

WELCOME TO MONTGOMERY COUNTY BUILDING REGULATIONS

We serve...

- The citizens and users of buildings in many of the jurisdictions in Montgomery County, including all of the townships and several of the cities and villages.

We enforce...

- Building codes for new construction, additions, alterations, and changes in the way buildings are used. We also enforce flood damage prevention regulations, and airport zoning around the Wright-Patterson Air Force Base.

We work with...

- Local zoning and fire departments
- Public Health – Dayton and Montgomery County
- Many other state and local agencies involved in specific aspects of building construction and use approval, such as daycare licensing, public swimming pools, elevators, boilers, etc.

We investigate...

- Building damage due to fire, vehicle impacts, wind, flood, etc.
- Work done on, or occupancy of, buildings without required approvals or inspections

We respect your rights

- Our staff will help explain processes to you and help you navigate the agencies involved in building construction and use approvals
- Plan reviews and inspections will be done in a timely manner, based upon the order in which they are received, but with consideration for special circumstances
- We will treat everyone professionally, courteously, impartially, responsively, and in a cooperative manner, with no bias towards race, creed, gender, or background
- You have the right to know our interpretations in areas that are not specifically spelled out in the code.
- You have the right to appeal any directive or decision rendered by our staff, without fear of retribution;
 - If the disagreement is code related, the plans examiner or the inspector must be able to cite the specific code section that has not been complied with;
 - If you disagree with that explanation, you have the right to ask the Chief Building Official for a final determination on behalf of the County;
 - You may appeal any decision to the local Appeals Board, or the Court of Common Pleas;
 - If you believe you have been treated unprofessionally or disrespectfully, you should first ask the Inspection Supervisor or the Chief Building Official to intercede, both to initiate an investigation into the incident and to resolve the issue in a fair way;
 - You may also direct your concerns to the Community and Economic Development Director or the Assistant County Administrator. If those approaches do not satisfy you, you may escalate your concerns to the Board of County Commissioners;
 - You may also contact the Ohio Board of Building Standards to investigate if you believe the department is not faithfully performing their duties.

We pledge to you to try to do the right thing, and if we haven't, we will work to improve our processes and our professionalism. Don't be afraid to voice your concerns, because we can't do better if we don't know where we are not doing good enough.