

Thinking of Buying or Leasing a Commercial Building in Salem? These are the steps the city of Salem is taking to protect you.

1. IPMC – The International Property Maintenance Code is in effect for all {C3} properties, and will expand to other zoning areas in the future. The IPMC code can be found here: law.resource.org/pub/us/code/ibr/icc.ipmc.2012.html. For Questions on the IMPC, contact the Salem Fire Department Fire Chief at 330-337-6183 or chiefsalemfd@cityofsalemohio.org.
2. Housing Inspections are required for any residential single or multi-family dwelling for rent. To proactively schedule your housing inspection, contact the city inspector's office: inspectors@cityofsalemohio.org <http://www.cityofsalemohio.org/departments/housing/>
3. The Columbiana County Auditor's website has the past tax history for all properties searchable by address or property owner. Check it prior to your purchase to be prepared for future taxes. {Link to auditor's site <http://oh-columbiana-auditor.publicaccessnow.com/>}
4. If you are purchasing what may be a historic building, contact the Zoning/Planning Office for a discussion. A searchable database of Ohio properties listed in the National Register of Historic Places is located here: <http://nr.ohpo.org/> Some additional properties not yet listed in this database can be found in this {Historic Properties Street List}.
5. If you are leasing, ask to see the completed Fire Department Inspection Form (<https://concepts2companies.org/images/businessforms/Inspection%20Form.pdf>) and inquire with the Zoning office and Fire Department to determine if a change of use filing is necessary for your type of business.
6. Contact the {Columbiana County Health Department} to arrange inspection of any well and/or septic as part of your due diligence.

Preliminary Plan Reviews and Consultations are available from the Ohio Department of Industrial Compliance. Not sure how to interpret a code provision on your project? Looking at purchasing a building but not sure what the code impact will be if changes are made? Have a project that you know you will not be able to comply with the code? These are all reasons to have an Architect or Engineer schedule a Preliminary Plan review with a Plan Examiner. They offer an on-site preliminary meeting service to discuss code options with your Design Professional. To schedule a Preliminary Plan review, contact their office at (614) 644-2622.