

**CODIFIED ORDINANCES OF SHAKER HEIGHTS**

**PART FIVE - BUSINESS REGULATION CODE**

**547.04 FEES, EXPIRATIONS AND REVOCATION.**

(a) The Commissioner of Building or the Commissioner's designee shall issue the Certificate of Contractor Registration upon submission of a complete application and the deposit of the following fee:

	<u>Fee</u>
General contractor, each subtrade in direct employment of the general contractor, subcontractor, landscaper, tree maintenance service, or tree removal service	\$125.00

The Commissioner of Building shall waive the fee for a contractor who does work only for the City.

(b) Where a contractor who is required by this Chapter to be registered performs work without registering as required by this Chapter, whether the work has been completed or not, the contractor shall be required to register and pay a fee after a first offense of \$200.00, and after a second offense a fee of \$300.00. Payment of the fee set forth in this Section shall not relieve a contractor from fully complying with the requirements of this Chapter, the Building Code or any other State law or City ordinance. The City may pursue any other legal remedy against a contractor which the City is authorized to seek whether a contractor has registered and paid the penalty fee under this Section or not.

(c) If the Commissioner of Building or the Commissioner's designee finds that a contractor has failed to register or to submit a complete application, has submitted an application containing false information, or has been notified of a violation of a section of the Building Code, Zoning Code or Housing Code, notice in writing shall be delivered by hand, certified mail or ordinary mail to the contractor or the contractor's agent. The notice shall state the grounds upon which the findings in the previous sentence are based. The notice shall specify a reasonable period of time within which to remedy the findings. If the contractor fails to remedy the findings, the Commissioner of Building shall proceed with a stop order and take such enforcement action as the Commissioner determines is necessary, which may include revocation of the Certificate of Contractor Registration pursuant to the procedures set forth in Section 1301.08 of the Codified Ordinances and subject to the appeal procedure set forth in Chapter 1311 of the Codified Ordinances.

(d) The Certificate of Contractor Registration shall expire on the 31st day of December of each year. (Ord. 12-120. Enacted 12-17-12; Ord. 13-114. Enacted 12-16-13.)

**CODIFIED ORDINANCES OF SHAKER HEIGHTS**

**PART THIRTEEN - BUILDING CODE**

**TITLE ONE - Administrative Provisions**

**CHAPTER 1305**

**Fees**

**1305.01 Building permits required; issuance and fees.**

**1305.02 Refund of deposits and fees.**

**CROSS REFERENCES**

Building Code appeal fee - see BLDG. 1311.08

Commercial occupancy permit fee - see BLDG. 1317.02(b)

Housing inspection fees - see HSG. 1413.06, 1415.02(a)

**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 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:

USE GROUP	DESCRIPTION	CONSTRUCTION TYPE									
		1A	1B	2A	2B	2C	3A	3B	4	5A	5B
A-1	Assembly, Theaters	1.03	1.01	0.98	0.96	0.91	0.85	0.88	0.88	0.79	0.76
A-2	Assembly, Nightclubs	0.78	0.77	0.74	0.73	0.68	0.65	0.64	0.69	0.58	0.56
A-3	Assembly, Restaurant	0.77	0.76	0.73	0.70	0.68	0.63	0.62	0.68	0.56	0.55
A-4	Assembly, Churches	0.97	0.95	0.92	0.89	0.85	0.79	0.79	0.81	0.73	0.70
B	Business	0.71	0.70	0.67	0.65	0.61	0.55	0.55	0.58	0.49	0.47
E	Educational	0.77	0.76	0.73	0.70	0.66	0.61	0.59	0.62	0.55	0.53
F-1	Factory Mod. Hazard	0.47	0.45	0.43	0.40	0.35	0.33	0.34	0.34	0.28	0.26

USE GROUP	DESCRIPTION	CONSTRUCTION TYPE									
		1A	1B	2A	2B	2C	3A	3B	4	5A	5B
F-2	Factory, Low Hazard	0.46	0.44	0.42	0.40	0.34	0.33	0.32	0.33	0.28	0.25
H	High Hazard	0.46	0.44	0.42	0.40	0.34	0.32	0.32	0.33	0.27	0.25
I-1	Institutional, Supervised	0.67	0.65	0.62	0.61	0.58	0.53	0.53	0.61	0.48	0.47
I-2	Institutional, incapacitated	1.03	1.01	0.98	0.97	0.92	0.87	---	0.90	0.82	---
I-3	Institutional, Restrained	0.96	0.94	0.91	0.89	0.86	0.80	0.80	0.83	0.75	---
M	Mercantile	0.61	0.59	0.58	0.54	0.51	0.47	0.46	0.52	0.40	0.39
R-1	Residential, Hotel	0.71	0.70	0.67	0.65	0.61	0.58	0.58	0.66	0.50	0.49
R-2	Residential, Multi-Family	0.64	0.62	0.60	0.58	0.55	0.51	0.49	0.58	0.44	0.43
R-3	Residential, 1, 2 & 3 Family	0.55	0.53	0.52	0.50	0.47	0.46	0.45	0.48	0.43	0.39
S-1	Storage, Mod. Hazard	0.44	0.43	0.41	0.38	0.33	0.31	0.32	0.32	0.25	0.23
S-2	Storage, Low Hazard	0.44	0.42	0.40	0.38	0.32	0.31	0.31	0.31	0.25	0.22

- 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 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 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

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| (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) | <u>Obstruction Permits.</u> 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) | <u>Excavation Permits.</u> 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) | <u>Curb Cutting Permits.</u>  |            |
|     | 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)		<u>Parking Lot and Driveway Permits.</u>	
	(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)		<u>Concrete, Sandstone or Other Materials Permits.</u>	
	(1)	Fee for new driveway apron or replacement within public right-of-way (see Chapter 155 of the Codified Ordinances):	\$35.00
	(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)		<u>Electrical Permits.</u>	
	(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
(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)		<u>Plumbing Permits.</u>	
	(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)	<u>Heating Permits.</u>		
	(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) for heating and air conditioning:	
	A.	Each unit:	\$150.00
(j)	<u>Air Conditioning Permits (for combination unit see above).</u>		
	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)	<u>Fence Permits for Fences Six Feet in Height or Higher.</u>		
	(1)	Erect any fence authorized by the Zoning Ordinance:	\$75.00
	(2)	Each reinspection necessary due to faulty or incomplete work:	\$10.00
(l)	<u>Sign Permits.</u> (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

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| (m) | <u>Factory-Built Fireplace or Stove.</u>  | \$50.00 |
| (n) | <u>Roof Reconstruction or Replacement.</u>  |         |
|     | (1) Residential:  | \$75.00 |
|     | (2) Commercial:   | \$75.00 |
| (o) | <u>Permits for Aluminum or Vinyl Siding.</u>  |         |
|     | (1) Residential:  | \$75.00 |
|     | (2) Commercial:   | \$75.00 |
| (p) | The Director of Building shall waive the fee for a contractor who does work only for the City on City owned, occupied or leased facilities.   |         |
| (q) | <u>Plan Review Fee.</u> 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 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 Director, must accompany any application for a plan review. The Director may determine the form of the deposit required for each application. |         |
| (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.   |         |
| (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. (Ord. 12-120. Enacted 12-17-12.)  |         |