

Councilman Clifford Winkel, Ward 4/Pro-Tem and Chair
Councilman Bruce Abens, Ward 3
Councilwoman Holly Swenk, Ward 1



BUILDING & LANDS COMMITTEE MEETING
CITY COUNCIL CHAMBERS
AGENDA OF MONDAY, MARCH 4, 2024
6:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Building & Lands Committee Meeting Minutes dated January 16, 2024
(Committee action required)

NEW BUSINESS

- 2024-26 AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 1444 BUILDING PERMITS AND FEES OF THE NORTH RIDGEVILLE BUILDING AND HOUSING CODE AND THE ESTABLISHMENT OF A NEW CHAPTER 1010 ENGINEERING PERMITS AND FEES IN THE STREETS, UTILITIES AND PUBLIC SERVICES CODE.
(Introduced by Mayor Corcoran)

ADJOURNMENT

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**NORTH RIDGEVILLE CITY COUNCIL
BUILDING AND LANDS COMMITTEE MEETING MINUTES
CITY COUNCIL CHAMBERS – 6:30 P.M.
TUESDAY, JANUARY 16, 2024**

To Order and Pledge of Allegiance:

Chairman Clifford Winkel called the Building and Lands Committee meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

Roll Call:

Members present: Chairman Clifford Winkel, Councilman Bruce Abens, and Councilwoman Holly Swenk.

Also present: Councilman Eric Shaffer, President Jason Jacobs, Councilman Martin DeVries, Mayor Kevin Corcoran, Planning and Development Director Kim Lieber, and Assistant Clerk of Council Fijabi Gallam.

Action on Minutes:

Chairman Winkel asked if there were any corrections to the minutes dated October 16, 2023. No discussion was offered. The minutes stand approved as submitted.

Discussion regarding 2024-13:

2024-13 AN ORDINANCE AMENDING CHAPTER 1480 AND CHAPTER 660 AND REPEALING CHAPTER 1476 AND CHAPTER 650 OF THE NORTH RIDGEVILLE CODIFIED ORDINANCES TO MAKE IMPROVEMENTS AND CLARIFICATIONS TO REQUIREMENTS FOR PROPERTY MAINTENANCE.
(Introduced by Mayor Corcoran; Formerly known as T 148-2023 for First Reading on 12-18-2023; Building and Lands Committee Meeting on 1-16-2024)

Chair Winkel stated that the purpose of the meeting is to discuss 2024-13, a specific legislative matter. He asked the Planning and Development Director to provide a summary for Ordinance Number 2024-13.

Planning and Development Director Kim Lieber provided a summary of the following:

- The codes were revitalized and rejuvenated. The ordinances were brought up to date and improved. Internal procedures, policies, and templates were developed for staff to use. Staff members were hired and trained. Community education was provided to inform residents about the requirements and promote compliance through education rather than citations.
- Issues were identified in the property maintenance program of the Building Department.
- Since May 2023, Mrs. Lieber has been meeting with the Chief Building Official, Police Chief, Fire Chief Mayor, and Law Department.
- While the legislation is not flawless and does not completely resolve all conflicts in the code, it does address some of the current issues and provides necessary corrections.
- One of the chapters being repealed is Chapter 1476, which was adopted in 1966 and regulated unsafe buildings in the city.
- Chapter 1480, which was adopted in 2004, is based on the International Property Maintenance Code.

- There was a conflict between Chapter 1476 and Chapter 1480, as they both aimed to govern unsafe buildings but had different procedures.
- Examples of confusion in the code and conflicts from referencing the Ohio Revised Code were presented by Mrs. Lieber.
- Chapter 650, which was adopted in 1974, is being repealed due to its conflicts with other chapters, causing confusion.
- Mrs. Lieber stated that it was unnecessary to reference the Ohio Revised Code separately, as the police officers had the authority to cite under either the ORC or the local code.
- The goal was to remove code language that was redundant and conflicting, while also keeping Chapters 1480 and 660 intact.
- Standardizing the appeal notice requirements.
- Created more specific standards when needed to reduce subjectivity.
- The violation for high grass will be reduced from exceeding eight inches to exceeding 12 inches.
- Hardship policy implementation.

Chair Winkel inquired if any Committee Members had any questions or comments.

Councilwoman Swenk inquired if the inspectors would recommend a resident for a CHIP grant if they require major repairs.

Mrs. Lieber clarified that the inspectors typically do not enter people's homes as the property maintenance program primarily focuses on exterior property upkeep. However, if there are reasonable suspicions of a hazardous condition inside someone's home that could potentially endanger lives, staff members may request permission to enter. Alternatively, if permission is not granted, they have the option to obtain an administrative search warrant through the court.

Mrs. Lieber further mentioned that they are actively seeking community education initiatives to inform property owners about available resources and provide landlord-tenant information. The City is involved in the CHIP program to offer assistance to residents, particularly those with low incomes.

Councilman Abens wanted to know the plans for the notification process that is dictated by the State of Ohio.

Mrs. Lieber provided clarification on how the notification process for property maintenance is determined at the local level. She stated that the department utilizes multiple forms of communication to notify property owners, and if these notifications are ignored, the Law Department would intervene to address any outstanding issues. Additionally, the Building Department can post notices on the properties.

Chair Winkel inquired if the intention of the legislation was to modify the code in accordance with the changes in the Ohio Revised Code.

In response, Mrs. Lieber mentioned the importance of maintaining updated references to the Ohio Revised Code in conjunction with the local code. She noted that the Police Officers are authorized to cite violations under both codes, making it unnecessary to duplicate the Ohio Revised Code.

Chair Winkel noted that certain areas of the city cannot be mowed due to excessive rainfall and the grass is sometimes over 13 inches tall. He recommended utilizing the Fair Housing Board to assist with communication and address concerns.

Chair Winkel inquired if any members of the Administration or Committee Members had any questions or comments.

Councilman Abens pointed out that Cleveland Heights serves as a good example when it comes to managing grass and natural landscaping within a city. He inquired whether the city would be accommodating natural landscaping, such as tall prairie grass that reaches three feet in height.

Mrs. Lieber mentioned that while the code does address cultivated lawns and weeds, it does not specifically address ornamental beds. The concerns lie more in the realm of health and safety rather than appearance.

Councilman Abens emphasized the significance of having a strong code.

Councilman Jacobs inquired about the sections that were eliminated from Chapter 660 in the newer version of the ordinance and whether they are addressed elsewhere in the code or Ohio Revised Code.

Mrs. Lieber explained the elimination, stating that it was necessary due to the duplications found in the Ohio Revised Code.

Councilman Jacobs requested an explanation for the inclusion of a section on Unauthorized Use of South Central Park Lake - Chapter 660.21.

Mrs. Lieber advised that it was recommended to retain the requirement in the code due to the area being a nuisance in the past.

Councilman Shaffer raised concerns regarding the height requirement for tall grass, urging the administration to reevaluate the current limit of 8 inches. He also requested clarification on how the hardship policy would be defined.

Mrs. Lieber mentioned that the hardship definition would consider factors such as weather conditions and construction challenges.

Moved by Abens and seconded by Swenk to approve Ordinance Number 2024-13 and send to City Council for consideration as submitted.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

Adjournment:

The meeting was adjourned at 6:53 p.m.

Date Approved:

Fijabi Gallam, MMC
Assistant Clerk of Council

DATE: February 20, 2024
INTRODUCED BY: Mayor Corcoran
REFERRED BY:

1ST READING: February 20, 2024
2ND READING:
3RD READING:
ADOPTED:
EMERGENCY:
EFFECTIVE:

ORDINANCE NO. 2024-26

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 1444 BUILDING PERMITS AND FEES OF THE NORTH RIDGEVILLE BUILDING AND HOUSING CODE AND THE ESTABLISHMENT OF A NEW CHAPTER 1010 ENGINEERING PERMITS AND FEES IN THE STREETS, UTILITIES AND PUBLIC SERVICES CODE.

WHEREAS, this Council has established provisions in the North Ridgeville Codified Ordinances for the collection of fees and deposits for plan reviews, permits and inspections associated with various types of construction projects conducted by both the Building Division and Engineering Division; and

WHEREAS, amendments are proposed to streamline and simplify the rate structure, to eliminate inconsistencies, to coordinate with other recent codified ordinance updates and to ensure sufficient funds are collected for engineering review, when necessary; and

WHEREAS, it is the desire of this Council to amend these Codified Ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. Chapter 1444 *Building Permits and Fees* which presently reads in its entirety as set forth in the document attached to this Ordinance as **Exhibit A** be amended, and, as amended, shall read in its entirety as set forth in the document attached to this Ordinance as **Exhibit B**.

SECTION 2. A new Chapter 1010 *Engineering Permits and Fees* as set forth in the document attached to this Ordinance as **Exhibit C** be added to the Streets, Utilities and Public Services Code.

SECTION 3. All other ordinances or parts of ordinances or resolutions that are inconsistent or in conflict with the newly amended and adopted chapter are likewise repealed to the extent of such inconsistency or conflict only.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal

action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____

PRESIDENT OF COUNCIL

ATTEST:_____

CLERK OF COUNCIL

APPROVED:_____

MAYOR

EXHIBIT A

CHAPTER 1444 BUILDING PERMITS AND FEES

- 1444.01 OUTDOOR ADVERTISING SIGNS
- 1444.02 FARM BUILDINGS AND GREENHOUSES
- 1444.03 RESIDENTIAL USES
- 1444.04 BUSINESS, INDUSTRIAL AND COMMERCIAL USES
- 1444.05 PLAN APPROVAL FEES
- 1444.06 GROUND AREA USED AS PART OF A BUSINESS
- 1444.07 FENCES
- 1444.08 SWIMMING POOLS
- 1444.09 STORAGE TANK INSTALLATION OR REMOVAL
- 1444.10 APPEALS FROM DECISIONS OF CHIEF BUILDING OFFICIAL (REPEALED)
- 1444.11 DEMOLITION OF BUILDINGS
- 1444.12 MISCELLANEOUS PERMIT FEES
- 1444.13 EXTRA INSPECTIONS
- 1444.14 FEES FOR STARTING WORK PRIOR TO OBTAINING PERMITS
- 1444.15 ADDITIONAL PROPERTY INSPECTIONS BY CITY ENGINEER; ISSUANCE OF
CERTIFICATES OF OCCUPANCY UPON PAYMENT OF FEES
- 1444.16 CASH DEPOSIT OR BOND TO GUARANTEE COMPLETION OF GRADE
- 1444.17 GRADING PLAN APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE;
SEEDING AND MULCHING; CONFLICTS OF LAWS
- 1444.175 ATTESTATION OF SURVEYOR REQUIRED PRIOR TO ISSUANCE OF
CERTIFICATE OF OCCUPANCY
- 1444.18 WAIVER OF PERMIT FEES
- 1444.19 FIREPLACE, CHIMNEY OR FLUE STOVE CONSTRUCTION
- 1444.20 PARCEL DIVISIONS (REPEALED)
- 1444.21 FOUNDATION AND FINISH GRADE INSPECTIONS; GRADE CHANGES
- 1444.22 SUBDIVISION PLAN REVIEW AND INSPECTIONS; APPEAL OF COST
ESTIMATES
- 1444.23 SURFACE DRAINAGE FUND FEES (REMOVED)
- 1444.24 ASSESSMENTS OF THE OHIO BOARD OF BUILDING STANDARDS
- 1444.25 BUILDING DEPARTMENT ADMINISTRATIVE FEES
- 1444.26 PARK AND RECREATION FEES
- 1444.27 PLANNED COMMUNITY DEVELOPMENT FEES

CROSS REFERENCES

Notice to Mayor or prosecuting attorney of refusal to examine buildings - see Ohio
R.C. 737.35 Inspections; access to buildings - see Ohio R.C. 737.36
Building permit required for construction - see P. & Z. 1242.03

Building permits for construction in the I-1 District - see P. & Z. 1274.12 Department of
Buildings - see B. & H. Ch. 1440
Review of building permits for construction in flood hazard areas - see B. & H. 1464.03(e)

1444.01 OUTDOOR ADVERTISING SIGNS

- (a) The fee for a building permit for outdoor advertising signs shall be as follows:
 - (1) For temporary signs, per thirty-day period, the fee shall be twenty-five dollars (\$25.00). For renewal of temporary signs, the fee shall be twenty-five dollars (\$25.00).
 - (2) For all other signs, a permit shall be issued at the rate of two dollars (\$2.00) per square foot, with a minimum fee of fifty dollars (\$50.00), and with an additional fee of fifty dollars (\$50.00) for electrical signs.
- (b) The fees set forth in this section shall be doubled for the issuance of those permits for signs which have been installed prior to the permit application.
- (c) Permit fees for temporary signs which remain on display for more than three days after the display period ends shall be doubled for the next renewal period.
- (d) All temporary business signs shall be prohibited, except as provided in Section 1286.09(d) of the Planning and Zoning Code.
- (e) The following categories of signs shall not require a permit fee:
 - (1) Directional signs of six square feet and under.
 - (2) Real estate signs of six square feet and under.
 - (3) Permanent and temporary signs for civic, religious, philanthropic, educational and government institutions, or signs for fund raising drives or special events of the same, so long as such signs comply with other sections of this Building and Housing Code.
 - (4) The repair, maintenance or repainting of signs, or the replacement of broken, defective or unsafe parts of the same.
 - (5) The changing of copy on an existing sign, or the replacement or alteration of an existing sign, provided that such sign is not increased in size, that such sign conforms to the Zoning Code, and that there is not a change in the type of business, in which cases the full permit fee shall be applicable. However, where a second separate sign is added to an existing pole with another sign already installed thereon, only the area of the added sign shall be subject to a permit fee, so long as the configuration of the first sign is not changed radically.
 - (6) All signs under four square feet.
 - (7) All paper window signs and window lettering.

(Ord. 5601-2019. Passed 1-22-19.)

1444.02 FARM BUILDINGS AND GREENHOUSES

The fee for a building permit for farm buildings and greenhouses shall be one-hundred dollars (\$100.00) for any structure, plus three dollars (\$3.00) for each 100 square feet, or part thereof, of floor area. (Ord. 5601-2019. Passed 1-22-19.)

1444.03 RESIDENTIAL USES

The fee for a building permit for residential uses involving the construction of structures, including dwellings, garages and accessory buildings, shall be as follows:

(a)	Residential - New Dwelling.		
	(1)	Dwelling fee	\$750.00, plus \$5.00 per 100 square feet
	(Ord. 5633-2019. Passed 4-15-19.)		
	(2)	Plumbing fee	\$150.00
	(3)	Electric fee	\$150.00
	(4)	Heating fee	\$150.00
	(5)	Air conditioning fee	\$150.00
	(6)	Duct work fee	\$100.00
	(7)	Fireplace fee	\$75.00
	(8)	Plan approval fee	\$150.00
	(9)	Occupancy fee	\$75.00
	(Ord. 5601-2019. Passed 1-22-19.)		
	(10)	#1. Re-inspection fee	\$100.00
		#2. Re-inspection fee	\$200.00
		#3. Re-inspection fee	\$400.00
		#4. Re-inspection fee	\$500.00
	(Ord. 5633-2019. Passed 4-15-19.)		
(b)	Residential - Additions/Alterations.		
	(1)	Addition/alteration fee	\$150.00, plus \$5.00 per 100 sq. ft.
	(2)	Plumbing fee	\$95.00
	(3)	Electric fee	\$95.00
	(4)	Heating fee	\$95.00
	(5)	Air conditioning fee	\$95.00

	(6)	Duct work fee	\$75.00
	(7)	Fireplace fee	\$75.00
	(8)	Plan approval fee	\$60.00
	(9)	Occupancy fee	\$60.00
	(10)	Re-inspection fee	\$100.00
	(11)	Re-roof fee	\$75.00
	(12)	Siding fee	\$75.00
(c)	Accessory Building/ Structures	Building fee	\$75.00, plus \$3.00 per 100 square feet. (Plumbing, electric, HVAC fees, etc. per additions/alteration fees.)
(d)	Basement Foundation (Existing)		\$100.00

(Ord. 5601-2019. Passed 1-22-19.)

1444.04 BUSINESS, INDUSTRIAL AND COMMERCIAL USES

The fee for a building permit for business, industrial and commercial uses shall be as follows:

(a)	Commercial - New Buildings.		
	(1)	Building fee	\$900.00, plus \$7.50 per 100 square feet.
	(2)	Plan approval fee	\$525.00, plus \$7.50 per 100 square feet.
	(3)	Plumbing fee	\$225.00, plus \$7.50 per trap
	(4)	Electric fee	\$225.00, plus \$7.50 per 100 square feet.
	(5)	Heating fee	\$225.00 per unit.
	(6)	Air conditioning fee	\$225.00 per unit.
	(7)	Duct work	\$150.00
	(8)	Parking lot fee	\$75.00, plus \$2.00 per 100 square feet.
	(9)	Fireplace fee	\$100.00
	(10)	Occupancy fee	\$150.00
	(11)	Re-inspection fee	\$225.00
(b)	Commercial - Addition/Alteration.		

	(1)	Addition building fee -	\$525.00, plus \$7.50 per 100 square feet.
	(2)	Alteration building fee -	\$525.00, plus \$7.50 per 100 square feet.
	(3)	Plan approval fee	\$525.00, plus \$7.50 per 100 square feet.
	(4)	Plumbing fee	\$225.00, plus \$7.50 per trap
	(5)	Electric fee	\$225.00, plus \$7.50 per 100 square feet.
	(6)	Heating fee	\$225.00 per unit.
	(7)	Air conditioning fee	\$225.00 per unit.
	(8)	Duct work fee	\$150.00
	(9)	Fireplace	\$100.00
	(10)	Parking lot fee	\$75.00, plus \$2.00 per 100 square feet.
	(11)	Occupancy fee	\$150.00
	(12)	Re-inspection fee	\$225.00
(c)	Commercial Accessory Building.	Building fee	\$150.00, plus \$2.00 per 100 square feet. (Plumbing, electric, HVAC fees per addition/alteration fees.)

(Ord. 5601-2019. Passed 1-22-19; Ord. 5841-2021. Passed 7-6-21.)

1444.05 PLAN APPROVAL FEES

- (a) A plan approval fee of five hundred twenty-five dollars (\$525.00), plus seven dollars and fifty cents (\$7.50) per 100 square feet of floor area (new work or renovation), shall be charged for the examination of plans for all business, commercial or industrial buildings, including, but not limited to, apartment houses, places of assembly and business, industrial, commercial and institutional buildings. This fee shall be paid at the submission of application & plans for plan approval. (Ord. 5633-2019. Passed 4-15-19.)
- (b) A plan approval fee of one hundred and fifty dollars (\$150.00) shall be charged for all one, two and three-family dwellings.
- (c) There is hereby established a fee of one hundred and fifty dollars (\$150.00) for the resubmittal of commercial plans for review.
- (d) A plan approval fee of one-hundred fifty dollars (\$150.00) shall be charged for the Building Department for fire alarm and fire suppression (sprinkler) systems.
- (e) A plan approval fee of one-hundred fifty dollars (\$150.00) shall be charged for the Fire Department for fire alarm and fire suppression (sprinkler) systems.

(Ord. 5601-2019. Passed 1-22-19; Ord. 5842-2021. Passed 7-6-21.)

1444.06 GROUND AREA USED AS PART OF A BUSINESS

Where ground area is used in one's business, such as for material storage, a commercial parking lot, a used car lot or related uses, the fee for a building permit for such area shall be seventy-five dollars (\$75.00), plus two dollars (\$2.00) per 100 square feet.

(Ord. 5601-2019. Passed 1-22-19.)

1444.07 FENCES

The fee for a building permit for fences shall be seventy-five dollars (\$75.00). (Ord. 5601-2019. Passed 1-22-19.)

1444.08 SWIMMING POOLS

(a)

- (1) The fee for a building permit for residential above-ground swimming pools shall be one-hundred dollars (\$100).
- (2) The fee for a building permit for residential in-ground swimming pools shall be one hundred dollars (\$100), plus a plumbing fee of seventy-five dollars (\$75.00).

- (b) The fee for a building permit for commercial in-ground swimming pools shall be one hundred and fifty dollars (\$150.00), plus two dollars (\$2.00) per 100 square feet, plus a plumbing fee of one hundred and fifty dollars (\$150.00).

(Ord. 5601-2019. Passed 1-22-19.)

1444.09 STORAGE TANK INSTALLATION OR REMOVAL

The fee for a building permit for the installation or removal of storage tanks shall be one-hundred dollars (\$100.00) per tank.

(Ord. 5601-2019. Passed 1-22-19.)

**1444.10 APPEALS FROM DECISIONS OF CHIEF BUILDING OFFICIAL
(REPEALED)**

(EDITOR'S NOTE: Section 1444.10 was repealed by Ordinance 5984-2022, passed August 1, 2022. For provisions regarding planning and zoning fees, see Exhibit B, attached to Ordinance 5984-2022.)

1444.11 DEMOLITION OF BUILDINGS

The fee for a permit for the demolition of a building shall be seventy-five dollars (\$75.00) for an application, two hundred dollars (\$200.00) with a violation notice.

(Ord. 5601-2019. Passed 1-22-19.)

1444.12 MISCELLANEOUS PERMIT FEES

The following permit fees shall be collected by the Chief Building Official prior to the issuance of the applicable permit:

(a)	Plumbing Permits.		
	(1)	Sewer, residential lateral inspection	\$75.00
	(2)	Water meter inspection	\$75.00
	(3)	Lawn sprinkler system	\$75.00
	(4)	Hot water tank inspection	\$75.00 residential \$100.00 commercial
(b)	Electrical Permits.		
	(1)	Residential: Electric service only	\$75.00
	(2)	Commercial and industrial: Electric service only	\$225.00
	(3)	Temporary electric	\$75.00
(c)	Heating Permits.		
	(1)	Residential: Replacements (per heating unit)	\$75.00
	(2)	Commercial and industrial: Replacements (per heating unit)	\$225.00
(d)	Air Conditioning Permits.		
	(1)	Residential: Replacements	\$75.00
	(2)	Commercial and industrial (per unit): Replacements	\$225.00
(e)	Footer Tile Permits.		\$75.00
(f)	Driveway Permits.		\$75.00
(g)	Alarm System (Burglar) Permits.		\$75.00
(h)	Fire Sprinkler System and Fire Protection System (Alarm) Permits (Building Department permit inspection fee)		\$150.00 + 2.00 per 100 sq. ft.
(i)	Fire Inspection Permit for Fire Sprinkler System and Fire Protection System (Alarm) Permit (Fire Department permit inspection fee)		\$150.00, plus \$2.00 per 100 sq. ft. (for sprinkler system), \$150.00, plus \$5.00 per alarm systems)

(j)	Antennas (Dish-Type) Permits	\$75.00
(k)	General Inspection Permits.	
	(1) Residential	\$75.00
	(2) Commercial	\$150.00
(l)	Driveway Pipe Fee	\$150.00
(m)	Waterproofing/Damp proofing (existing foundation).	\$75.00
(n)	Application and Resubmittal Fees (new construction).	
	(1) Residential 1, 2, and 3 family dwellings.	\$150.00
	(2) Commercial (OBC)	\$225.00
(o)	Application & resubmittal fees (additions & alterations over 500 sq. ft.)	
	(1) Residential	\$60.00
	(2) Commercial	\$225.00
(p)	New Business Permit.	\$50.00

(Ord. 5601-2019. Passed 1-22-19; Ord. 5843-2021. Passed 7-6-21; Ord. 5940-2022. Passed 4-4-22.)

1444.13 EXTRA INSPECTIONS

- (a) Inspections Required by Residential Code of Ohio. For the inspections required of the Chief Building Official under the Residential Code of Ohio, as adopted in Section 1423.01, when extra inspections are made necessary by reason of deficient or defective work or otherwise through fault or error on the part of the holder of a permit or his or her employees, and for each and every further inspection for which the holder of the permit or his or her employees is entirely responsible, a one-hundred-dollar (\$100.00) fee shall be charged.
- (b) Inspections Required by Ohio Building Code. For the inspections required of the Chief Building Official under the Ohio Building Code, as adopted in Section 1420.01, when extra inspections are made necessary by reason of deficient or defective work or otherwise through fault or error on the part of the holder of a permit or his or her employees, and for each and every further inspection for which the holder of the permit or his or her employees is entirely responsible, a two-hundred-twenty-five-dollar (\$225.00) fee shall be charged.
- (c) Deposit for Re-Inspection, Paid Upon Permit.

Residential	\$500.00
Commercial	\$900.00

(Ord. 5601-2019. Passed 1-22-19.)

1444.14 FEES FOR STARTING WORK PRIOR TO OBTAINING PERMITS

Where work for which a permit is required is started prior to obtaining such permit, the fees required by such permit shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of this Building and Housing Code.

(Ord. 5601-2019. Passed 1-22-19.)

1444.15 ADDITIONAL PROPERTY INSPECTIONS BY CITY ENGINEER; ISSUANCE OF CERTIFICATES OF OCCUPANCY UPON PAYMENT OF FEES

- (a) All appropriate inspections, including property grade elevation, rear yard drainage and other related items, shall be done by the City Engineer, at no additional fees to the applicant.
- (b) Upon inspection, if any or all of the inspected items are found to be insufficient or denied for any just cause, and additional inspections are required, the fees of such inspections shall be assessed to the applicant. Fees that are assessed shall be assessed at the exact amounts levied to the City by the City Engineer.
- (c) Deposit for re-inspection, paid upon permit:

Residential	\$500.00
Commercial	\$900.00

- (d) No occupancy certificate shall be issued until all fees are paid in full. (Ord. 5601-2019. Passed 1-22-19; Ord. 5811-2021. Passed 3-15-21.)

1444.16 CASH DEPOSIT OR BOND TO GUARANTEE COMPLETION OF GRADE

- (a) In lieu of finished grade completion prior to occupancy, a two-thousand- dollar (\$2,000) cash deposit or a two-thousand-dollar (\$2,000) bond shall be required for the first acre and \$1000.00 for each additional acre thereafter of disturbed area (minimum (\$2000.00), guaranteeing the completion of the finished grade no later than six months after issuance of the certificate of occupancy.
- (b) The builder shall have the ability to have a revolving performance bond on file with the Building Department. The revolving bonds may not exceed twenty-five thousand dollars (\$25,000) per builder.
- (c) An owner/occupant may execute a document authorizing the City to place a lien on the

property if the finished grade is not completed as provided in subsection (a) hereof.

- (d) As used in this section, the term "owner/occupant" includes only those persons who have or hold title to the property and will occupy such property.

(Ord. 5601-2019. Passed 1-22-19.)

**1444.17 GRADING PLAN APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE;
SEEDING AND MULCHING; CONFLICTS OF LAWS**

- (a) When a building is proposed to be constructed on a lot for which the City does not have on file an approved grading plan, as a condition for the issuance of a building permit, a grading plan for the entire lot must be submitted to and approved by the City Engineer.
- (b) The grading plan shall show the existing and proposed ground elevations, the elevations of adjacent buildings, the location of the proposed building, the method of handling storm water runoff, and any other information the City Engineer deems necessary to analyze the drainage impacts of the construction.
- (c) Seeding and/or mulching will also be specified to comply with the approved grading plan. Seeding will include a uniform perennial vegetative cover as approved by the City Engineer. Acceptable mulching includes straw, burlap, erosion-control matting or as otherwise approved by the City Engineer. The main purpose of seeding and/or mulching shall be to control soil erosion and reduce storm water runoff associated with bare soil.
- (d) Within twenty-one (21) calendar days, weather permitting, after approval of the final grading, the owner will seed and mulch all bare soil and plant trees. In the meantime, appropriate methods must be utilized by the owner to control soil erosion, such as bales of straw, straw mulch or other approved methods. Upon timely request made to the City Engineer, tree planting may be postponed to a date certain, not to exceed 180 days from the date of the request if the postponement is found to be necessary due to seasonal climate concerns in order to ensure and promote the viability of the tree species.
- (e) As used in subsection (d) hereof, "owner" includes only those persons who have title to the property, be it the developer, builder or homeowner.
- (f) If any provision of this section is in conflict with the Ohio Environmental Protection Agency's (O.E.P.A.) regulations, including, but not limited to, the Storm Water Pollution Prevention Plan (SWP3), the more stringent regulations shall apply.
- (g) Violation of any requirement of this section shall be subject to a fine of fifty dollars (\$50.00) per day for each day the violation continues. A violator shall first be sent a notice of violation by certified mail, and if refused, by regular mail. If compliance is not forthcoming within a reasonable amount of time as determined by the City Engineer, a citation may be issued.

(Ord. 5601-2019. Passed 1-22-19.)

1444.175 ATTESTATION OF SURVEYOR REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

Prior to the issuance of a certificate of occupancy, and at the time of final grade inspection for any newly constructed residential dwelling or commercial building, the owner or contractor shall first submit to the Chief Building Official a statement made under oath and sealed by an Ohio registered surveyor attesting that the final site elevations and building locations are in accordance with previously approved grading plans, permits and authorizations relating to the subject project.

(Ord. 5601-2019. Passed 1-22-19.)

1444.18 WAIVER OF PERMIT FEES

The Building Department is authorized to waive any fee for a building permit under circumstances brought about as a result of property damage or loss caused by fire, severe weather conditions and other unforeseen causes.

(Ord. 5601-2019. Passed 1-22-19.)

1444.19 FIREPLACE, CHIMNEY OR FLUE STOVE CONSTRUCTION

The fee for a building permit for the construction or replacement of a fireplace, chimney and/or flue stove shall be seventy-five dollars (\$75.00).

(Ord. 5601-2019. Passed 1-22-19.)

1444.20 PARCEL DIVISIONS (REPEALED)

(EDITOR'S NOTE: Section 1444.20 was repealed by Ordinance 5984-2022, passed August 1, 2022. For provisions regarding planning and zoning fees, see Exhibit B, attached to Ordinance 5984-2022.)

1444.21 FOUNDATION AND FINISH GRADE INSPECTIONS; GRADE CHANGES

- (a) The fee for foundation and/or finished grade inspection shall be three hundred and twenty-five dollars (\$325.00).
- (b) Any change of grade shall be approved by the City Engineer, and the fee for the same shall be seventy- five dollars (\$75.00).

(Ord. 5601-2019. Passed 1-22-19.)

1444.22 SUBDIVISION PLAN REVIEW AND INSPECTIONS; APPEAL OF COST ESTIMATES

- (a) A subdivider or his or her agent shall be required to deposit with the City Engineer a sum of money in an amount determined by the City Engineer for each application, before a plan will be considered for review. Costs are to be computed according to the following rates:

Residential subdivisions:

Preliminary	\$375.00
Final	\$975.00, plus \$35.00 per lot

Multifamily:

Apartments, etc.	\$950.00, plus \$30.00 per unit
Commercial site plan (one building)	\$1,125.00
Industrial site plan (one building)	\$1,125.00
Plot plans, lot splits and other map reviews	\$225.00

- (b) The charge against any project shall be based on the actual time spent in review of such plans and inspection services provided, as determined from the time records of the City Engineer. Costs are to be computed on the basis of the rates on file with the Clerk of Council.
- (c) In the event the subdivider desires to contest the estimate of costs submitted by the City Engineer, he or she may do so by appealing to Council within ten days from the date of the estimate, and Council shall make a final decision after hearing evidence from both sides. The appeal shall be in writing. (Ord. 5601-2019. Passed 1-22-19.)

1444.23 SURFACE DRAINAGE FUND FEES (REMOVED)

1444.24 ASSESSMENTS OF THE OHIO BOARD OF BUILDING STANDARDS

The City shall collect, on behalf of the Ohio Board of Building Standards, an assessment, which may be amended from time to time, as required by the Board of Building Standards, in conjunction with fees for the acceptance and approval of plans and specifications for any construction governed by the Ohio Building Code, as adopted in Section 1420.01 and the Residential Code of Ohio as adopted in Section 1423.01.

(Ord. 5601-2019. Passed 1-22-19.)

1444.25 BUILDING DEPARTMENT ADMINISTRATIVE FEES

Building Department administrative fees, which shall be in addition to general building permit fees for the issuance of certain classes of building permits as provided in this chapter, are hereby established as follows:

(a)	New residential dwelling permits:		\$15.00
(b)	Additions/alterations permit fees:		\$10.00
(c)	Detached garages, sheds, pole barns, accessory buildings and decks		\$5.00
(d)	Farm buildings and greenhouses:		\$10.00
(e)	Commercial:		
	(1)	New	\$25.00
	(2)	Additions/alterations	\$20.00
	(3)	Accessory buildings	\$5.00
(f)	Miscellaneous fees (residential and commercial):		\$5.00

(Ord. 5601-2019. Passed 1-22-19; Ord. 5984-2022. Passed 8-1-22.)

1444.26 PARK AND RECREATION FEES

(a) Purpose. Council hereby declares that the fees required to be paid by this section are assessed for the planning, acquisition, improvement, expansion and operation of public parks, playgrounds and recreation facilities to serve the increasing population of the City, and to provide the means for additional revenues with which to finance such public facilities.

(b) Definitions. As used in this section:

- (1) "Dwelling unit" means each single-family dwelling and each habitation unit of an apartment, duplex or multiple-dwelling structure designated as a separate place for habitation of a family. The term "dwelling unit" also includes each guest room or condominium designed as a separate habitation for one or more persons.
- (2) "Person" means every person, firm or corporation engaging in construction activities himself, herself or itself or through the services of any employee, agent or independent contractor.
- (3) "Trailer space" means each space, area or building in a trailer park, mobile home park or other place designed or intended as a place to accommodate any mobile home, trailer, van, bus or other vehicle or mobile structure, when the

same is being used as a living quarters for human beings.

- (c) Fee for New Dwelling Units or Trailer Spaces. In addition to any other fees prescribed in these Codified Ordinances, every person constructing any new dwelling unit in the City shall pay to the City the sum of two hundred fifty dollars (\$250.00) for each dwelling unit or trailer space.
- (d) Payment of Fee; Refunds. The fee provided in subsection (c) hereof shall be due and payable upon application to the City for a building permit for the construction of any such dwelling unit or addition or trailer space, provided, however, that there shall be a refund of such fees in the event the building permit is not approved or is not used for such construction.
- (e) Allocation of Funds. All of the funds collected pursuant to this section shall be used, as allocated by Council, solely for public parks, playgrounds and recreational purposes, such as, but not limited to, the following:
 - (1) The purchase of land and interest in land;
 - (2) The development of parks and buildings for use thereon;
 - (3) The acquisition and development of other varieties of open space;
 - (4) The acquisition and development of parkways and median islands;
 - (5) The acquisition and development of bicycle trails, riding trails and other types of trails for recreational use;
 - (6) The acquisition and development of recreational facilities and equipment;
 - (7) Operating costs of public parks, playgrounds and recreational facilities.

(Ord. 5601-2019. Passed 1-22-19.)

1444.27 PLANNED COMMUNITY DEVELOPMENT FEES

- (a) All applicants for proposed PCD Planned Community Development areas shall reimburse the City in full for all expenses incurred in connection with the proposed plans and/or modifications to such plans, including, without limitation, the cost of professional, legal and consulting services, fees and expenses engaged in reviewing the plan, the preparation of departmental reports and plan reviews, inspections, the publication and mailing of public notices, and any other reasonable expenses directly attributable thereto.
- (b) At the time of submitting a proposed development plan to the Clerk of Council's office for consideration, the applicant shall deposit the amount of five thousand dollars (\$5,000).
- (c) Failure to pay the above costs within thirty days of invoice shall stop all processing and review of the site development plans, or shall cause suspension of all development activities on the site.

(Ord. 5157-2014. Passed 7-21-14.)

EXHIBIT B**CHAPTER 1444 BUILDING PERMITS AND FEES**

1444.01 RESIDENTIAL PERMIT FEES

1444.02 COMMERCIAL AND INDUSTRIAL PERMIT FEES

1444.03 MECHANICAL, ELECTRICAL, PLUMBING AND MISCELLANEOUS PERMIT
FEES

1444.04 PLAN APPROVAL FEES

1444.05 ADDITIONAL FEES

1444.06 EXTRA INSPECTIONS

1444.07 PARK AND RECREATION FEES

1444.01 RESIDENTIAL PERMIT FEES

Applicable fees shall be collected by the Chief Building Official prior to issuance of a permit.
The fee for a building permit for residential uses shall be as follows:

(a)	Residential New Construction	
	(1) New dwelling	\$765, plus \$5 per 100 sq. ft.
	(2) Plumbing	\$150
	(3) Electrical	\$150
	(4) Heating	\$150
	(5) Air conditioning	\$150
	(6) Duct work	\$100
	(7) Fireplace	\$75
	(8) Occupancy	\$75
(b)	Residential Additions and Alterations	
	(1) Addition or alteration	\$160, plus \$5 per 100 sq. ft.
	(2) Plumbing	\$95
	(3) Electrical	\$95
	(4) Heating	\$95
	(5) Air conditioning	\$95
	(6) Duct work	\$75
	(7) Fireplace	\$75
	(8) Re-roof	\$75
	(9) Siding	\$75
	(10) Occupancy	\$60
(c)	Accessory Structure: detached garage, outbuilding, shed, deck, gazebo, pavilion, handicap ramp, etc.	\$80, plus \$3 per 100 sq. ft., plus plumbing, electric, HVAC fees, etc. per 1444.01(b)

1444.02 COMMERCIAL AND INDUSTRIAL PERMIT FEES

Applicable fees shall be collected by the Chief Building Official prior to issuance of a permit. The fee for a building permit for commercial and industrial uses shall be as follows:

(a)	Commercial New Construction		
	(1)	New building	\$925, plus \$7.50 per 100 sq. ft.
	(2)	Plumbing	\$225, plus \$7.50 per trap
	(3)	Electrical	\$225, plus \$7.50 per 100 sq. ft.
	(4)	Heating	\$225 per unit
	(5)	Air conditioning	\$225 per unit
	(6)	Duct work	\$150
	(7)	Fireplace	\$100
	(8)	Parking lot	\$75, plus \$2 per 100 sq. ft.
	(9)	Occupancy	\$150
(b)	Commercial Additions and Alterations		
	(1)	Addition or alteration	\$545, plus \$7.50 per 100 sq. ft.
	(2)	Plumbing	\$225, plus \$7.50 per trap
	(3)	Electrical	\$225, plus \$7.50 per 100 sq. ft.
	(4)	Heating	\$225 per unit
	(5)	Air conditioning	\$225 per unit
	(6)	Duct work	\$150
	(7)	Fireplace	\$100
	(8)	Parking lot	\$75, plus \$2 per 100 sq. ft.
	(9)	Occupancy	\$150
(c)	Commercial Accessory Building		\$155, plus \$2 per 100 sq. ft., plus plumbing, electric, HVAC fees per 1444.02(b)

1444.03 MECHANICAL, ELECTRICAL, PLUMBING AND MISCELLANEOUS PERMIT FEES

Applicable fees shall be collected by the Chief Building Official prior to issuance of a permit. The fee for those mechanical, electrical, plumbing and miscellaneous building permits specified in this section shall be as follows:

(a)	Heating and Air Conditioning Permits		
	(1)	Residential (per heating or AC unit)	\$80
	(2)	Commercial and industrial (per heating or AC unit)	\$230
(b)	Electrical Permits		
	(1)	Residential electric service only	\$80
	(2)	Commercial and industrial electric service only	\$230

	(3)	Temporary electric	\$80
(c)	Plumbing Permits		
	(1)	Residential hot water tank	\$80
	(2)	Commercial and industrial hot water tank	\$105
(d)	Alarm system (security)		\$80
(e)	Antenna (dish-type)		\$80
(f)	Demolition		\$150
(g)	Driveway		\$80
(h)	Farm building, greenhouse		\$110 plus \$3 for each 100 sq. ft. or portion of floor area
(i)	Fence, retaining wall		\$80
(j)	Fire alarm system		\$155 plus \$5 per device
(k)	Fire suppression (sprinkler) system		\$155 plus \$2 per 100 sq. ft.
(l)	Fireplace, chimney, flue stove		\$80
(m)	Footer tiles		\$80
(n)	General Inspection Permit (roof, siding, windows)		
	(1)	Residential	\$80
	(2)	Commercial	\$155
(o)	Hood		\$155
(p)	Parking lot		\$80 plus \$2 per 100 sq. ft.
(q)	Patio with stairs		\$80
(r)	Sign		
	(1)	Permanent sign requiring a permit under Chapter 1286	\$2 per sq. ft. with a minimum fee of \$55 plus \$50 for illuminated signs
	(2)	Temporary sign requiring a permit under Chapter 1286.12(e)(2) or 1286.12(e)(3)	\$25 per sign
(s)	Storage tank installation or removal		\$105 per tank
(t)	Swimming pool		
	(1)	Residential above-ground swimming pool	\$105
	(2)	Residential in-ground swimming pool	\$105 plus \$80 plumbing permit fee
	(3)	Commercial in-ground swimming pool	\$155 plus \$2 per 100 sq. ft. plus \$155 plumbing permit fee
(u)	Waterproofing/dampproofing (existing foundation)		\$80

1444.04 PLAN APPROVAL FEES

In addition to applicable fees associated with any permit, the following fees shall be collected by the Chief Building Official prior to permit issuance for plan review:

(a)	One, two and three-family dwellings	\$150
(b)	Residential additions and alterations	\$60
(c)	New construction or renovation of business, commercial or industrial buildings, including, but not limited to, apartment houses, places of assembly and business, industrial, commercial and institutional buildings	\$525 plus \$7.50 per 100 sq. ft. of floor area
(d)	Fire alarm systems	\$300 plus \$5 per device
(e)	Fire suppression (sprinkler) systems	\$300 plus \$2 per 100 sq. ft.
(f)	Resubmittal of residential plans	Same as original fee
(g)	Resubmittal of commercial plans	Same as original fee

1444.05 ADDITIONAL FEES

- (a) State Surcharge. Surcharges as required by the State of Ohio will be assessed on all building, HVAC, plumbing and electrical permits. All commercial permits governed by the Ohio Building Code shall be assessed a 3% fee. All residential permits governed by the Residential Code of Ohio shall be assessed a 1% fee.
- (b) Credit Card Fee. A convenience fee may be applied to any credit card transaction in an amount sufficient to cover the City's administrative cost of processing payment.
- (c) Work Without Permit. Where work for which a permit is required is started prior to obtaining such permit, the fees required by such permit shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of this chapter or other applicable codes.
- (d) Other Permits and Inspections. Depending on the scope of work proposed, additional permits, reviews, inspections and fees may apply.

1444.06 EXTRA INSPECTIONS

- (a) Reinspection Deposit. When extra inspections are made necessary by reason of deficient or defective work or otherwise through fault or error on the part of a permit holder or their employees, each and every further inspection shall be deemed a reinspection, the cost of which shall be assessed to the applicant. Any unused funds deposited shall be refunded to the applicant once a project has received all final approvals. At the time of permit issuance, the permit holder shall deposit the following amounts with the City for reinspection:

(1) Residential Projects	\$500
(2) Commercial & Industrial Projects	\$900

- (b) Fees for Reinspections.

- (c) Extra inspections for residential projects shall be charged against the deposit at the rate of \$100 per inspection. Extra inspections for commercial and industrial projects shall be charged against the deposit at the rate of \$225 per inspection.
- (d) Additional Funds. Should the funds deposited for reinspection be exhausted, the City may require additional reinspection deposits to be made by the applicant. No certificate of occupancy shall be issued until all reinspection fees are paid in full.

1444.07 PARK AND RECREATION FEES

- (a) Purpose. The fees required to be paid by this section are assessed for the planning, acquisition, improvement, expansion and operation of public parks, playgrounds and recreation facilities to serve the increasing population of the City, and to provide the means for additional revenues with which to finance such public facilities.
- (b) Definitions. As used in this section:
 - (1) "Dwelling unit" means each single-family dwelling and each unit of an apartment, duplex or multiple-dwelling structure designated as a separate place for habitation of a family. The term "dwelling unit" also includes each condominium designed as a separate habitation for one or more persons.
 - (2) "Person" means every person, firm or corporation engaging in construction activities himself, herself or itself or through the services of any employee, agent or independent contractor.
 - (3) "Trailer space" means each space, area or building in a trailer park, mobile home park or other place designed or intended as a place to accommodate any mobile home, trailer, van, bus or other vehicle or mobile structure, when the same is being used as living quarters for human beings.
- (c) Fee for New Dwelling Units or Trailer Spaces. In addition to any other fees prescribed in these Codified Ordinances, every person constructing any new dwelling unit in the City shall pay to the City the sum of \$250 for each dwelling unit or trailer space.
- (d) Payment of Fee. The fee provided in subsection (c) hereof shall be due and payable at the time of permit issuance for the construction of any such dwelling unit or trailer space.
- (e) Allocation of Funds. All of the funds collected pursuant to this section shall be used, as allocated by Council, solely for public parks, playgrounds and recreational purposes, such as, but not limited to, the following:
 - (1) The purchase of land and interest in land;
 - (2) The development of parks and buildings for use thereon;
 - (3) The acquisition and development of other varieties of open space;
 - (4) The acquisition and development of parkways and median islands;
 - (5) The acquisition and development of bicycle trails, riding trails and other types of trails for recreational use;
 - (6) The acquisition and development of recreational facilities and equipment; and
 - (7) Operating costs of public parks, playgrounds and recreational facilities.

EXHIBIT C**CHAPTER 1010 ENGINEERING PERMITS AND FEES****1010.01 PERMIT FEES****1010.02 ADDITIONAL FEES****1010.03 PLAN REVIEWS AND INSPECTIONS****1010.04 COMPLETION OF FINAL GRADING****1010.05 CASH DEPOSIT OR BOND TO GUARANTEE COMPLETION OF GRADE****1010.06 FIRE HYDRANT USE PERMITS****1010.01 PERMIT FEES**

Applicable fees shall be collected by the City Engineer prior to issuance of a permit. The fee for those miscellaneous engineering permits specified in this section shall be as follows:

(a)	Apron, curb cut	\$80
(b)	Backflow preventer	\$80
(c)	Culvert pipe/ditch enclosure	\$80
(d)	Downspouts	\$80
(e)	Grading	\$80
(f)	Lawn sprinkler/irrigation system	\$80
(g)	Oversized trucks	\$30
(h)	Sanitary lateral and/or clean out	\$80
(i)	Sanitary sewer tap-in at main	See Chapter 1044
(j)	Sidewalk	\$80
(k)	Small cell wireless facility	\$250
(l)	Storm sewer	\$80
(m)	Street opening	See Chapter 1020
(n)	Tree clearing (1+acre)	\$150
(o)	Water meter	\$80
(p)	Water	
	(1) Water tap at main	See Chapter 1046
	(2) Service connection	See Chapter 1046

1010.02 ADDITIONAL FEES

- (a) Credit Card Fee. A convenience fee may be applied to any credit card transaction in an amount sufficient to cover the City's administrative cost of processing payment.
- (b) Work Without Permit. Where work for which a permit is required is started prior to obtaining such permit, the fees required by such permit shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of this chapter or other applicable codes.

1010.03 PLAN REVIEWS AND INSPECTIONS

- (a) Residential Subdivision. Developers proposing to construct a new residential subdivision shall be responsible for engineering plan review and inspection costs as follows:
 - (1) Plan Review Deposit. Each applicant shall be required to deposit funds with the City Engineer for purposes of plan review at the time of permit application. Such deposit shall be \$2,000 plus \$90 per lot.
 - (2) Fees for Plan Review. Charges against the plan review deposit shall be based on the actual time spent in review of improvement plans and revisions to plans by city personnel or the actual cost of such services provided by an outside plan reviewer. Costs of city personnel will be computed on the basis of the rates on file with the Clerk of Council.
 - (3) Inspection Deposit. At the time of permit issuance, the permit holder shall deposit a sum of money with the City for engineering inspection services as required in the developer's agreement.
 - (4) Fees for Inspections. Charges against the inspection deposit shall be based on the actual time spent inspecting construction work by city personnel. Costs of city personnel will be computed on the basis of the rates on file with the Clerk of Council.
- (b) Individual Dwelling. Builders proposing to construct a new residential dwelling shall be responsible for engineering plan review and inspection costs as follows:
 - (1) Plan Review and Inspection Fees. Each applicant shall pay a fee of \$425 at the time of permit application for required plan reviews and inspections including SWP3, grading, topographical survey and as-built plans.
 - (2) Reinspection Deposit. At the time of permit issuance, the permit holder shall deposit \$500 with the City for engineering reinspections. When extra engineering inspections are made necessary by reason of deficient or defective work or otherwise through fault or error on the part of a permit holder or their employees, each and every further engineering inspection shall be deemed a reinspection, the cost of which shall be assessed to the applicant. Any unused funds deposited shall be refunded to the applicant once a project has received all final approvals.
 - (3) Fees for Reinspection. Extra inspections shall be charged against the deposit at the rate of \$100 per inspection.
- (c) Commercial, Multi-Family, Industrial or Other Site Plan. Developers proposing to construct a new commercial, multi-family or industrial project shall be responsible for engineering plan review and inspection costs as follows:
 - (1) Plan Review Deposit. Each applicant shall be required to deposit funds with the City Engineer for purposes of plan review at the time of permit application. For new construction, such deposit shall be \$2,500 for the first acre plus \$500 for each additional acre or fraction thereof of the total project site. For additions and alterations, such deposit shall be calculated at the same rate based upon disturbed area.
 - (2) Fees for Plan Review. Charges against the plan review deposit shall be based on the actual time spent in review of improvement plans and revisions to plans by city personnel or the actual cost of such services provided by an outside plan reviewer. Costs of city personnel will be computed on the basis of the rates on file with the Clerk of Council.
 - (3) Inspection Deposit. At the time of permit issuance, the permit holder shall deposit \$500

per acre or fraction thereof of the total project site with the City for engineering inspections.

- (4) Fees for Inspections. Charges against the inspection deposit shall be based on the actual time spent inspecting construction work by city personnel. Costs of city personnel will be computed on the basis of the rates on file with the Clerk of Council.
- (d) Additional Funds. Should any deposits required in (a) through (c) above be exhausted, the City may require additional deposits to be made by the applicant. No certificate of occupancy shall be issued until all fees are paid in full.

1010.04 COMPLETION OF FINAL GRADING

- (a) Prior to the issuance of a certificate of occupancy, and at the time of final grade inspection for any newly constructed residential dwelling or commercial building, the owner or contractor shall first submit to the City Engineer an attestation sealed by an Ohio registered surveyor affirming that the final site elevations and building locations are in accordance with previously approved grading plans, permits and authorizations relating to the subject project.
- (b) Seeding and/or mulching shall comply with the approved grading plan. Seeding shall include a uniform perennial vegetative cover as approved by the City Engineer. Acceptable mulching includes straw, burlap, erosion-control matting or as otherwise approved by the City Engineer. The main purpose of seeding and/or mulching shall be to control soil erosion and reduce storm water runoff associated with bare soil.
- (c) Within 21 calendar days, weather permitting, after approval of the final grading, the owner will seed and mulch all bare soil and plant trees. In the meantime, appropriate methods must be utilized by the owner to control soil erosion, such as bales of straw, straw mulch or other approved methods. Upon timely request made to the City Engineer, tree planting may be postponed to a date certain, not to exceed six months after approval of the final grading, if the postponement is found to be necessary due to seasonal climate concerns in order to ensure and promote the viability of the tree species.
- (d) If any provision of this section is in conflict with the Ohio Environmental Protection Agency's regulations, including, but not limited to, the Storm Water Pollution Prevention Plan (SWP3), the more stringent regulations shall apply.

1010.05 CASH DEPOSIT OR BOND TO GUARANTEE COMPLETION OF GRADE

- (a) In lieu of finished grade completion prior to occupancy of any newly constructed residential dwelling or commercial building, the builder or owner shall furnish a \$5,000 cash deposit or a \$5,000 bond for up to the first acre plus \$1,000 for each additional acre thereafter of disturbed area (minimum \$5,000 not to exceed \$25,000), guaranteeing the completion of the finished grade and installation of all required landscaping no later than six months after issuance of the conditional certificate of occupancy. Once the final grade is completed, the certificate of occupancy shall be updated and reissued.
- (b) The builder shall have the ability to have a revolving performance bond on file with the City per phase. The revolving bonds may not exceed \$25,000 per builder per phase.
- (c) If an owner chooses to submit the deposit or bond required in subsection (a), they are acknowledging responsibility for the completion of work, even though it may contradict a

separate agreement with their builder.

- (d) If work is not completed within the required timeframe, the bond or deposit required in this section shall be forfeited to the City which may cause the work to be completed and the cost of such work in excess of the deposit or bond, if any, shall be assessed to the property taxes in the form of a lien.

1010.06 FIRE HYDRANT USE PERMITS

- (a) Permit Required. No person shall use water from street hydrants without a permit issued by the City Engineer. The applicant shall submit a completed rental agreement with required fees and deposits prior to obtaining the permit and the hydrant meter and backflow preventer assembly.
- (b) Fees. Each applicant will be charged an administrative fee of \$150 and a maintenance fee of \$100.
- (c) Deposit. Each applicant shall be required to deposit \$2,250 for use of the City's equipment. Charges against the deposit shall include actual water usage costs and the costs associated with making any necessary repairs for damage to the equipment. A \$50 charge against the deposit shall be made for each month, or fraction thereof, the equipment is not returned after the rental agreement term expires. Should the deposit required in this Section be insufficient to cover these charges, the applicant will be responsible for paying the balance within 30 days of returning the equipment.