



## Property Improvement Evaluation (P.I.E.)

### What is a Property Improvement Evaluation?

Property Improvement Evaluation (P.I.E.) is an evaluation made by the Toledo-Lucas County Health Department to assure that any proposed new construction or remodeling on a property does not infringe on the isolation distance requirements from existing private water sources and the household sewage treatment system per the Ohio Administrative Code. Property Improvement Evaluation is also required to obtain a demolition permit. A demolition permit is required where demolitions of an existing structure will occur. This will assure that proper well and/or septic tank abandonment is performed and documented **prior to** the structure being demolished.

### What are examples of property improvements that require P.I.E.?

Examples of property improvement that require P.I.E. are new home construction, pole barns, garages, and major modification or additions to an existing dwelling.

### When is a P.I.E. required?

A P.I.E. is required **prior to** obtaining a local zoning permit and a building permit from the Lucas County Building Department. You can **not** obtain a permit for new construction in Lucas County until a P.I.E. approval has been issued.

### How do I Obtain a P.I.E. for New Construction?

- 1) Contact the Toledo-Lucas County Health Department at 419-213-4100 ext #3 and request to speak with the inspector that is assigned to your particular township.
- 2) Provide the health department with a site plan outlining the exact location and dimensions of your proposed new construction as well as the proximity to your well and/or septic system along with the name of the proposed contractor (builder) if applicable.
- 3) Schedule an appointment with the inspector to evaluate your proposed site plan.

### How do I Obtain P.I.E. for the Demolition of a Structure?

- 1) Contact the Toledo-Lucas County Health Department at 419-213-4100 ext #3 and request to speak with the assigned inspector for your particular township.
- 2) Locate the well and/or septic tank. **NOTE:** The health department may be able to provide a copy of a record for the property in question.

### **Well Abandonment**

- If a well is to be abandoned a Well Abandonment Permit is required. The application fee is \$100.00.
- Properly abandon all wells per Ohio Department of Health and Toledo-Lucas County Health Department requirements.
- Submit a copy of the Well Abandonment Form to this department.

### **Septic Tank Abandonment**

- Properly abandon the existing septic tank per Ohio Department of Health and Toledo-Lucas County Health Department requirements.
- Submit a copy of the **Septage Pumping Report Form** as provided by the licensed sewage hauler.
- Submit a copy of the **Sewage Treatment System Abandonment Report** to this department.

NOTICE: Abandonment must be completed and proper documentation received by the Toledo Lucas County Health Department **prior to** our department issuing the P.I.E. approval.

### **Is There a Fee For P.I.E?**

A fee of \$40.00 is required and must be submitted at time of application. Checks shall be made payable to: Toledo-Lucas County Health Department.

**Toledo-Lucas County Health Department  
Environmental Health Division  
635 N Erie St.  
Toledo, Ohio 43604  
Phone: 419-213-4100 ext #3  
Fax: 419-213-4141**