



Ohio Department of Commerce  
Division of Industrial Compliance

Mike DeWine  
Governor

Sheryl Maxfield  
Director

## Certificate of Final Plan Approval

<b>Plan Number:</b> 2025020395	<b>Property Address:</b> 201 E MAIN ST KALIDA OH 45875	<b>County:</b> PUTNAM
<b>Date of Approval:</b> 02/28/2025	<b>Type of Project:</b> Alteration	<b>Governing Building Code:</b> OBC 2024
<b>Building / Business Name:</b> PUTNAM COUNTY HISTORICAL SOCIETY	<b>Description of the Project:</b> Putnam County Historical Society Proposed ADA Ramp and Stairs.	
<b>Property Owner:</b>  DAN FANGER 201 E MAIN ST PO BOX 264 KALIDA OH 45853	<b>Submitter:</b>  BOCKRATH AND ASSOCIATES GREGORY BOCKRATH 115 S FAIR AVE Suite A OTTAWA OH 45875	<b>Design Professional:</b>  BOCKRATH AND ASSOCIATES GREGORY BOCKRATH 115 S FAIR AVE Suite A OTTAWA OH 45875
<b>Approved Scope of Project:</b>  General Building Trade	<b>Authorized No. of Inspections:</b>  5	<b>Use Occupancy Groups:</b> A-3
		<b>Construction Type:</b> Type III B
		<b>Building Floor Area (s.f.):</b> 400.0
		<b>Number of Stories:</b> 1
		<b>Building Occupant Load:</b> 107

Proper inspections shall be requested prior to pouring concrete footings and/or installation of interior finishes per section 108 OBC. This certificate shall remain posted in a conspicuous and safe place on the job site until the work is completed. Failure to meet these requirements may result in the refusal of service and/or the issuance of an adjudication order. The building/structure shall pass final inspection and a State of Ohio Certificate of Use and Occupancy shall be issued before the building/structure can be legally occupied. The owner is responsible for obtaining all local zoning and sewage permits. In order to schedule an inspection, contact the numbers listed on the bottom of this certificate between the hours of 8:15 am and 2:30 pm.

<b>Structural / Electrical / Plumbing</b> 1-800-822-3208 8:00 am to 5:00 pm	<b>State Fire Marshal</b>  614-728-5460	<b>All Other Inquiries</b> 1-800-523-3581 8:00 am to 5:00 pm
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State Inspector's Signature for Occupancy:

David S. Merrick  
Chief Building Official

Final Structural Approval:	_____	Date:	_____
Final Electrical Approval	_____	Date:	_____
Final Plumbing Approval	_____	Date:	_____
Final Medical Gas Approval:	_____	Date:	_____
Final Fire Approval:	_____	Date:	_____

Ohio Department of Commerce  
Division of Industrial Compliance  
6606 Tussing Road  
Reynoldsburg, Ohio 43068-9009  
(614) 644-2622 Fax: (614) 644-3145



02/28/2025

DAN FANGER  
201 E MAIN ST PO BOX 264  
KALIDA OH 45853

**ADDENDUM TO FINAL PLAN APPROVAL**

Project Number: 2025020395  
Plan Approval Date: 02/28/2025

PUTNAM COUNTY HISTORICAL  
SOCIETY  
201 E MAIN ST  
KALIDA OH 45875

NOTICE: PLEASE BE PREPARED TO FURNISH THE OCILB CONTRACTOR  
LICENSE NUMBER WHEN CALLING FOR ELECTRICAL, HVAC,  
HYDRONICS, PLUMBING AND REFRIGERATION INSPECTIONS.

This is a FINAL PLAN APPROVAL in accordance with the provisions of Section 105 of the Ohio Building Code. The various stages of construction shall proceed in their normal sequence.

**PLAN APPROVAL STATUS EXPIRATION NOTICE:**

Please be aware that this plan approval will expire if one of the following conditions occurs: 1.) The construction work has not commenced within twelve (12) months of the approval, one extension for 12 months can be granted upon receiving a written request and a \$100 fee from the owner at least 10 days prior to the expiration date, 2.) During the course of construction, the work is delayed or suspended for more than six (6) months. Two extensions may be granted for six months each upon receiving a written request and a \$100 fee for each extension request from the owner at least 10 days prior to the expiration date. (Section 105.3 & 105.4 OBC)"

The plans for this project have been approved subject to the additional items or conditions contained in this addendum. All items listed below shall be performed and/or incorporated into the project as approved:

**1. APPLICABLE CODES:** The applicable codes to which this project shall be constructed include the 2024 Ohio Building, Mechanical and Plumbing Codes, the 2023 National Electrical Code-NFPA 70, the 2022 Standard for the Installation of Sprinkler Systems-NFPA 13, the 2022 National Fire Alarm and Signaling Code-NFPA 72, the 2021 International Fuel Gas Code, and ICC A117.1-2009-Accessible and Usable Buildings and Facilities.



**2. INSPECTION PROCESS:** The owner or contractor shall call for inspections and the building department shall perform those inspections before any work is covered up by other construction or soil including, but not limited to, all foundations, reinforcing, framing, plumbing, mechanical, electrical, sprinkler and fire alarm work, and upon final completion of work for each trade approved in the Certificate of Plan Approval; Section 108 OBC. The maximum number of inspections for each scope of work covered under the initial application fees are listed in the approved construction documents. If the number of inspections requested exceeds the maximum allowable number for each scope of work, an additional inspection fee of \$150.00 will be charged for each inspection; OAC 4101:7-7-01(B)(1).

**3. RESPONSIBILITY:** Omission will not nullify any requirement, nor exempt any structure from such requirement of the Ohio Building Code. The owner, architect and/or engineer and/or fire protection systems designer, as identified on the plans, will be responsible for the structure, design, safety and all OBC requirements as applicable.

**4. ON-SITE DOCUMENTS:** An approved set of plans, manufacturers' installation instructions, product information and all associated approval documents shall be kept at the site and shall be available for reference by the building official at all times during working hours while such work is in progress. It shall be the responsibility of the applicant/owner to ensure the approved on-site set of plans contain the most recent approved version of each plan sheet where plan sheets have been revised from previously approved versions; Section 107.7 OBC.

**5. OTHER LAWS AND REGULATIONS:** The provisions of this code shall not be deemed to nullify any provisions of state or federal law. Municipal corporations may make further and additional regulations, not in conflict with Chapters 3781 and 3791 of the Revised Code or with the rules of the board of building standards. However, approval by the board of building standards of any fixture, device, material, system, assembly or product of a manufacturing process, or method or manner of construction or installation shall constitute approval for their use anywhere in Ohio; Section 102.2 OBC.

**6. POSTING OF PLAN APPROVAL:** In accordance with OBC Section 107.5.2, the certificate of plan approval shall be posted in a conspicuous location on the site. The owner and contractor shall preserve and keep the certificate posted until the final inspections have been completed.



**7. AMENDED CONSTRUCTION DOCUMENTS (PLAN REVISIONS):** If substantive changes to the building design are contemplated after plan approval, those changes must be submitted to the building official for review and approval in the form of amended construction documents prior to those changes being executed. The amended construction documents shall include a letter from the design professional which indicates the scope of the changes, and the changes shall be clearly indicated in the construction documents. The building official may waive this requirement in the instance of an emergency repair, or similar instance; Section 106.3 OBC. Additional fees for processing the amended construction documents will be charged in accordance with OAC 4101:7-7-01(B)(5).

**8. CERTIFICATE OF USE AND OCCUPANCY:** The portion of the building and/or systems affected by the work identified in the construction documents shall not be occupied and/or used until all inspections have been completed and the owner has obtained a certificate of use and occupancy or certificate of completion from the building official; Section 111 OBC. If the owner requests to occupy a portion of the construction area that has been completed prior to completion of the entire project, an application for partial occupancy may be submitted per OBC 111.1.1.3. The application for partial occupancy is available at [http://www.com.ohio.gov/documents/bdcc\\_CertificateOfPartial%20Occupancy.pdf](http://www.com.ohio.gov/documents/bdcc_CertificateOfPartial%20Occupancy.pdf).

**9. CONTRACTOR LICENSE NOTICE:** All electrical, plumbing, hydronics, HVAC, and refrigeration contractors working on this project must be licensed by the State of Ohio; Section 4740 Ohio Revised Code. All fire alarm and sprinkler system installers shall be certified by the state fire marshal pursuant to Section 3737.65 Ohio Revised Code.

This addendum must be attached to the Certificate of Plan Approval and shall be considered part of the approved documents.

If you have any questions regarding any of the items or conditions, please call your Plan Examiner: **Michael Krieger**



Department of Commerce, Division of Industrial Compliance, Bureau of Building Code Compliance, State of Ohio  
Electronic Plan Approval Sheet

CPA Number: 2025020395

Building Use Groups: A-3

Plan Approval Date: February 28, 2025

Approval Type: ☒ Final ☐ Partial No.

Construction Type: III-B

Name of County: Putnam

• Plan Approval Status Expiration Notice:

- ☒ This plan approval status will expire if the construction work has not commenced within 12 months of the approval date or during the course of construction, the work is delayed or suspended more than 6 months. Extensions can be granted upon receiving a written request with a fee of \$100 from the owner at least 10 days prior to the expiration date in accordance with Section 105 OBC.

• Contractor License Notice:

- ☐ All electrical, plumbing, hydronics, HVAC, and refrigeration contractors working on this project must be licensed by the State of Ohio in accordance with 4740 ORC.

• This plan approval is subject to the following additional code requirements:

- ☐ Ohio Building Code, Chapter 29, minimum plumbing requirements. Please contact the Building Code Compliance, Plumbing Section or Local Health Department.  
Ohio Elevator Code, Ohio Fire Code, Ohio Boiler and Unfired Vessels Rules  
All other requirements of the Ohio Revised Code, Local Zoning and Other Regulations.

• Disclaimer:

- ☒ The structural elements of these drawings have been examined to the extent necessary to determine conformity of such plans with other requirements of OBC. The sufficiency of these elements to meet all code requirements is the responsibility of the registered architects or professional engineers who certified the drawings.
- ☐ All electrical work shall be installed in accordance with National Electrical Code.
- ☐ The design and calculations for the sprinkler system in these plans, if applicable, have been examined to the extent necessary to determine conformity of such plans with other requirements of OBC. The sufficiency of the design and calculations to meet code is the responsibility of author of these plans who certified the drawings. The installed sprinkler system will be inspected by DIC field inspectors to determine compliance. The operation of the system will be verified by local fire authority or a third party inspection agency.

• For Partial Plan Approval:

The following scope of work is approved under tis partial plan approval

- ☐ Footing/Foundation
- ☐ Slab
- ☐ Building Shell
- ☐ Interior Finishes
- ☐ Plumbing
- ☐ Electrical
- ☐ Mechanical
- ☐ Sprinkler
- ☐ Fire Alarm
- ☐ Medical Gas

• List of available construction inspections for request when the scope of work is checked below. For building general, see the partial approval items above.

- ☒ **Structural**
  - ❖ Footing/Foundation
  - ❖ Floor Slab
  - ❖ Framing
  - ❖ Above Ceiling
  - ❖ Kitchen Exhaust Hood
  - ❖ Site Consultation
  - ❖ Investigation
  - ❖ Interior Finishes
  - ❖ Final Inspection

☐ **Electrical**
  - ❖ Temporary Service
  - ❖ Service
  - ❖ Underground
  - ❖ Under Slab
  - ❖ Wire Rough-In
  - ❖ Site Consultation
  - ❖ Investigation
  - ❖ Above Ceiling
  - ❖ Final Inspection

☐ **Plumbing**
  - ❖ Site consultation
  - ❖ Underground
  - ❖ Above ceiling
  - ❖ Rough in
  - ❖ Final inspection

☐ **Medical Gas**
  - ❖ Site consultation
  - ❖ Underground
  - ❖ Above ceiling
  - ❖ Rough in
  - ❖ Final inspection

☐ **Mechanical**
  - ❖ Above Ceiling
  - ❖ Rough-In
  - ❖ Site Consultation
  - ❖ Final Inspection

☐ **Fire Alarm System**
  - ❖ Site Consultation
  - ❖ Rough-In
  - ❖ Final Inspection

☐ **Industrialized Unit (IU)**
  - ❖ Site Consultation
  - ❖ Final inspection

☐ **Re-Roofing**
  - ❖ Rough-In
  - ❖ Final inspection

☐ **Sprinkler System**
  - ❖ Standpipe
  - ❖ Limited Area
  - ❖ Hood Suppression
  - ❖ Site Consultation
  - ❖ Final inspection



# Site Inspection Sign-Off Log

**Special Note:** This inspection log must be kept on site with the approved plans at all times. Additional inspection fees will be charged when the actual number of inspections exceeds the number of allowed inspections for each scope of work. Please make additional blank copies of this sheet before using it if needed.

Certificate of Plan Approval (CPA) No.:	2025020395	Scope of work: Building General (ST) / IU's (IU) Mechanical (MH) / Sprinkler (SP)	Total Number of Inspections Allowed:	5
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No.	ST	MH	IU	SP	Date	Inspection results	Inspected by	Next inspection required
1								
2								
3								
4								
5								
6								
7								
8								



# Site Inspection Sign-Off Log

**Special Note:** This inspection log must be kept on site with the approved plans at all times. Additional inspection fees will be charged when the actual number of inspections exceeds the number of allowed inspections for each scope of work. Please make additional blank copies of this sheet before using it if needed.

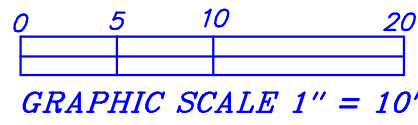
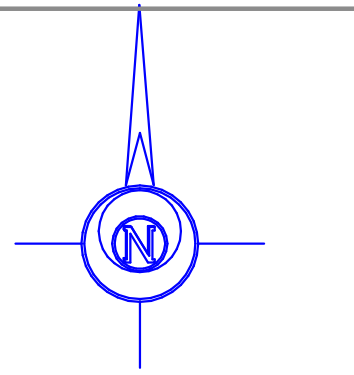
Certificate of Plan Approval (CPA) No.	2025020395	Scope of work: <b>Electrical (EL) / Fire Alarm (FA)</b>	Total Number of Inspections Allowed:	0
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No.	EL	FA	Date	Inspection results	Inspected by	Next inspection required
1						
2						
3						
4						
5						
6						
7						
8						









LEGEND

CB CATCH BASIN  
MH MANHOLE  
OH OVERHEAD

NOTE: SURVEY BEARINGS BASED ON  
OHIO NORTH ZONE STATE PLANE  
COORDINATES OBTAINED FROM  
THE OHIO DOT VRS NETWORK

THIS SURVEY WAS PERFORMED WITHOUT THE  
BENEFIT OF A TITLE EXAMINATION. BEYOND  
THE DEED DOCUMENTS CITED ON THE SURVEY  
DRAWING THERE MAY BE RECORDED OR UN-  
RECORDED EASEMENTS AND/OR  
ENCUMBRANCES BENEFITING OR ENCUMBERING  
THE SURVEYED PROPERTY WHICH ARE NOT  
SHOWN ON THIS DRAWING.

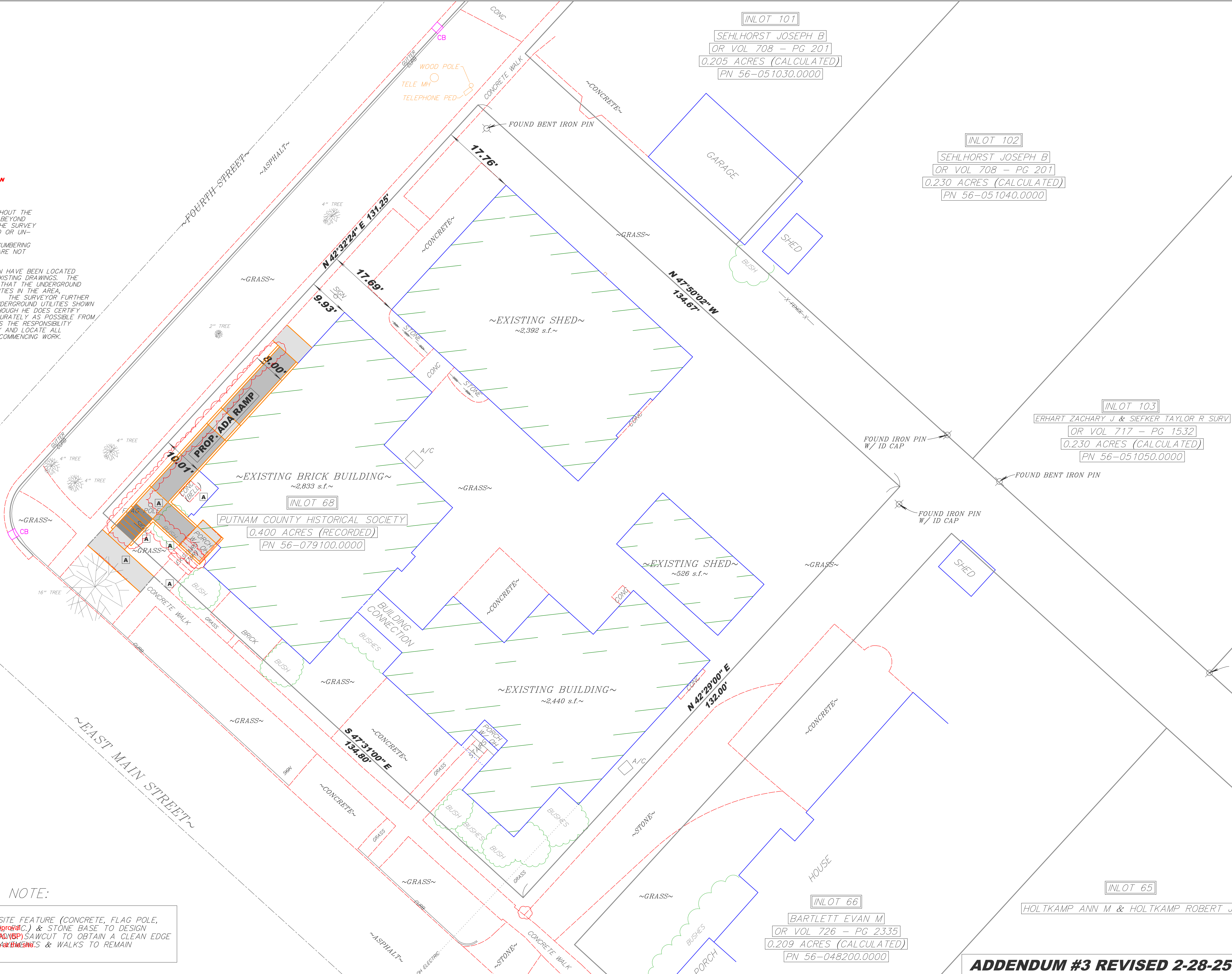
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED  
FROM SURVEY INFORMATION AND EXISTING DRAWINGS. THE  
SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND  
UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA,  
EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER  
DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN  
ARE IN THE EXACT LOCATION ALTHOUGH HE DOES CERTIFY  
THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM  
THE INFORMATION AVAILABLE. IT IS THE RESPONSIBILITY  
OF THE "CONTRACTOR" TO VERIFY AND LOCATE ALL  
UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.



Final Plan Approval  
Michael Krieger  
Plans Examiner

NOTE:

- A** REMOVE EXISTING SITE FEATURE (CONCRETE, FLAG POLE, CP# 620258003495, Full Approval C.) & STONE BASE TO DESIGN BUILDING PLAN APPROVAL (BP) SAWCUT TO OBTAIN A CLEAN EDGE PRIOR TO MATERIALS AND CERTAIN FINISHES & WALKS TO REMAIN 02/28/2025 2/5



**SITE PLAN**  
**PUTNAM COUNTY HISTORICAL SOCIETY**  
**201 EAST MAIN STREET**  
**KALIDA, OHIO 45853**

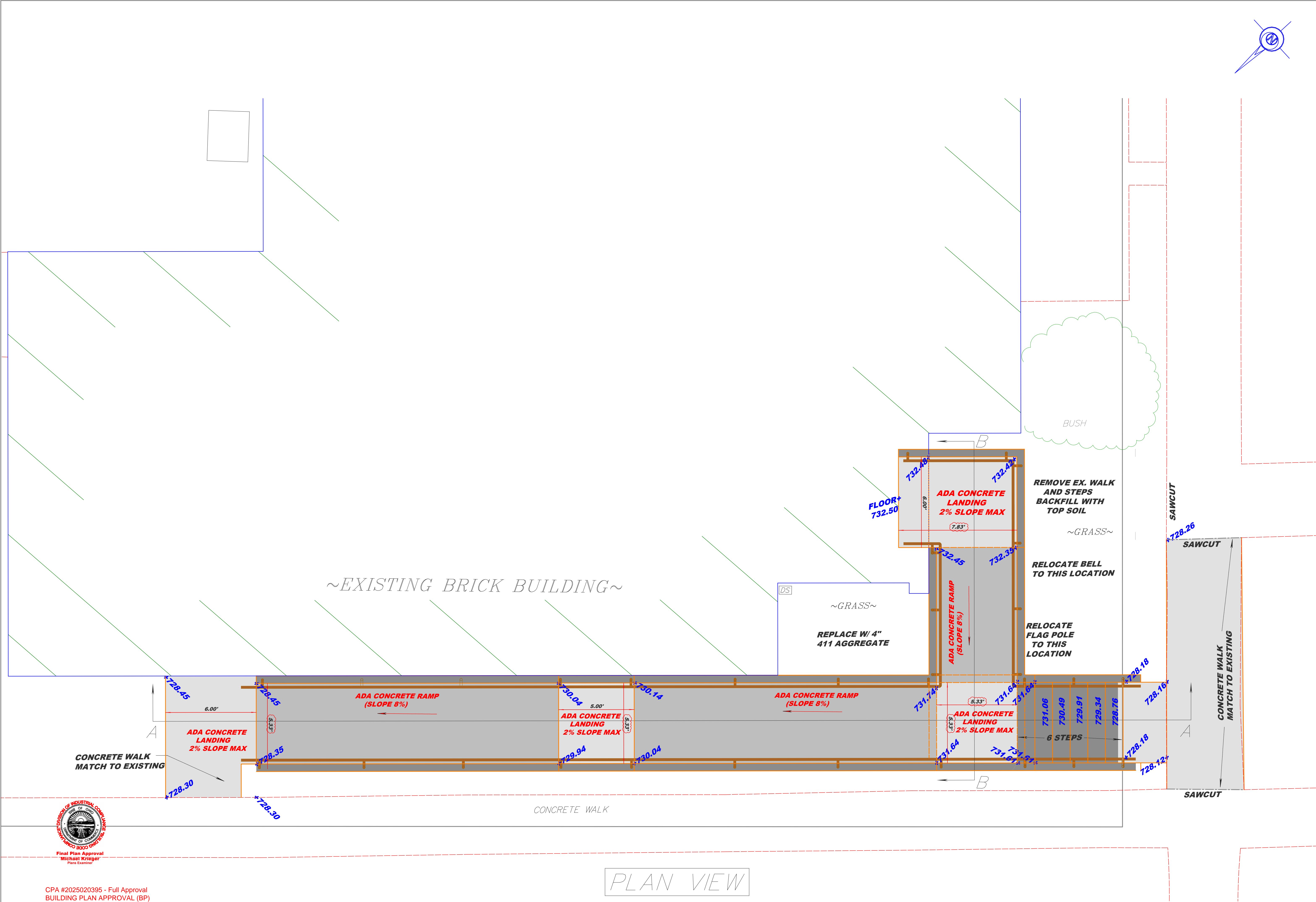
**Bockrath & Associates**  
**Engineering and Surveying, LLC**  
115 S. Fair Avenue, Suite A - Ottawa - Ohio  
Phone: 419-523-5769



SCALE 1" = 10'  
JOB #23-096  
DRAWN BY RDL/GAB  
2/5/25  
C101

**ADDENDUM #3 REVISED 2-28-25**





PLAN VIEW



CPA #2025020395 - Full Approval  
BUILDING PLAN APPROVAL (BP)  
Print all materials and retain at the site.  
02/28/2025 3/5



**DETAILED SITE PLAN - HANDICAP RAMP**  
**PUTNAM COUNTY HISTORICAL SOCIETY**  
**201 EAST MAIN STREET**  
**KALIDA, OHIO 45853**

SCALE 3/8" = 1'  
JOB #23-096

DRAWN BY RDL/GAB  
2/5/25

**ADDENDUM #3 REVISED 2-28-25**

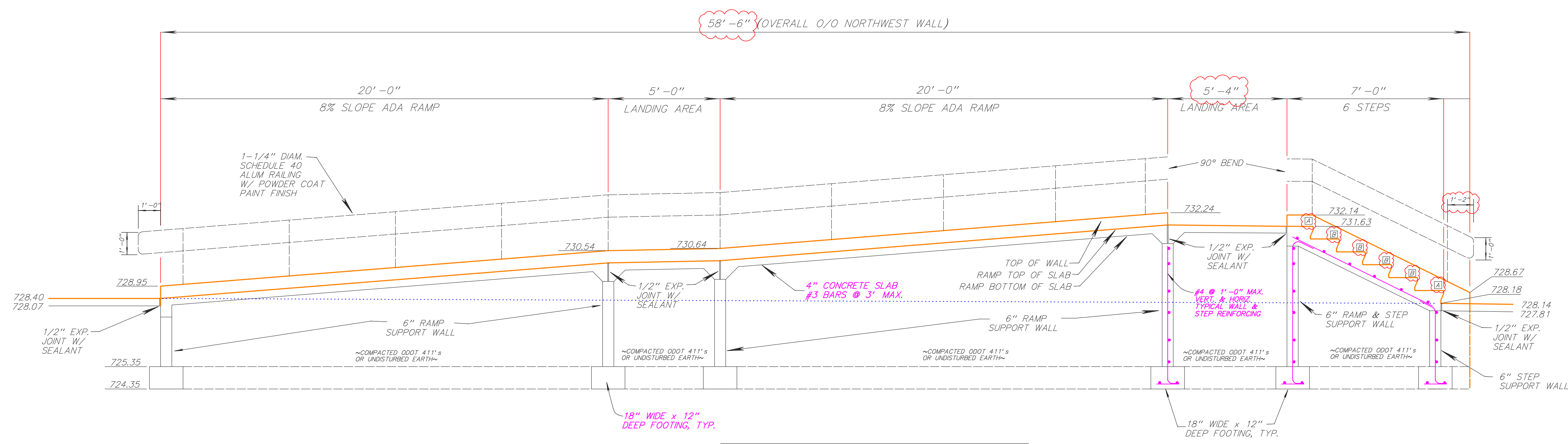
C102

**Bockrath & Associates**  
**Engineering and Surveying, LLC**  
115 S. Fair Avenue, Suite A - Ottawa - Ohio  
Phone: 419.523.5789

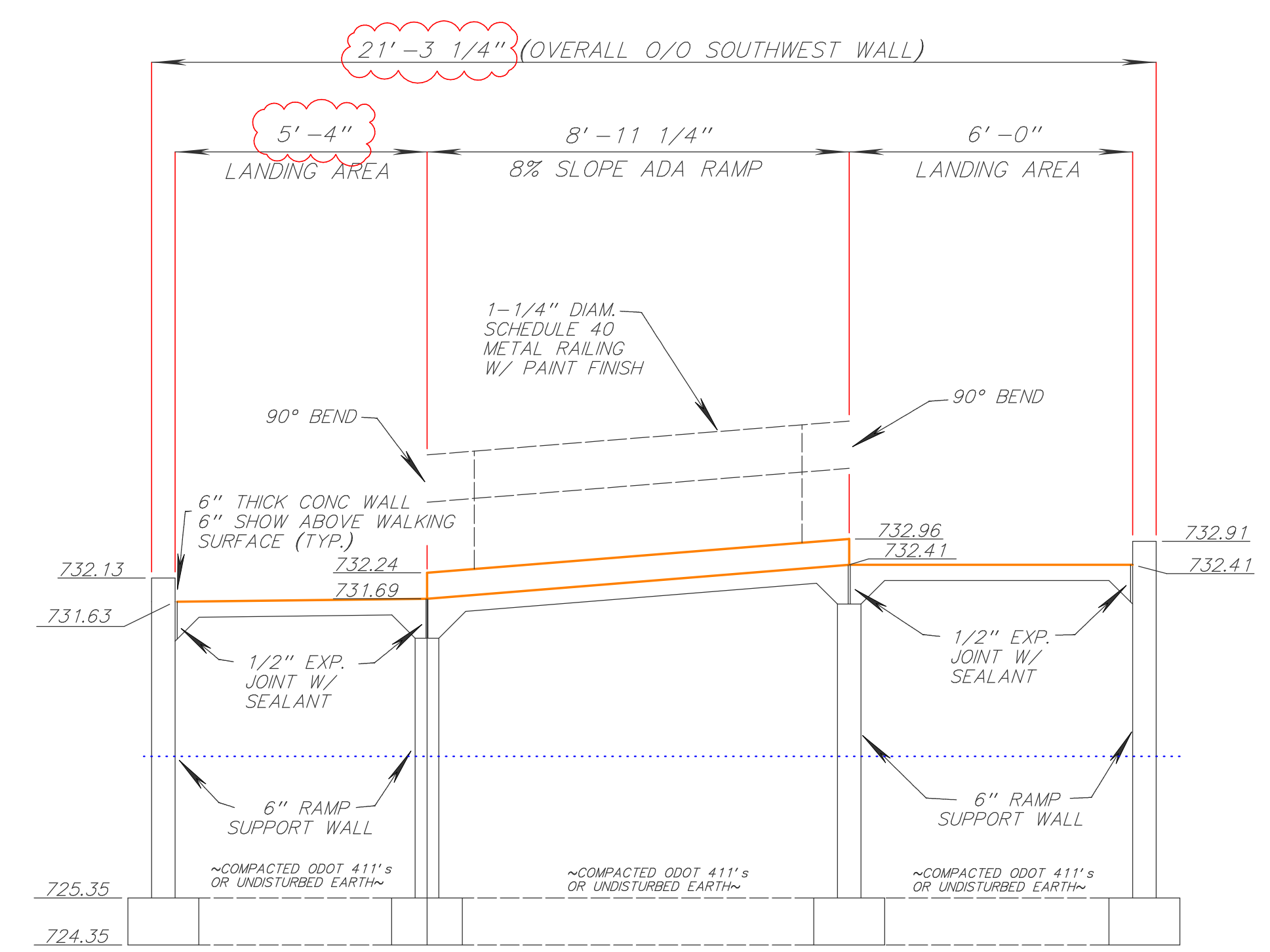




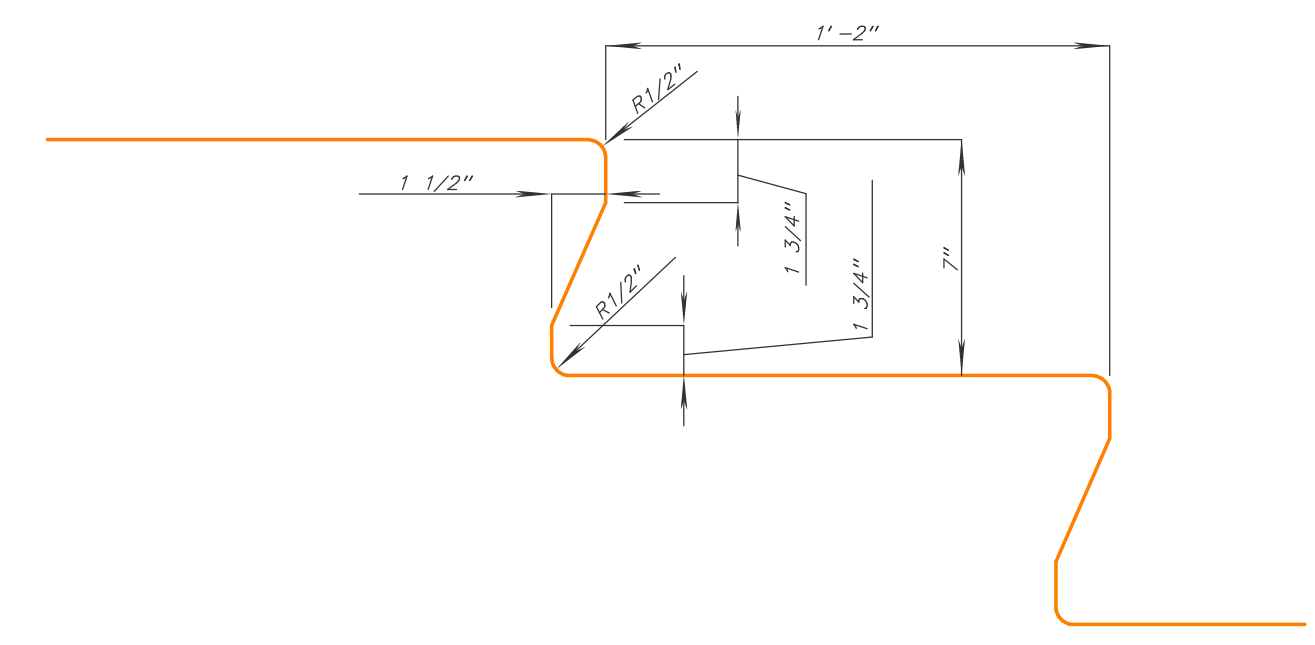
PROJECT KEYNOTES:  
[A] PROPOSED DOUBLE YELLOW FORM-A-TREAD (OR EQUAL)  
[B] PROPOSED SINGLE BLACK FORM-A-TREAD (OR EQUAL)



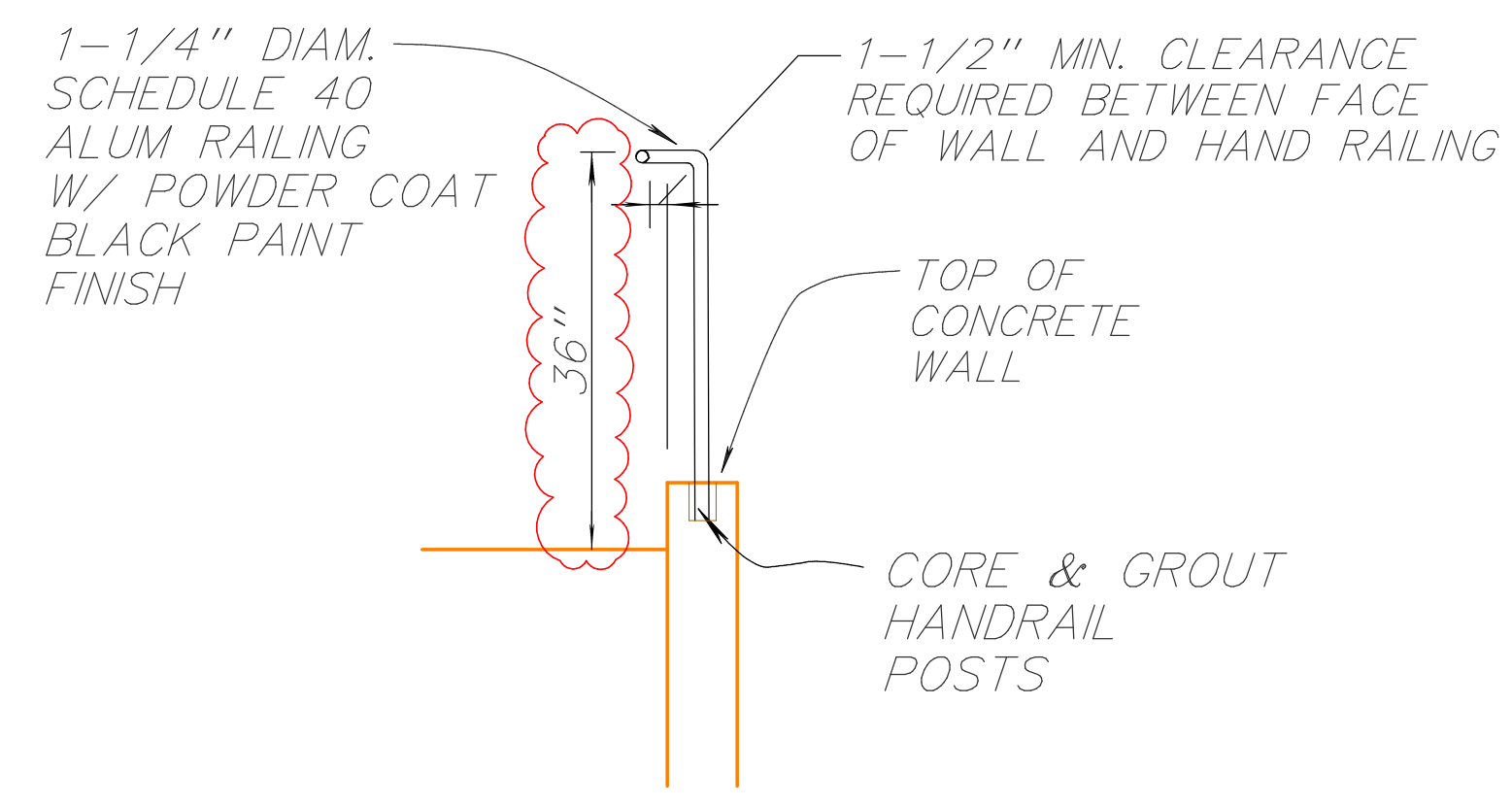
SECTION A - A



SECTION B - B



STEP DETAIL



HANDRAIL DETAIL

- NOTES:
- 1.) ALL REINFORCING TO HAVE LAP WIDTH OF 1'-6" MIN.
  - 2.) PROVIDE 1" x 1" CHAMFER AT EXPOSED TOP OF WALL CORNERS
  - 3.) REINFORCING TO BE CONTINUOUS AT INTERSECTIONS AND CORNERS OF WALLS.
  - 4.) PROVIDE RUBBED FINISH AT EXPOSED WALLS.



CONCRETE NOTES:

1.

THE ASSUMED SOIL BEARING PRESSURE FOR FOOTER DESIGN IS 1,500 PSF.
2.

ALL FOUNDATIONS SHALL BE EXCAVATED TO THE ELEVATIONS SHOWN ON THE PLANS AND/OR TO SUITABLE BEARING.
3.

CONCRETE FOR SUPPORT WALLS SHALL HAVE A COMPRESSIVE STRENGTH OF 3500psi IN (28)–DAYS.
4.

CONCRETE FOR ANY EXTERIOR SLAB–ON–GRADE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000psi IN (28)–DAYS & CONTAIN 6%±2% AIR ENTRAINMENT. THE SLAB SHALL HAVE A THICKNESS OF 4" OR 6" AND BE REINFORCED AS SHOWN ON THE PLANS. PROVIDE A BROOM FINISH, SPRAY–ON MEMBRANE CURING COMPOUND, SAWED CONTROL JOINTS AND CONTRACTION JOINTS.
5.

ALL REINFORCING SHALL BE ASTM–A615 DEFORMED BARS WITH A MINIMUM YIELD STRESS OF 60,000psi. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A1064.

