

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109-88, passed January 9, 1989, Ordinance 72-93, passed July 12, 1993, and Ordinance 74-93, passed July 12, 1993, was repealed by implication and re-enacted in its entirety by Ordinance 12-99, passed March 8, 1999.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

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 (Chapter 1426)
RCO	RCO One, Two and Three Family Dwelling Code (Chapter 1428)

(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
B. Accessory building: Attached or detached garage, barn or shed (over 200 sq. ft.)	\$25.00

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 + \$7.90/100 sq. ft.
A. Shell permit	\$100.00 + \$3.95/100 sq. ft.
B. New build-out	\$100.00 + \$3.95/100 sq. ft.
(2) <u>Alterations to existing buildings:</u>	\$100.00 + \$3.95/100 sq. ft.
(3) <u>Mechanicals, plumbing and electrical:</u>	
A. New construction	\$100.00 + \$4.75/100 sq. ft.
B. Shell	\$100.00 + \$2.40/100 sq. ft.
C. New build-out	\$100.00 + \$2.40/100 sq. ft.
D. Alterations	\$100.00 + \$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 dollars (\$110.00) 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 dollars (\$100.00) 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>	
	*Subject to change every six

(1) <u>New construction:</u>	months Check with the Building Department for current number
A. Engineering and grading fee/deposit	
1. Site plan fee	\$75.00
2. Foundation grade check fee	\$125.00
3. Final grade inspection fee	\$145.00
4. Engineered and grade deposit	\$275.00
5. Erosion control inspection fee	\$350.00
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> $(110.95)* \times$ PFM (.006) x GA

	<u>Fee</u>
C. Accessory building Attached or detached garage, barn or shed (over 200 sq. ft.)	\$50.00
D. Additions Blanket permit includes all mechanicals	Square foot construction cost <u>example:</u> $(100.95)* \times$ PFM (.006) x GA
E. Alterations to existing structure Includes finished basement Blanket permit includes all mechanicals	\$0.25 per square foot
(2) <u>Lawn sprinkler:</u>	\$25.00 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 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
B. All accessory and/or appurtenant structures	\$25.00
(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
(7) <u>Patios:</u>	\$40.00
(8) <u>Gazebos:</u>	\$40.00
(9) <u>Pergolas:</u>	\$40.00
(10) <u>Sidewalks:</u>	\$40.00
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
(12) <u>Roof over deck or patio:</u>	\$40.00
(13) <u>Sheds over 200 sq. ft. up to 400 sq. ft.:</u>	\$40.00
(14) <u>Basement waterproofing:</u>	\$40.00
(15) <u>Re-roof:</u>	\$40.00

(16) <u>Private swimming pools:</u>	
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.

(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 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 (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
D. Alterations (existing space)	\$150.00 + \$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 (fixed)
(3) <u>Wrecking, demolition or razing:</u>	\$100.00 minimum
(4) <u>Moving of structures:</u>	\$100.00

	<u>Fee</u>
(5) <u>Concrete/asphalt drives, parking areas and parking lots:</u>	
A. Up to 15,000 sq. ft.	\$50.00 minimum
B. Over 15,000 sq. ft.	\$50.00, plus \$2.00 per each additional 5,000 sq. ft. over 15,000 sq. ft.
(6) <u>Sidewalks:</u>	\$40.00
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)	\$20.00
(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

(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:

<u>Type</u>	<u>Fee</u>
(a) <u>RCO (Residential) Occupancies.</u>	
(1) Alterations:	\$50.00 + 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	\$40.00

building code does not require plans to be submitted for review such as: temp service; service upgrade; additional outlets; additional circuits	
(b) <u>OBC (Commercial) Occupancies.</u>	
(1) <u>Alterations:</u>	\$150.00 + \$5.00/100 sq. ft.
(2) <u>Minor repairs and miscellaneous construction where no plans are required:</u>	\$75.00
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	
(3) <u>Fire alarm systems:</u>	\$75.00

(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 and temporary electrical installations shall require a fee at the rate of thirty-five dollars (\$35.00) 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 dollars (\$35.00) 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 + 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	\$40.00
(b) <u>OBC (Commercial) Occupancies.</u>	
	\$150.00 +

(1) <u>Alterations:</u>	\$5.00/100 sq. ft.
(2) <u>Minor repairs and minor construction where no plans are required:</u>	\$75.00
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 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-five dollars (\$35.00) 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 + 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
(b) <u>OBC (Commercial) Occupancies.</u>	
(1) <u>Alterations:</u>	\$150.00 + \$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
(3) <u>Kitchen hood:</u>	\$75.00

(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 dollars (\$35.00) 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, 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 fifty dollars (\$50.00) 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.)

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 | \$50.00 |

~~Occupancy~~
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.)