ORDINANCE NO. 17-13
BY: Nancy Moore

Amending Section 1305.01 of the Building Code of the Shaker Heights Codified Ordinances relative to the addition and clarification of categories of Building Permits and Fees, and declaring an emergency.

WHEREAS, Section 1305.01 of the Building Code of the Shaker Heights Codified Ordinances was most recently amended by Ordinance No. 12-120, enacted on December 17, 2012; and

WHEREAS, the Manager of Building has recommended that the Building Permit and Fees Ordinance be amended in four principal areas where the fee schedule does not clearly outline the fees for certain construction activities that require a permit, such that certain housekeeping changes to the fee schedule are necessary.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Shaker Heights, State of Ohio:

Section 1. Section 1305.01 of the Building Code of the Shaker Heights Codified Ordinances, as heretofore in effect, is hereby repealed.

Section 2. Section 1305.01 of the Building Code of the Shaker Heights Codified Ordinances shall be enacted as amended to read as follows:

**1305.01 BUILDING PERMITS REQUIRED; ISSUANCE AND FEES.**

The owner, agent, lessee, party in control, contractor or other person performing or authorizing work included in this Section shall obtain the permit listed in this Section and pay the established fee. The Manager or Commissioner ~~Director~~ of Building shall authorize the issuance of the permits required by this Building Code and shall collect the established fees in accordance with the following schedule. All floor areas shall be calculated from plan dimensions, using outside measurements.

(a) Building Permits.

(1) New building construction and additions:

A. The fee shall be the number calculated by multiplying the square footage of the new floor area in all stories for the given use group and construction type, by the multiplier listed in the following table:

[TABLE OMITTED-NO CHANGES HAVE BEEN MADE TO THE TABLE]

B. The minimum fee shall be $75.00 for residential and $125.00 for commercial new construction and additions.

C. The multiplier for residential garages and unfinished basements shall be 0.12.

D. The multiplier for finished basements for all use groups shall be 0.24.

(2) The fee for alterations and repairs to any residential building shall be calculated according to valuation (i.e. cost) of repair or alteration as estimated by the Manager or Commissioner~~Director~~ of Building:

A. Per $1,000 of valuation: $5.00

B. Minimum: $75.00

(3) The fee for alterations and repairs to any commercial building, shall be calculated according to valuation as estimated by the Manager or Commissioner~~Director~~ of Building:

A. Per $1,000 of valuation: $10.00
B. Minimum: $125.00

(4) The fee for each reinspection made necessary by faulty or incomplete work: $30.00

(5) The fee for moving any building:
A. On dollies or rollers on any public street or portion thereof: $1,000.00
B. On carry-all on any public street or portion thereof: $500.00
C. Without traversing any public street or portion thereof: $100.00
D. Maximum cost for additional inspections and supervision, as may be required by the nature of the work and time Involved per hour: $50.00

(6) The fee for demolition of all types of buildings shall be:
A. For each 1,000 square feet of floor area in all stories: $5.00
B. Minimum:
1. Residential: $50.00
2. Commercial: $100.00
C. Fee may be waived if structure is being replaced with structure approved by Architectural Review Board.

(b) Obstruction Permits. All deposits subject to increases if nature of work warrants, or if damage during construction exceeds deposit:

(1) Deposit on all new house work up to lots of 100 ft. frontage, minimum: $1,000.00

(2) Deposit on other new work and house work on lots with 100 ft. frontage, minimum: $1,500.00

(3) Each additional 100 ft. or fraction thereof: $1,000.00

(4) Fee deducted for two regular inspections: $30.00

(5) Fee deducted for each additional inspection requested by owner or made necessary by incomplete work: $15.00

Deposits for tree lawn openings, street openings, etc., depend on nature of work and are estimated by Director of Public Works accordingly.

(c) Excavation Permits. See Chapter 153 of the Codified Ordinances.

(1) Deposit for hauling excavated material over City streets: $200.00

(2) Fee deducted for each regular inspection: $30.00

(3) Fee deducted for each extra inspection due to incomplete work: $15.00

(d) Curb Cutting Permits.

New construction:

(1) Per foot: $2.00

(2) Minimum: $20.00

(3) Minimum for widening: $10.00

(4) For each reinspection made necessary by faulty or incomplete work: $5.00

Curb is either cut or removed by the City at its option.

(e) Parking Lot and Driveway Permits.

(1) Installation of and repairs to parking lots and commercial driveways up to 3,000 square feet: $75.00

A. For each 1,000 square feet or fraction of in excess of 3,000 square feet: $5.00

(2) Installation or replacement of residential driveway: $65.00

(3) Repairs to asphalt or concrete residential driveway:* $50.00

(4) For each reinspection made necessary by faulty or incomplete work: $30.00

* Does not apply to crack filling or sealcoating.

(f) Concrete, Sandstone or Other Materials Permits.

(1) Fee for new driveway apron or replacement within public right-of-way (see Chapter 155 of the Codified Ordinances):

(2) Fee for new or replacement blocks of sidewalk within public right-of-way:* $35.00

(3) Fee for new or replacement blocks of sidewalk on private property: $35.00

(4) For each reinspection made necessary by faulty or incomplete work: $5.00

* Requirement to obtain a permit may be waived for work performed under contract with the City.

(g) Electrical Permits.

(1) New building construction and additions:

A. Residential

1. Base fee: $75.00
2. Plus fee per 100 S.F. of floor area, all floors: $10.00

B. Commercial

1. Base fee: $125.00
2. Plus fee per 100 S.F. of floor area, all floors: $5.00

(2) Alterations and repairs:

A. Residential

1. Base fee: $75.00
2. Each light fixture or switch, receptacle outlet, circuit breaker: $1.00
3. Each electrical appliances requiring 220 volts or greater: $5.00
4. Each panel, subpanel, A/C condenser, etc.: $5.00
5. Each transformer: $5.00

B. Commercial

1. Base fee: $125.00
2. Each light fixture or switch, receptacle outlet, circuit breaker: $1.00
3. Each electrical appliance requiring 220 volts or greater: $5.00
4. Each panel, subpanel, A/C condenser, etc.: $5.00
5. Each transformer: $5.00

(3) Motors or generators:

A. Per H.P.: $5.00

B. Maximum: $50.00

C. X-ray machines: $10.00

(4) Each inspection made necessary by faulty or incomplete work: $30.00

(h) Plumbing Permits.

(1) Residential

A. New building construction and additions:

1. Base fee: $75.00

2. Per 100 square feet of floor area, all floors: $10.00

B. Alterations and repairs:

1. Base fee: $75.00

2. Per fixture: $3.00

C. Relay water line to house or repipe interior of house: $75.00

D. New sewer connection, including laying of sewers connected thereto: $75.00

E. Alter, repair, or relay sewer to building, per storm or sanitary sewer: $75.00

F. Clean storm or sanitary sewer: $15.00

G. Each inspection made necessary by faulty or incomplete work: $30.00

H. Waterproofing (interior/exterior): $75.00

(2) Commercial.

A. For permits for new building construction and additions:

1. Base fee: $125.00

2. Per 100 square feet of floor area, all floors: $5.00

B. Permits for alterations:

1. Base fee: $125.00

2. Per fixture: $3.00

C. For each permit to relay water line to building or repipe interior of building: $125.00

D. For each permit to make new sewer connection, including laying of sewers connected thereto: $125.00

E. For each permit to alter, repair, or relay sewer to building ea. storm and sanitary: $125.00

F. For each permit to clean sewer, storm or sanitary: $15.00

G. For each inspection made necessary by faulty or incomplete work: $30.00

H. Waterproofing (interior/exterior): $125.00

(i) Heating Permits.

(1) New building construction and additions:

A. Base fee:

1. Residential: $75.00

2. Commercial: $125.00

B. Per 100 square feet of floor area, all floors:

2. Commercial: $5.00

(2) Replace existing heating units or to add additional units to existing structures; including adding ductwork for each unit:

A. Up to 250,000 BTU: $75.00

(3) New or replacement of combination units (rooftop, air handlers, heat pumps, split systems, and geothermal systems) for heating and air conditioning:

A. Each unit: $150.00

(4) Any other HVAC device requiring a permit not listed in

this subsection (i) or in subsection (j):

A. Residential: $35.00, plus $5.00 per device

B. Commercial: $100.00, plus $25.00 per device

(j) Air Conditioning Permits (for combination unit see above). Installation of each air conditioning unit:

(1) Residential:

A. Each unit: $75.00

(2) Commercial:

A. Each unit: $125.00

(3) Each inspection necessary due to faulty or incomplete work: $30.00

(4) Rooftop or interior chiller units:

A. Each unit: $100.00

(k) Fence Permits for Fences Six Feet in Height or Higher.

(1) Erect any fence authorized by the Zoning Ordinance: $75.00

(2) Each reinspection necessary due to faulty or incomplete work: $10.00

(l) Sign Permits. (Electrical permit required for illuminated signs)

(1) Initial erection, installation or painting of each permanent sign (per square feet): $1.00

A. Minimum: $45.00

(2) Re-erect, reinstall, rehang, repaint, repair or alter sign: $45.00

(3) Relocate or alter a permitted residential sign: $10.00

(4) Each mural: $100.00

(5) For each reinspection necessary due to faulty or incomplete work: $10.00

(m) Factory-Built Fireplace or Stove. $50.00

(n) Roof Reconstruction or Replacement.

(1) Residential: $75.00

(2) Commercial: $75.00

(o) Permits for Aluminum or Vinyl Siding.

(1) Residential: $75.00

(2) Commercial: $75.00

(p) Fire Suppression Systems. New and modifications to fire suppression systems, including sprinklers and pre-engineered exhaust hood systems:

(1) Residential: $75.00, plus $1.50 per device

(2) Commercial: $125.00, plus $1.50 per device

(q) Mechanical Exhaust Systems. Exhaust hoods greater than 400 CFM:

(1) Residential: (includes make up air system) $50.00

(2) Commercial: $125.00, plus $5.00 per hood

(r) Gas Line. Install exterior gas line to accessory structure, cooking device, or fireplace:

(1) Residential: $75.00, plus $3.00 per outlet

(2) Commercial: $125.00, plus $5.00 per outlet

(s) Gas Line. New or modifications to interior gas lines:

(1) Residential: $50.00

(2) Commercial: $125.00

(t~~p~~) The Manager or Commissioner ~~Director~~ of Building shall waive the fee for a contractor who does work only for the City on City owned, occupied or leased facilities.

(u~~q~~) Plan Review Fee. The fee for a plan review shall be the actual cost to the City, whether the plan review is performed by City staff or by a professional plan review contractor hired to perform the plan review. The fee for each review shall be as determined by the Manager or Commissioner~~Director~~, based on the amount the City is required to pay for the plan review or the actual cost for the City to perform the review. A deposit to cover the expected cost of the plan review, in an amount determined by the Manager or Commissioner~~Director~~, must accompany any application for a plan review. The Manager or Commissioner~~Director~~ may determine the form of the deposit required for each application.

(v~~r~~) A three percent (3%) surcharge is collected on all fees subject to the Ohio Building Code i.e., plan review, building permits, mechanical permits, electrical permits, plumbing permits, sprinkler permits.

(w~~s~~) A one percent (1%) surcharge is collected on all fees subject to the Residential Code of Ohio for One-, Two- and Three-Family Dwellings ("RCO") that are imposed for acceptance and approval of plans and specifications and for the making of inspections, which shall be collected from and after the date the City is notified that it has been certified to enforce the RCO by the State of Ohio.

Section 3. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare for the reason that it is necessary in the current operation of the City in order to make these clarifications immediately available to City contractors, and therefore, this ordinance shall take effect immediately upon its enactment and approval by the Mayor.

Enacted February 27, 2017.

Approved this ____ day of _____, 2017.

_____
EARL M. LEIKEN, Mayor

Attest:

_____
JERI E. CHAIKIN
Clerk of Council

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