of these areas, go to our zoning map at gis.columbus.gov/zoning/.

For more information, answers to questions, or to apply for permits, please visit our office or visit our website. We are open Monday through Friday, 9:00 a.m. until 4:00 p.m., City holidays excluded.

We can also be reached by phone or email at:

- Customer Service
 - 614-645-7433
 - bzs-intake@columbus.gov
- Building Section (plan review)
 - 614-645-7562
 - buildingplanreviewinfo@columbus.gov
- Zoning Section
 - 614-645-8637
 - zoninginfo@columbus.gov

Citizen Access Portal

Services available through our Citizen Access Portal include:

- Purchase and schedule inspections
- Pay for and issued partial certificates of occupancy (PCO)
- Apply for preliminary site plan review, final site plan review or revision
- Apply for zoning variance, rezoning, or zoning confirmation letter
- Apply for building and trade permits
- Search for licensed and registered contractors