

ORDINANCE NO. 43-23

**AN ORDINANCE AMENDING SECTION 210.01(g) AND CHAPTER 1442
OF THE CODIFIED ORDINANCES OF THE CITY OF AVON
REGARDING BUILDING PERMITS AND FEES
AND DECLARING AN EMERGENCY**

WHEREAS, Section 210.01(g) of the City's General Fee Schedule and Chapter 1442 of the City's Building and Housing Code deal with the various fees charged by the City's Building Department as part of their code enforcement responsibilities; and

WHEREAS, the City's Safety Director and Chief Building Official have, on behalf of the Administration, reviewed these current fees in Section 210.01(g) and Chapter 1442 and are proposing amendments which will enable the Building Department to continue its important function of code enforcement for years to come; and

WHEREAS, Council, having reviewed said amendments and the recommendations of the Administration, finds them to be appropriate and in the best interests of the health, safety and welfare of the citizens of Avon and desires to amend Section 210.01(g) and Chapter 1442 to insure reasonable and consistent Code enforcement in the foreseeable future.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO:

Section 1 – That the provisions of Section 210.01(g) entitled “Building and House Code” shall be amended to read as set forth in the revised Section 210.01(g) which is attached hereto as Exhibit “A” and incorporated herein by this reference.

Section 2 – That the provisions of Chapter 1442 entitled “Permits and Fees” shall be amended to read as set forth in the new Chapter 1442 which is attached hereto as Exhibit “B” and incorporated herein by reference.

Section 3 - That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4 - That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare of the citizens of the City of Avon, the immediate emergency being the necessity to amend Section 210.01(g) and Chapter 1442 of the Avon Codified Ordinances to make them consistent and to insure reasonable and consistent code enforcement for years to come; therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Ordinance No. 43-23 (Con't)

PASSED: March 27, 2023 DATE SIGNED: March 27, 2023

By: Brian Fischer
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR: March 28, 2023

BKJ
Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior
John A. Gasior, Law Director

ATTEST:

Barbara Brooks
Barbara Brooks, Clerk of Council

Posted: March 29, 2023
Electronically and at City Hall as
Provided by Council

Prepared By:
John A. Gasior, Esq.
Law Director

I, Barbara J. Brooks, Clerk of the Council of the City of Avon, Ohio, hereby certify this document to be a true and exact copy of Ordinance No. 43-23, passed by the Council of said City on March 27, 2023.

IN WITNESS WHEREOF, I have on this 28th day of March, 2023, affixed my signature and official seal.

Barbara J. Brooks
Barbara J. Brooks, Clerk of the Council
of the City of Avon, Ohio

EXHIBIT A TO ORDINANCE NO. 43-23

CHAPTER 210
General Fee Schedule

- [210.01](#) Schedule established.
- [210.02](#) Exemption for Municipal departments.
- [210.03](#) Failure to pay.
- [210.04](#) Fees for public records. (Repealed)
- [210.05](#) Use of credit/debit cards for payment of obligations to city; credit card policy adopted.

CROSS REFERENCES

Building permits and fees - see B. & H. [Ch. 1442](#)
Development permits - see B. & H. [1464.11](#)

210.01 SCHEDULE ESTABLISHED.

(g) Building and Housing Code.

(1) ~~Building Permit and Inspection fees and Housing Code Plans Review Fees (Sec. 1442.03).~~ The following permit fees and inspection fees shall be paid by the applicant upon issuance of a permit: **The following fees shall be paid by an applicant for the occupancies and items listed below at the time an application is made and/or at the time such fees are determined:**

A. RCO Occupancies.	
(1) <u>New construction:</u>	
a. Fee per dwelling unit: Up to 3 (with or without attached garage)	\$175.00 \$200.00
b. Accessory building: Attached or detached garage, barn or shed (over 200 sq. ft.)	\$25.00 \$35.00
c. Additions	\$75.00
d. Alterations to existing structure includes finished basement	\$75.00
Note: An additional fee of 1% of the total permit fee for the State of Ohio Board of Building Standards will be added to all approved residential building permits per Section 1442.08. Also note, sewer, water, and park fees, where applicable, will be added to permit fees.	

<i>Type</i>	<i>Fee</i>
A. <u>RCO Occupancies:</u>	
1. <u>New construction:</u>	* Subject to change every six months. Check with the Building Department for the current number.
a. <u>Engineering and grading fee/ deposit:</u>	
i. <u>Site plan fee</u>	\$75.00
ii. <u>Foundation ground check fee</u>	\$125.00
iii. <u>Final grade inspection fee</u>	\$145.00
iv. <u>Engineering and grade deposit</u> ** additional fees may occur due to on-site meetings	\$275.00**
v. <u>Erosion control inspection fee</u>	\$350.00
vi. <u>Stabilization deposit for less than 1 acre</u>	\$50.00
vii. <u>Stabilization deposit for greater than 1 acre</u>	\$200.00
viii. <u>Storm water drainage improvement fund (if not part of a subdivision)</u>	\$650.00 per acre disturbed
ix. <u>Floodplain landscaping permit fee</u> ** additional fees may occur due to on-site meetings	\$145.00**
x. <u>Flood plain permit fee</u>	-
aa. <u>Commercial/residential subdivision</u>	\$350.00
bb. <u>Residential house</u>	\$150.00
cc. <u>Residential appurtenances</u>	\$25.00
b. <u>Fee per dwelling unit:</u> Up to three (with or attached garage) Blanket permit includes all mechanicals	Square foot construction cost. Example: $(110.95)^* \times \text{PPM} (.006) \times \text{GA}$
c. <u>Accessory building:</u> Attached or detached garage, barn or shed (over 200 sq. ft.)	\$50.00
d. <u>Additions</u> Blanket permit includes all mechanicals	Square foot construction cost. Example: $(110.95)^* \times \text{PPM} (.006) \times \text{GA}$
e. <u>Alterations to existing structure includes finished basement</u> Blanket permit includes all mechanicals	\$.25 per square foot
2. <u>Lawn sprinkler</u>	\$25.00 minimum, plus \$0.50 per sprinkler head
3. <u>All minor repairs to one, two and three family dwellings where this Building Code does not require plans to be submitted for review</u>	\$40.00 per dwelling unit (fixed)
4. <u>Wrecking, demolition or razing:</u>	
a. <u>Fee per dwelling unit</u>	\$60.00

Up to 3 (with or without attached garage)	
— b. All accessory and/ or appurtenant structures	\$25.00
— 5. Moving of structures:	
— a. Fee per dwelling unit	\$100.00
Up to 3 (with or without attached garage)	
— b. All accessory and/or appurtenant structures	\$25.00
— 6. Decks	\$40.00
— 7. Patios	\$40.00
— 8. Gazebos	\$40.00
— 9. Pergolas	\$40.00
— 10. Sidewalks	\$40.00
— a. No fee for sidewalk required to be installed by property owner per Section 1246.05(a)(4) and (5)	
— 11. Driveways (asphalt or concrete)	\$40.00
— 12. Roof over deck or patio	\$40.00
— 13. Sheds over 200 sq. ft. up to 400 sq. ft.	\$40.00
— 14. Basement waterproofing	\$40.00
— 15. Re-roof	\$40.00
— 16. Private swimming pools	\$40.00
— a. Above ground	\$75.00
— b. In-ground	\$100.00
Note: A \$25.00 fee for a certificate of use and occupancy permit may be required for some of the above permits per Section 1442.10 . An additional fee of 1% of the total permit fee for the State of Ohio Board of Building Standards will be added to all approved residential building permits per Section 1442.08 . Also note, sewer, water, and park fees, where applicable, will be added to permit fees.	

<i>Type</i>	<i>Fee</i>
B. <u>OBC (Commercial) Occupancies.</u>	
1. <u>New construction and additions:</u>	\$100.00 \$125.00 + \$7.90/100 sq. ft.
a. Shell permit:	\$100.00 \$125.00 + \$3.95/100 sq. ft.
b. New build-out:	\$100.00 \$125.00 + \$3.95/100 sq. ft.
2. <u>Alterations to existing buildings:</u>	\$100.00 \$125.00 + \$3.95/100 sq. ft.
3. <u>Mechanical, plumbing and electrical:</u>	
a. New construction	\$100.00 \$125.00 + \$4.75/100 sq. ft.
b. Shell:	\$100.00 \$125.00 + \$2.40/100 sq. ft.
c. New build out:	\$100.00 \$125.00 + \$2.40/100 sq. ft.

d. Alterations (includes all mechanicals)	\$100.00 \$125.00 + \$2.40/100 sq. ft.
4. <u>Sprinklers</u> :	\$200.00 + \$4.50/100 sq. ft.
5. <u>Fire alarms</u> :	\$200.00 + \$4.50/device

C. Existing Buildings and Structures. When an owner or an owner's authorized agent requests a plan review under this Building Code or under the provisions of these Codified Ordinances for engineering standards to determine compliance of an existing building or structure, such plan review, processing and/or certificates indicating compliance or noncompliance (in addition to any required field inspections) shall be at the rate of one hundred ~~ten (\$110.00)~~ **twenty-five** dollars (**\$125.00**) per hour.

D. Change or Required Revision in Original Plans. When revised plans are submitted due to required revisions or after the original certificate of plan approval has been issued, an additional fee of one hundred ~~(\$100.00)~~ **twenty-five** dollars (**\$125.00**) per hour shall be collected for review of such revised plans by the Plans Examiner.

Note: An additional fee of 3% of the total permit fee for the State of Ohio Board of Building Standards will be added to all approved commercial building permits per Section [1442.08](#). Also note, sewer, water, and park fees, where applicable, will be added to permit fees.

(2) Building Permit and Inspection Fees (Sec.1442.04). The following permit fees and inspection fees shall be paid by the applicant upon issuance of a permit:

<i>Type</i>	<i>Fee</i>
A. <u>RCO Occupancies</u> .	
1. <u>New construction</u> :	*Subject to change every six months Check with Building Department for current number
a. Engineering and grading fee/deposit:	
i. Site plan fee	\$75.00 \$100.00
ii. Foundation grade check fee	\$125.00 \$150.00
iii. Final grade inspection fee	\$145.00 \$170.00
iv. Engineered and grade deposit	\$275.00 \$300.00
v. Erosion control inspection fee	\$350.00 \$375.00
b. Fee per dwelling unit: Up to 3 (with or without attached garage) Blanket permit includes all mechanicals	Square foot construction cost example: (110.95)* x PFM (.006) x GA
c. Accessory building: attached or Detached garage, barn or shed (over 200 400 sq. ft. or larger)	\$50.00 Square foot construction cost example (110.95)* x PFM (.006) x GA
d. Additions and Attached garages : Blanket permit includes all mechanicals	Square foot construction cost example: (110.95)* x PFM (.006) x GA

e. Alterations to existing structure Includes finished basement Blanket permit includes all mechanicals	\$0.25 \$0.45 per square foot
2. <u>Lawn sprinkler:</u>	\$25.00 \$35.00 minimum, plus \$0.50 per sprinkler head
3. All minor repairs to one, two and three-family dwellings where this Building Code does not require plans to be submitted for review	\$40.00 \$60.00 per dwelling unit (fixed)
4. <u>Wrecking, demolition or razing:</u>	
a. Fee per dwelling unit	
Up to 3 (with or without attached garage)	\$60.00 \$100.00
b. All accessory and/or appurtenant structures	\$25.00 \$35.00
5. <u>Moving of structures:</u>	
a. Fee per dwelling unit:	
Up to 3 (with or without attached garage)	\$100.00
b. All accessory and/or appurtenant structures	\$25.00
6. <u>Decks:</u>	\$40.00 \$60.00
7. <u>Patios:</u>	\$40.00 \$60.00
8. <u>Gazebos:</u>	\$40.00 \$60.00
9. <u>Pergolas:</u>	\$40.00 \$60.00
10. <u>Sidewalks:</u>	\$40.00 \$50.00
a. No fee for sidewalk required to be installed by property owner per Section 1246.05 (a)(4) and (5)	
11. <u>Driveways (asphalt or concrete):</u>	\$40.00 \$75.00
12. <u>Roof over deck or patio:</u>	\$40.00 \$60.00
13. <u>Sheds over 200 sq. ft. up to 400 sq. ft.:</u>	\$40.00 \$75.00
14. <u>Basement waterproofing:</u>	\$40.00 per wall
15. <u>Re-roof:</u>	\$40.00 \$60.00
16. <u>Private swimming pools:</u>	
a. Above ground	\$75.00 (includes electric)
b. In-ground	\$100.00 (plus engineering, electric & mechanical fees)

Note: A \$25.00 fee for a certificate of use and occupancy permit may be required for some of the above permits per section [1442.10](#). An additional fee of 1% of the total permit fee for the State of Ohio Board of Building Standards will be added to all approved residential building permits per Section [1442.08](#). Also note, sewer, water, and park fees, where applicable, will be added to permit fees.

<i>Type</i>	<i>Fee</i>
B. <u>OBC (Commercial) Occupancies:</u>	
1. <u>New construction and additions:</u>	
a. New construction and additions: (Includes multi-family and new construction with a single tenant)	\$150.00 \$175.00 minimum, plus standard fee of (PFM square foot construction cost x PFM X GA (includes all electrical and mechanical fees)
b. New construction shell with multiple tenants	Square foot construction cost x PFM x GA x 50% + \$150.00 \$175.00 (includes all electrical and mechanical fees)
c. New tenant build out (includes all electrical and mechanical fees)	Square foot construction cost x PFM x GA x 50% + \$150.00 \$175.00
d. Alterations (existing spaces)	\$150.00 \$175.00 + \$5.00/100 sq. ft.
2. <u>Minor repairs and miscellaneous construction where no plans are required:</u>	
All minor repairs to any OBC use group occupancy where the OBC does not require plans to be submitted for review	\$60.00 \$100.00 (fixed)
3. <u>Wrecking, demolition or razing:</u>	\$100.00 \$125.00 minimum
4. <u>Moving of structures:</u>	\$100.00
5. <u>Concrete/asphalt drives, parking areas and parking lots:</u>	
a. Up to 15,000 sq. ft.	\$50.00 \$85.00 minimum
b. Over 15,000 sq. ft.	\$50.00 \$85.00 , plus \$2.00 \$5.00 per each additional 5,000 sq. ft. over 15,000 sq. ft.
6. <u>Sidewalks:</u>	\$40.00 \$50.00
7. <u>Private swimming pools (See Section 1478.02):</u>	
— For each private swimming pool, including any plumbing or electrical fees, where required	
a. In-ground	\$100.00
b. Above-ground	\$75.00
8. <u>Signs:</u>	
For all illuminated or non-illuminated signs	
a. 1 to 25 sq. ft.	\$15.00 + \$0.50 per sq. ft. per face
b. 26 to 100 sq. ft.	\$25.00 + \$0.50 per sq. ft. per face
c. Over 100 sq. ft.	\$50.00 + \$0.50 per sq. ft. per face
9. <u>Culvert installation:</u>	
(Driveway culvert pipe) (See Section 1042.16):	

Roadside ditch coverings, culverts (min. 12 in. diameter by 20 ft. in length)	Owner to pay cost of materials and City will install.
10. <u>Field inspection of existing buildings and structures:</u> For compliance with the applicable building codes, when requested by the owner or the owner's agent	\$50.00 per inspection
11. <u>Fire suppression:</u>	
a. Sprinkler systems	\$150.00 + \$2.00/ head
b. Hood suppression system	\$75.00 \$125.00

C. Change in Original Plans. When revised plans are submitted after an original building permit has been issued, an additional fee will be charged for all additional permit requirements as set forth in this section. No reduction in the original permit fee shall be made when revised plans indicate revisions of a nature which would have a lower cost than the original building permit fee.

(3) Electrical Permit and Inspection Fees (Sec. 1442.05). The following permit fees and inspection fees shall be paid by an applicant upon issuance of a permit:

A. <u>RCO Occupancies.</u>	
1. <u>Alterations:</u>	\$50.00 \$60.00 + GA x \$5.00/100 sq. ft.
2. <u>Minor repairs and miscellaneous construction where no plans are required:</u> (All minor repairs to one, two and three family dwellings and all accessory and/or appurtenant structures where the building code does not require plans to be submitted for review such as: temp service; service upgrade; additional outlets; additional circuits	\$40.00 \$60.00

B. <u>OBC (Commercial) Occupancies.</u>	
1. <u>Alterations:</u>	\$150.00 \$175.00 + \$5.00/100 sq. ft.
2. <u>Minor repairs and miscellaneous construction where no plans are required:</u> All minor repairs to any OBC use group occupancy where the OBC does not require plans to be submitted for review such as: temp service, service upgrade; additional circuits	\$75.00 \$85.00
3. <u>Fire Alarm Systems:</u>	\$75.00 \$150.00 + \$2.00 per device

C. Electrical Signs. In addition to the required building permit fee, a sign requiring an electrical connection for illumination shall require an electrical permit at the rate of thirty-five dollars (\$35.00).

D. Miscellaneous Electrical Permit Fees. Inspections of carnivals, bazaars, ~~swimming pools~~ **service reconnections** and temporary electrical installations shall require a fee at the rate of ~~thirty-five (\$35.00)~~ **forty-five dollars (\$45.00)** per inspection.

E. Other Fees. A fee shall be charged for the inspection of any electrical equipment for safety and compliance with applicable code requirements when requested by an owner or the owner's agent at the rate of ~~thirty-five (\$35.00)~~ **forty-five dollars (\$45.00)** per inspection.

F. Change in Original Plans. When revised electrical plans are submitted after an original electrical permit has been issued, an additional fee will be charged for any electrical equipment pursuant to this fee schedule. No reduction in the original permit fee shall be made for revisions which would result in a lower fee than the original permit fee.

(4) Plumbing Permit and Inspection Fees (Sec. 1442.06). The following permit fees and inspection fees shall be paid by the applicant upon issuance of a permit:

A. <u>RCO Occupancies.</u>	
1. <u>Alterations:</u>	\$50.00 \$60.00 + GA x \$5.00/100 sq. ft
2. <u>Minor repairs and miscellaneous construction where no plans required:</u> All minor repairs to one, two and three family dwellings where this Building Code does not require plans to be submitted for review such as replacement hot water tank; replacement footer tile and/or downspouts, waterproofing, adding new drains, vents, water lines or plumbing appliances	\$40.00 \$60.00

B. <u>OBC (Commercial) Occupancies.</u>	
1. <u>Alterations:</u>	\$150.00 \$175.00 + \$5.00/100 sq. ft.
2. <u>Minor repairs and minor construction where no plans are required:</u> All minor repairs to any OBC use group occupancy where the OBC does not require plans to be submitted for review	\$75.00 \$85.00
3. <u>Underground storage tanks:</u>	\$100.00 per tank, plus \$1.00 per 1,000 gal. capacity
4. <u>Above-ground storage tanks; building and fire service:</u>	\$75.00 per tank, plus \$1.00 per 1,000 gal. capacity
5. <u>Lawn Sprinklers:</u>	\$25.00 \$35.00 minimum, plus \$0.50 per sprinkler head

C. Other Fees. A fee shall be charged for the inspection of any plumbing equipment for safety and compliance with applicable code requirements when requested by an owner or the owner's agent at the rate of ~~thirty (\$35.00)~~ **forty-five dollars (\$45.00)** per inspection.

D. Change in Original Plans. When revised plumbing plans are submitted after an original plumbing permit has been issued, an additional fee will be charged for any plumbing equipment pursuant to this fee schedule. No reduction in the original permit fee shall be made for revisions which would result in a lower fee than the original permit fee.

(5) Heating, Ventilating and Air Conditioning (HVAC) Permit and Inspections Fees (Sec.1442.07). The following permit fees and inspection fees shall be paid by the applicant upon issuance of a permit:

	<i>Fee</i>
A. <u>RCO Occupancies.</u>	
1. <u>Alterations:</u>	\$50.00 \$60.00 + GA x \$5.00/100 sq. ft.
2. <u>Minor repairs and miscellaneous construction where no plans are required:</u> All minor repairs to one, two and three family dwellings and all accessory and/or appurtenant structures where the Building Code does not require plans to be submitted for review such as replacement furnace and/or replacement air conditioning; duct work	\$40.00 \$60.00
B. <u>OBC (Commercial) Occupancies.</u>	
1. <u>Alterations:</u>	\$150.00 \$175.00 + \$5.00/100 sq. ft.
2. <u>Minor repairs where no plans are required:</u> All minor repairs to any OBC use group occupancy where the OBC does not require plans to be submitted for review such as: replacement furnace and/or replacement air conditioning; duct work	\$75.00 \$85.00
3. <u>Kitchen hood:</u>	\$75.00 \$100.00

C. Other Fees. A fee shall be charged for the inspection of any HVAC equipment for safety and compliance with applicable code requirements when requested by an owner or the owner's agent at the rate of ~~thirty five (\$35.00)~~ **forty-five dollars (\$45.00)** per inspection.

D. Change in Original Plans. When revised HVAC plans are submitted after an original HVAC permit has been issued, an additional fee will be charged for any HVAC equipment pursuant to this fee schedule. No reduction in the original permit fee shall be made for revisions which would result in a lower fee than the original permit fee.

(6) Miscellaneous Building Permit and Inspection Fees (Sec. 1442.08).

A. RCO Occupancies. In addition to the fees set forth in this Chapter, the Chief Building Official shall collect, on behalf of the Board of Building Standards of the Department of Industrial Relations of the State, a fee, equal to 1% of those fees imposed for permits, the acceptance and approval of plans and specifications, and for the making of inspections pursuant to OAC 4101:8-1-03, Residential Code of Ohio.

B. OBC (Commercial) Occupancies. In addition to the fees set forth in this Chapter, the Chief Building Official shall collect, on behalf of the Board of Building Standards of the Department of Industrial Relations of the State, a fee, equal to 3% of those fees imposed for

permits, the acceptance and approval of plans and specifications, and for the making of inspections pursuant to OAC 4101:1-1-03.

C. When an inspection is required and ~~made~~ **scheduled**, and the work is found to be either incomplete or not in compliance with the applicable building code(s), or at variance with the approved plans and specifications, a charge for each reinspection required to verify compliance shall be made at the rate of one hundred twenty-five dollars (\$125.00) per inspection.

D. The fee required for review, approval and inspection regarding any alteration or change of drainage and watercourses shall be one hundred fifty dollars (\$150.00)

E. All other fees required in these Codified Ordinances shall be charged as set out therein.

(7) Procedural Compliance Deposit Required (Sec. 1442.09).

A. Deposit Requirement. In addition to the fees set forth in this chapter, every owner or building permit applicant, whether an individual, corporation or partnership, erecting or having erected a building in the Municipality, at the time of permit issuance, shall post a procedural compliance deposit as hereinafter set forth to guarantee the satisfactory performance of all of the permit holder's procedural obligations required by the City and this Building Code in the construction and erection of the building and the site which is the subject of a building permit.

~~— B. Deposit amount.~~

- ~~— 1. For each OBOA occupancy: _____ \$750.00~~
- ~~— 2. For each OBBC use group occupancy: _____ \$750.00~~

B. Deposit Amount. For each RCO occupancy and for each OBC use group occupancy, the following deposits are required:

\$00.00 to \$250,000.00	Deposit amount: \$1,500.00
\$250,001.00 to \$500,000.00	Deposit amount: \$3,500.00
\$500,001.00 to \$1,000,000.00	Deposit amount: \$6,500.00
\$1,000,001.00 and up	Deposit amount: \$10,000.00

These deposits will be configured from the current ICC (International Code Council) Building Valuation Data Tables, which are published every six months by the ICC.

C. Deposit Form. The deposit required by this section shall be posted with the City in cash at the time of the issuance of the permit.

D. Forfeiture of Deposit. All or a portion of the deposit shall be forfeited into the General Fund if one or more of the following conditions occur:

- 1. Such building or structure is not completed within ~~one~~ **two** years from the date of the issuance of the permit;

2. Such building or structure is occupied without authorization prior to the issuance of a certificate of use and occupancy;

3. All required inspections under this Building Code have not been requested or permitted; or

4. Any other procedural obligation of the permit holder established by law is not met.

E. Return of Deposit. The deposit shall be returned to the permit holder upon satisfactory performance of all procedures required by this Building Code applicable to the project.

F. Time Extensions. If the execution and completion of the building or structure or any of its site amenities within the time frame set forth in division (d) hereof is unavoidable and found to be justified by the Chief Building Official, the partial or full forfeiture of the deposit may be waived and the original deposit may stand until full execution and completion of the project, within a reasonable time as determined by the Chief Building Official.

(Ord. 12-99. Passed 3-8-99.)

(8) Use and Occupancy Permit Required (Sec. 1442.10).

A. A certificate of use and occupancy shall be applied for by the owner, permit holder or proposed occupant and issued by the Chief Building Official prior to the use or occupancy of any structure or building erected, altered, expanded or for which a building permit is required.

B. The fee for a certificate of use and occupancy shall be as follows:

- | | |
|--|---------|
| 1. For each RCO occupancy: | \$25.00 |
| Exception for 1442.04(a)(1)B . and D. only | |
| 2. For each OBC use group occupancy: | \$50.00 |
| Exception for 1442.04(b)(2) through (11) | |
| 3. Fire service for each OBC use group occupancy: | \$50.00 |
| Exceptions for 1442.04(b)(2) through (11) | |

(Ord. 12-99. Passed 3-8-99.)

(9) Contractor License Fee.

A. A license fee of \$75.00 shall be charged pursuant to Section 1444.07 upon application for a contractor's license.

B. Annual Renewal Fee

\$75.00

(10) Moving Buildings. (See Section [1468.01](#))

(11) Filling of Swimming Pools. A fee of fifty dollars (\$50.00), plus the cost of Fire Division man-hours, shall be charged for the filling of a swimming pool from a City hydrant, pursuant to Section [1478.11](#).

(12) Keeping or Maintaining an Occupied Trailer in the City. The following fee shall be charged pursuant to Section [1480.03](#) upon application for a permit to place, keep or maintain an occupied trailer in the City:

- A. Permit fee \$100.00
- B. Plus a deposit to cover a \$25.00 per month charge for a twelve-month period: \$300.00

(13) Fire Prevention Code.

Permits issued pursuant to Ohio Fire Code (Sec. 1610.13): \$5.00 Upon application

A schedule of such fees shall be on file in the office of the Clerk of Council and in the office of the Cashier.

(h) Agricultural District Applications. \$185.00

(Ord. 66-84. Passed 9-24-84; Ord. 115-90. Passed 10-22-90; Ord. 134-92. Passed 12-28-92; Ord. 12-93. Passed 2-8-93; Ord. 57-93. Passed 6-28-93; Ord. 72-93. Passed 7-12-93; Ord. 74-93. Passed 7-12-93; Ord. 98-93. Passed 9-27-93; Ord. 78-94. Passed 6-27-94; Ord. 159-95. Passed 11-13-95; Ord. 188-95. Passed 12-16-95; Ord. 51-96. Passed 5-13-96; Ord. 100-96. Passed 3-24-97; Ord. 124-96. Passed 11-11-96; Ord. 126-96. Passed 9-9-96; Ord. 148-96. Passed 10-15-96; Ord. 187-96. Passed 12-9-96; Ord. 189-96. Passed 12-23-96; Ord. 21-97. Passed 3-10-97; Ord. 142-97. Passed 8-11-97; Ord. 185-97. Passed 10-27-97; Ord. 27-98. Passed 2-9-98; Ord. 210-98. Passed 12-14-98; Ord. 12-99. Passed 3-8-99; Ord. 86-99. Passed 5-24-99; Ord. 129-99. Passed 8-9-99; Ord. 148-00. Passed 8-14-00; Ord. 35-02. Passed 2-11-02; Ord. 159-02. Passed 12-9-02; Ord. 207-02. Passed 12-30-02; Ord. 102-06. Passed 11-13-06; Ord. 105-06. Passed 10-23-06; Ord. 106-06. Passed 10-23-06; Ord. 54-07. Passed 5-30-07; Ord. 40-08. Passed 5-12-08; Ord. 14-10. Passed 2-22-10; Ord. 112-10. Passed 12-20-10; Ord. 6-11. Passed 1-24-11; Ord. 7-11. Passed 1-24-11; Ord. 9-11. Passed 1-24-11; Ord. 10-11. Passed 1-24-11; Ord. 18-11. Passed 2-28-11; Ord. 36-11. Passed 4-25-11; Ord. 113-11. Passed 11-14-11; Ord. 124-11. Passed 12-28-11; Ord. 10-12. Passed 2-13-12; Ord. 82-12. Passed 7-9-12; Ord. 110-12. Passed 10-1-12; Ord. 114-12. Passed 10-9-12; Ord. 135-12. Passed 12-10-12; Ord. 91-13. Passed 7-8-13; Ord. 123-13. Passed 10-15-13; Ord. 142-13. Passed 12-23-13; Ord. 80-14. Passed 7-14-14; Ord. 45-15. Passed 4-13-15; Ord. 62-15. Passed 5-26-15; Ord. 121-15. Passed 9-14-15; Ord. 155-15. Passed 12-7-15; Ord. 18-16. Passed 2-22-16; Ord. 19-16. Passed 2-22-16; Ord. 32-16. Passed 3-14-16; Ord. 43-16. Passed 4-11-16; Ord. 127-16. Passed 12-5-16; Ord. 19-19. Passed 2-25-19; Ord. 82-19. Passed 9-23-19; Ord. 97-19. Passed 11-11-19; Ord. 18-20. Passed 2-3-20; Ord. 22-20. Passed 2-10-20; Ord. 92-20. Passed 9-28-20; Ord. 94-20. Passed 10-13-20; Ord. 67-21. Passed 10-12-21.)

EXHIBIT B TO ORDINANCE NO. 43-23

CHAPTER 1442 Permits and Fees

EDITOR'S NOTE: This chapter, previously a codification of Ordinance 28-61, passed June 14, 1961, Ordinance 107-87, passed November 23, 1987, Ordinance 107-88, passed January 9, 1989, Ordinance 109-88, passed January 9, 1989, Ordinance 72-93, passed July 12, 1993, and Ordinance 74-93, passed July 12, 1993, was repealed by implication and re-enacted in its entirety by Ordinance 12-99, passed March 8, 1999. The chapter was subsequently amended and re-enacted by Ordinance 111-10, passed December 20, 2010.

- [1442.01](#) Duties of Chief Building Official; determination of fees.
- [1442.02](#) Reserved)
- [1442.03](#) Building and housing code plans review fees.
- [1442.04](#) Building permit and inspection fees.
- [1442.05](#) Electrical permit and inspection fees.
- [1442.06](#) Plumbing permit and inspection fees.
- [1442.07](#) Heating, ventilating and air conditioning (HVAC) permit and inspections fees.
- [1442.08](#) Miscellaneous building permit and inspection fees.
- [1442.09](#) Procedural compliance deposit required.
- [1442.10](#) Use and occupancy permit required.
- [1442.11](#) Failure to pay.
- [1442.99](#) Penalty.

CROSS REFERENCES

Plat approval required prior to issuance of permits - see P. & Z. 1242.05

Permit requirements - see P. & Z. [1244.09](#)

Building permits required - see P. & Z. [1262.02](#)

Building permits for Historic Districts and Properties - see P. & Z. 1286.05

Limitation on issuance of permits - see B. & H. [1444.05](#)

Floodplain development permits - see B. & H. 1464.13 et seq.

Permits for moving of buildings - see B. & H. [1468.01](#), [1468.04](#)

Permits for swimming pools - see B. & H. [1478.02](#)

Permits for trailers – see B. & H. 1480.03

1442.01 DUTIES OF CHIEF BUILDING OFFICIAL; DETERMINATION OF FEES.

(a) The Chief Building Official or his or her duly authorized representative shall examine and approve all plans and specifications and authorize the issuance of a permit or certificate required by this Building and Housing Code and shall designate thereon the character and other legal data and requirements relating to the building, structure or other elements of construction or use covered by such permit or certificate. The Chief Building Official or his her duly authorized representative shall fix the nonrefundable permit or inspection fee to be paid prior to the issuance of a permit or certificate and shall advise the Finance Department of such fee for collection and so that a receipt may be given for the same. The fees to be paid shall be as set forth in this chapter.

(b) The Chief Building Official shall maintain an active membership in International Code Council (ICC), and shall utilize “Building Valuation Data Table”, which is a part of the Permit Fee Schedule, to determine the fees established by this chapter, except where specific fees are set.

(c) For purposes of this chapter, the Chief Building Official may utilize the following abbreviations to identify Codes:

<u>Abbreviation</u>	<u>Meaning</u>
OBC	Ohio Building Code (<u>Chapter 1426</u>)
RCO	RCO One, Two and Three Family Dwelling Code (<u>Chapter 1428</u>)

(d) The Chief Building Official shall utilize the following formulas to determine fees under this chapter where indicated in the fee schedule(s) by the abbreviations for the applicable formula: The permit fee equals the gross area (GA) multiplied by square foot construction cost multiplied by permit fee multiplier (PFM).

(e) For purposes of this chapter, the following words shall have the following meanings, unless the context clearly indicates that a different meaning is intended:

(1) “Gross area” or “GA” means the sum of the gross floor area of all floors in the proposed building or structure, including basements. Where an owner or applicant proposes an alteration or change of use, gross area shall be determined by the Chief Building Official, based on the actual area affected by the alteration or change of use, which may extend beyond the limits of construction.

(2) “Square foot construction cost” means the average cost per square foot for construction as determined by ICC Building Valuation Data, published in six-month intervals, and as adopted in Section 1442.02.

(3) “Permit fee multiplier” or “PFM” means a factor determined at the time of adoption of a particular fee by dividing the percentage of the actual or projected annual Building Department budget expected to be recovered from building permit fees by the estimated total annual construction value in the City based upon historical records and as adopted in Section 1442.04.

(f) The Chief Building Official is hereby authorized to require an affidavit of (accurate) estimated construction value from any owner or applicant for a construction permit. (Ord. 12-99. Passed 3-8-99; Ord. 40-08. Passed 5-12-08; Ord. 111-10. Passed 12-20-10.)

1442.02 (RESERVED)

1442.03 BUILDING AND HOUSING CODE PLANS REVIEW FEES.

The following fees shall be paid by an applicant for the occupancies and items listed below at the time an application is made and/or at the time such fees are determined:

	<u>Fee</u>
(a) RCO Occupancies.	
(1) <u>New construction:</u>	
A. Fee per dwelling unit: Up to 3 (with or without attached garage)	\$175.00 \$200.00
B. Accessory building: Attached or detached garage, barn or shed (over 200 sq. ft.)	\$25.00 \$35.00
C. Additions	\$75.00
D. Alterations to existing structure includes finished basement	\$75.00
Note: An additional fee of 1% of the total permit fee for the State of Ohio Board of Building Standards will be added to all approved residential building permits per Section 1442.08. Also note, sewer, water, and park fees, where applicable, will be added to permit fees.	
(b) <u>OBC (Commercial) Occupancies.</u>	
(1) <u>New construction and additions:</u>	\$100.00 \$125.00 + \$7.90/100 sq. ft.
A. Shell permit	\$100.00 \$125.00 + \$3.95/100 sq. ft.
B. New build-out	\$100.00 \$125.00 + \$3.95/100 sq. ft.
(2) <u>Alterations to existing buildings:</u>	\$100.00 \$125.00 + \$3.95/100 sq. ft.
(3) <u>Mechanicals, plumbing and electrical:</u>	
A. New construction	\$100.00 \$125.00 + \$4.75/100 sq. ft.
B. Shell	\$100.00 \$125.00 + \$2.40/100 sq. ft.
C. New build-out	\$100.00 \$125.00 + \$2.40/100 sq. ft.
D. Alterations	\$100.00 \$125.00 + \$2.40/100 sq. ft.
(4) <u>Sprinklers:</u>	\$200.00 + \$4.50/100 sq. ft.
(5) <u>Fire alarms:</u>	\$200.00 + \$4.50/device

(c) Existing Buildings and Structures. When an owner or an owner's authorized agent requests a plan review under this Building Code or under the provisions of these Codified Ordinances for engineering standards to determine compliance of an existing building or structure, such plan review, processing and/or certificates indicating compliance or noncompliance (in addition to

any required field inspections) shall be at the rate of one hundred ~~ten (\$110.00)~~ **twenty-five** dollars (**\$125.00**) per hour.

(d) Change or Required Revision in Original Plans. When revised plans are submitted due to required revisions or after the original certificate of plan approval has been issued, an additional fee of one hundred ~~ten (\$110.00)~~ **twenty-five** dollars (**\$125.00**) per hour shall be collected for review of such revised plans by the Plans Examiner.

Note: an additional fee of 3% of the total permit fee for the State of Ohio Board of Building Standards will be added to all approved commercial building permits per Section 1442.08. Also note, sewer, water, and park fees, where applicable, will be added to permit fees. (Ord. 12-99. Passed 3-8-99; Ord. 40-08. Passed 5-12-08; Ord. 111-10. Passed 12-20-10; Ord. 123-11. Passed 12-27-11; Ord. 120-13. Passed 10-15-13.)

1442.04 BUILDING PERMIT AND INSPECTION FEES.

The following permit fees and inspection fees shall be paid by the applicant upon issuance of a permit:

Type	Fee
(a) <u>RCO Occupancies</u> .	
(1) <u>New construction</u> :	*Subject to change every six months Check with the Building Department for current number
A. Engineering and grading fee/deposit	
1. Site plan fee	\$75.00 \$100.00
2. Foundation grade check fee	\$125.00 \$150.00
3. Final grade inspection fee	\$145.00 \$170.00
4. Engineered and grade deposit	\$275.00 \$300.00
5. Erosion control inspection fee	\$350.00 \$375.00
B. Fee per dwelling unit Up to 3 (with or without attached garage) (Blanket permit includes all mechanicals)	Square foot construction cost <u>example</u> : (110.95)* x PFM (.006) x GA
	<u>Fee</u>
C. Accessory building Attached or a Detached garage, barn or shed (over 200 400 sq. ft. or larger)	\$50.00 Square foot construction cost example (110.95)* x PFM (.006) x GA
D. Additions and Attached garages Blanket permit includes all mechanicals	Square foot construction cost <u>example</u> : (110.95)* x PFM (.006) x GA
E. Alterations to existing structure Includes finished basement Blanket permit includes all mechanicals	\$0.25 \$0.45 per square foot
(2) <u>Lawn sprinkler</u> :	\$25.00 \$35.00 minimum, plus \$0.50 per sprinkler head

(3) All minor repairs to one, two and three family dwellings where this Building Code does not require plans to be submitted for review	\$40.00 \$60.00 per dwelling unit (fixed)
(4) <u>Wrecking, demolition or razing:</u>	
A. Fee per dwelling unit	
Up to 3 (with or without attached garage)	\$60.00 \$100.00
B. All accessory and/or appurtenant structures	\$25.00 \$35.00
(5) <u>Moving of structures:</u>	
A. Fee per dwelling unit	
Up to 3 (with or without attached garage)	\$100.00
B. All accessory and/or appurtenant structures	\$25.00
(6) <u>Decks:</u>	\$40.00 \$60.00
(7) <u>Patios:</u>	\$40.00 \$60.00
(8) <u>Gazebos:</u>	\$40.00 \$60.00
(9) <u>Pergolas:</u>	\$40.00 \$60.00
(10) <u>Sidewalks:</u>	\$40.00 \$50.00
A. No fee for sidewalk required to be installed by property owner per Section 1246.05(a)(4) and (5)	
(11) <u>Driveways (asphalt or concrete):</u>	\$40.00 \$75.00
(12) <u>Roof over deck or patio:</u>	\$40.00 \$60.00
(13) <u>Sheds over 200 sq. ft. up to 400 sq. ft.:</u>	\$40.00 \$75.00
(14) <u>Basement waterproofing:</u>	\$40.00 per wall
(15) <u>Re-roof:</u>	\$40.00 \$60.00
(16) <u>Private swimming pools:</u>	
A. Above ground	\$75.00 (includes electric)
B. In-ground	\$100.00 (plus engineering, electric & mechanical fees)
Note: A \$25.00 fee for a certificate of use and occupancy permit may be required for some of the above permits per Section 1442.10. An additional fee of 1% of the total permit fee for the State of Ohio Board of Building Standards will be added to all approved residential building permits per Section 1442.08. Also note, sewer, water, and park fees, where applicable, will be added to permit fees.	
(b) <u>OBC (Commercial) Occupancies:</u>	
(1) <u>New construction and additions:</u>	
A. New construction and additions (Includes multi-family and new construction with a single tenant)	\$150.00 \$175.00 minimum, plus standard fee of (PFM square foot construction cost x PFM X GA (includes all electrical and mechanical fees)

B. New construction shell with multiple tenants	Square foot construction cost x PFM x GA x 50% + \$150.00 \$175.00 (includes all electrical and mechanical fees)
C. New tenant build-out (Includes all electrical and mechanical fees)	Square foot construction cost x PFM x GA x 50% + \$150.00 \$175.00
D. Alterations (existing space)	\$150.00 \$175.00 + \$5.00/100 sq. ft.
(2) <u>Minor repairs and miscellaneous construction where no plans are required:</u>	
All minor repairs to any OBC use group occupancy where the OBC does not require plans to be submitted for review	\$60.00 \$100.00 (fixed)
(3) <u>Wrecking, demolition or razing:</u>	\$100.00 \$125.00 minimum
(4) <u>Moving of structures:</u>	\$100.00
(5) <u>Concrete/asphalt drives, parking areas and parking lots:</u>	
A. Up to 15,000 sq. ft.	\$50.00 \$85.00 minimum
B. Over 15,000 sq. ft.	\$50.00 \$85.00 , plus \$2.00 \$5.00 per each additional 5,000 sq. ft. over 15,000 sq. ft.
(6) <u>Sidewalks:</u>	\$40.00 \$50.00
A. No fee for sidewalk required to be installed by property owner per Section 1246.05(a)(4) and (5)	
(7) <u>Private swimming pools (See Section 1478.02):</u> For each private swimming pool, including any plumbing or electrical fees, where required	
A. In-ground	\$100.00
B. Above ground	\$75.00
(8) <u>Signs:</u>	
For all illuminated or nonilluminated signs	
A. 1 to 25 sq. ft.	\$15.00 + \$0.50 per sq. ft. per face
B. 26 to 100 sq. ft.	\$25.00 + \$0.50 per sq. ft. per face
C. Over 100 sq. ft.	\$50.00 + \$0.50 per sq. ft. per face
(9) <u>Culvert installation:</u>	
(Driveway culvert pipe) (See Section 1042.16):	
Roadside ditch coverings, culverts (min. 12 in. diameter by 20 ft. in length)	Owner to pay cost of materials and City will install.
(10) <u>Field inspection of existing buildings and structures:</u> For compliance with the applicable building codes, when requested by the owner or the owner's agent	\$50.00 per inspection
(11) <u>Fire suppression:</u>	

A. Sprinkler systems	\$150.00 + \$2.00/ head
B. Hood suppression system	\$75.00 \$125.00

(c) Change in Original Plans. When revised plans are submitted after an original building permit has been issued, an additional fee will be charged for all additional permit requirements as set forth in this section. No reduction in the original permit fee shall be made when revised plans indicate revisions of a nature which would have a lower cost than the original building permit fee.

(Ord. 12-99. Passed 3-8-99; Ord. 40-08. Passed 5-12-08; Ord. 111-10. Passed 12-20-10; Ord. 8-11. Passed 1-24-11; Ord. 35-11. Passed 4-25-11; Ord. 123-11. Passed 12-27-11; Ord. 82-12. Passed 7-9-12; Ord. 111-12. Passed 10-1-12; Ord. 80-14. Passed 7-14-14.)

1442.05 ELECTRICAL PERMIT AND INSPECTION FEES.

The following permit fees and inspection fees shall be paid by an applicant upon issuance of a permit:

Type	Fee
(a) <u>RCO (Residential) Occupancies.</u>	
(1) Alterations:	\$50.00 \$60.00 + GA x \$5.00/100 sq. ft.
(2) Minor repairs and miscellaneous construction where no plans are required: All minor repairs to one, two and three family dwellings and all accessory and/or appurtenant structures where the building code does not require plans to be submitted for review such as: temp service; service upgrade; additional outlets; additional circuits	\$40.00 \$60.00
(b) <u>OBC (Commercial) Occupancies.</u>	
(1) Alterations:	\$150.00 \$175.00 + \$5.00/100 sq. ft.
(2) <u>Minor repairs and miscellaneous construction where no plans are required:</u> All minor repairs to any OBC use group occupancy where the OBC does not require plans to be submitted for review such as: temp service, service upgrade; additional circuits	\$75.00 \$85.00
(3) <u>Fire alarm systems:</u>	\$75.00 \$150.00 + \$2.00 per device

(c) Electrical Signs. In addition to the required building permit fee, a sign requiring an electrical connection for illumination shall require an electrical permit at the rate of thirty-five dollars (\$35.00).

(d) Miscellaneous Electrical Permit Fees. Inspections of carnivals, bazaars, ~~swimming pools~~ **service reconnections** and temporary electrical installations shall require a fee at the rate of ~~thirty-five (\$35.00)~~ **forty-five** dollars (**\$45.00**) per inspection.

(e) Other Fees. A fee shall be charged for the inspection of any electrical equipment for safety and compliance with applicable code requirements when requested by an owner or the owner's agent at the rate of ~~thirty-five~~ **forty-five** dollars (~~\$35.00~~ **\$45.00**) per inspection.

(f) Change in Original Plans. When revised electrical plans are submitted after an original electrical permit has been issued, an additional fee will be charged for any electrical equipment pursuant to this fee schedule. No reduction in the original permit fee shall be made for revisions which would result in a lower fee than the original permit fee.
(Ord. 12-99. Passed 3-8-99; Ord. 40-08. Passed 5-12-08; Ord. 111-10. Passed 12-20-10.)

1442.06 PLUMBING PERMIT AND INSPECTION FEES.

The following permit fees and inspection fees shall be paid by an applicant upon issuance of a permit:

<u>Type</u>	<u>Fee</u>
(a) <u>RCO (Residential) Occupancies.</u>	
(1) <u>Alterations:</u>	\$50.00 \$60.00 + GA x \$5.00/100 sq. ft.
(2) <u>Minor repairs and miscellaneous construction where no plans are required:</u>	
All minor repairs to one, two and three family dwellings where this Building Code does not require plans to be submitted for review such as: replacement hot water tank; replacement footer tile and/or downspouts, waterproofing adding new drains, vents, water lines or plumbing appliances	\$40.00 \$60.00
(b) <u>OBC (Commercial) Occupancies.</u>	
(1) <u>Alterations:</u>	\$150.00 \$175.00 + \$5.00/100 sq. ft.
(2) <u>Minor repairs and minor construction where no plans are required:</u>	\$75.00 \$85.00
All minor repairs to any OBC use group occupancy where the OBC does not require plans to be submitted for review such as: replacement hot water tank; replacement footer tile and/or downspouts; waterproofing	
	<u>Fee</u>
(3) <u>Underground storage tank:</u>	\$100.00 per tank, plus \$1.00 per 1,000 gal. capacity
(4) <u>Above-ground storage tanks; building and fire services:</u>	\$75.00 per tank, plus \$1.00 per 1,000 gal. capacity
(5) <u>Lawn sprinklers:</u>	\$25.00 \$35.00 minimum, plus \$0.50 per sprinkler head

(c) Other Fees. A fee shall be charged for the inspection of any plumbing equipment for safety and compliance with applicable code requirements when requested by an owner or the owner's agent at the rate of ~~thirty (\$35.00)~~ **forty-five dollars (\$45.00)** per inspection.

(d) Change in Original Plans. When revised plumbing plans are submitted after an original plumbing permit has been issued, an additional fee will be charged for any plumbing equipment pursuant to this fee schedule. No reduction in the original permit fee shall be made for revisions which would result in a lower fee than the original permit fee.
(Ord. 12-99. Passed 3-8-99; Ord. 40-08. Passed 5-12-08; Ord. 111-10. Passed 12-20-10.)

1442.07 HEATING, VENTILATING AND AIR CONDITIONING (HVAC) PERMIT AND INSPECTIONS FEES.

The following permit fees and inspection fees shall be paid by an applicant upon issuance of a permit:

<u>Type</u>	<u>Fee</u>
(a) <u>RCO (Residential) Occupancies.</u>	
(1) <u>Alterations:</u>	\$50.00 \$60.00 + GA x \$5.00/100 sq. ft.
(2) <u>Minor repairs and miscellaneous construction where no plans are required:</u>	
All minor repairs to one, two and three family dwellings where this Building Code does not require plans to be submitted for review such as: replacement furnace and/or replacement air conditioning; duct work	\$40.00 \$60.00
(b) <u>OBC (Commercial) Occupancies.</u>	
(1) <u>Alterations:</u>	\$150.00 \$175.00 + \$5.00/100 sq. ft.
(2) <u>Minor repairs where no plans are required:</u>	
<u>Type</u>	<u>Fee</u>
All minor repairs to any OBC use group occupancy where the OBC does not require plans to be submitted for review such as: replacement furnace and/or replacement air conditioning; replacement roof top units; duct work	\$75.00 \$85.00
(3) <u>Kitchen hood:</u>	\$75.00 \$100.00

(c) Other Fees. A fee shall be charged for the inspection of any HVAC equipment for safety and compliance with applicable code requirements when requested by an owner or the owner's agent at the rate of ~~thirty five (\$35.00)~~ **forty-five dollars (\$45.00)** per inspection.

(d) Change in Original Plans. When revised HVAC plans are submitted after an original HVAC permit has been issued, an additional fee will be charged for any HVAC equipment pursuant to this fee schedule. No reduction in the original permit fee shall be made for revisions which would result in a lower fee than the original permit fee.
(Ord. 12-99. Passed 3-8-99; Ord. 40-08. Passed 5-12-08; Ord. 111-10. Passed 12-20-10.)

1442.08 MISCELLANEOUS BUILDING PERMIT AND INSPECTION FEES.

(a) RCO Occupancies. In addition to the fees set forth in this chapter, the Chief Building Official shall collect, on behalf of the Board of Building Standards of the Department of Industrial Relations of the State, a fee, equal to 1% of those fees imposed for permits, the acceptance and approval of plans and specifications, and for the making of inspections pursuant to O.A.C. 4101:8-1-03, Residential Code of Ohio.

(b) OBC (Commercial) Occupancies. In addition to the fees set forth in this chapter, the Chief Building Official shall collect, on behalf of the Board of Building Standards of the Department of Industrial Relations of the State, a fee, equal to 3% of those fees imposed for permits, the acceptance and approval of plans and specifications, and for the making of inspections pursuant to O.A.C. 4101:1-1-03.

(c) When an inspection is required and ~~made~~ **scheduled**, and the work is found to be either incomplete or not in compliance with the applicable building code(s), or at variance with the approved plans and specifications, a charge for each reinspection required to verify compliance shall be made at the rate of one hundred twenty-five dollars (\$125.00) per inspection.

(d) The fee required for review, approval and inspection regarding any alteration or change of drainage and watercourses shall be one hundred fifty dollars (\$150.00).

(e) All other fees required in these Codified Ordinances shall be charged as set out therein. (Ord. 12-99. Passed 3-8-99; Ord. 40-08. Passed 5-12-08; Ord. 111-10. Passed 12-20-10; Ord. 121-15. Passed 9-14-15.)

1442.09 PROCEDURAL COMPLIANCE DEPOSIT REQUIRED.

(a) Deposit Requirement. In addition to the fees set forth in this chapter, every owner or building permit applicant, whether an individual, corporation or partnership, erecting or having erected a building in the Municipality, at the time of permit issuance, shall post a procedural compliance deposit as hereinafter set forth to guarantee the satisfactory performance of all of the permit holder's procedural obligations required by the City and this Building Code in the construction and erection of the building and the site which is the subject of a building permit.

(b) Deposit Amount. For each RCO occupancy and for each OBC use group occupancy, the following deposits are required:

\$00.00 to \$250,000.00	Deposit amount: \$1,500.00
\$250,001.00 to \$500,000.00	Deposit amount: \$3,500.00
\$500,001.00 to \$1,000,000.00	Deposit amount: \$6,500.00
\$1,000,001.00 and up	Deposit amount: \$10,000.00

These deposits will be configured from the current ICC (International Code Council) Building Valuation Data Tables, which are published every six months by the ICC.

(c) Deposit Form. The deposit required by this section shall be posted with the City in cash at the time of the issuance of the permit.

(d) Forfeiture of Deposit. All or a portion of the deposit shall be forfeited into the general fund if one or more of the following conditions occur:

(1) Such building or structure is not completed within two years from the date of the issuance of the permit;

(2) Such building or structure is occupied without authorization prior to the issuance of a certificate of use and occupancy;

(3) All required inspections under this Building Code have not been requested or permitted;
or

(4) Any other procedural obligation of the permit holder established by law is not met.

(e) Return of Deposit. The deposit shall be returned to the permit holder upon satisfactory performance of all procedures required by this Building Code applicable to the project.

(f) Time Extensions. If the execution and completion of the building or structure or any of its site amenities within the time frame set forth in division (d) of this section is unavoidable and found to be justified by the Chief Building Official, the partial or full forfeiture of the deposit may be waived and the original deposit may stand until full execution and completion of the project, within a reasonable time as determined by the Chief Building Official.

(Ord. 12-99. Passed 3-8-99; Ord. 40-08. Passed 5-12-08; Ord. 111-10. Passed 12-20-10; Ord. 136-12. Passed 12-10-12.)

1442.10 USE AND OCCUPANCY PERMIT REQUIRED.

(a) A certificate of use and occupancy shall be applied for by the owner, permit holder or proposed occupant and issued by the Chief Building Official prior to the use or occupancy of any structure or building erected, altered, expanded or for which a building permit is required.

(b) The fee for a certificate of use and occupancy shall be as follows:

- | | |
|--|---------|
| (1) For each RCO occupancy: | \$25.00 |
| Exception for 1442.04(a)(1)B. and D. only | |
| (2) For each OBC use group occupancy: | \$50.00 |
| Exception for 1442.04(b)(2) through (11) | |
| (3) Fire service for each OBC use group occupancy: | \$50.00 |
| Exception for 1442.04(b)(2) through (11) | |

(Ord. 12-99. Passed 3-8-99; Ord. 40-08. Passed 5-12-08; Ord. 111-10. Passed 12-20-10; Ord. 123-11. Passed 12-27-11.)

1442.11 FAILURE TO PAY.

Failure to timely pay any fees required in this chapter shall result in double the fee required, in addition to any other penalties that may be enforced by ordinance.
(Ord. 34-00. Passed 2-28-00; Ord. 111-10. Passed 12-20-10.)

1442.99 PENALTY.

(EDITOR'S NOTE: See Section 1440.99 for general Building and Housing Code penalty if no specific penalty is provided.)