

ORDINANCE NO.: 5-2015

INTRODUCED BY:

AN ORDINANCE AMENDING SECTION 1325.02 OF THE BUILDING CODE TO AMEND BUILDING CODE FEES.

WHEREAS, the Building Commissioner has proposed amendments to Section 1325.02 of the Building Code regarding permits and fees, which he has presented to Council's Planning and Zoning Committee; and

WHEREAS, the Planning and Zoning Committee of Council revised the proposed amendments at their meeting of January 6, 2015 and voted to send them to the full Council for adoption; and

WHEREAS, this Council wishes to adopt the Building Commissioner's proposed amendments to Section 1325.02 of the Building Code regarding permits and fees.

NOW, THEREFORE, Be It Ordained by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: Section 1325.02, "Permits and Fees," of Chapter 1325, "Permits and Fees," of Part Thirteen, "Building Code," of the Codified Ordinances of the City of Richmond Heights, Ohio be amended to read in its entirety as follows:

**"1325.02 PERMITS AND FEES.**

The following permits and fees shall be required.

(a) Nonresidential (as defined by Ohio Building Code).

(1) New construction (includes permits for specialty trades for electrical, heating, ventilation and cooling and plumbing and fuel gas):

Base fee \$1,000.00 per structure plus \$20.00 per 100 square feet of gross floor area.

(2) Additions: Same as new construction.

(3) Major Alterations and Repairs (in excess of 2,000 square feet of gross floor area): Same as new construction.

(4) Minor Alterations and Repairs (~~2,000 square feet or less of gross floor area more than 500 square feet up to 2,000 square feet of gross floor area~~) and areas of 500 square feet or less which exceed the limitations in items 5A through 5C:

Base fee \$200.00 plus \$10.00 per 100 square feet of affected floor area per specialty trade. The fees for alterations occurring on more than one floor are applicable to each floor separately.

(5) Minimal Alteration and Repairs (500 square feet or less of gross floor area) and subject to the following limitations: \$50.00 flat fee per specialty contractor.

A. The installation of new conductors, piping or equipment necessary to replace damaged or missing electrical conductors; panels or breakers; electrical switches or outlets; water, sewer, vent or gas piping, valves or fixtures (whether

concealed or exposed); and concealed waste or soil traps; (see Section 102.10 of the Ohio Building Code for clarification.

B. The installation of 25 lineal feet or less of electrical conductor, and/or the installation of 5 or fewer new electrical devices (light switches, lights, and outlets).

C. The installation of 20 lineal feet of exposed or concealed water, sewer, vent or gas piping with up to two new valves;

**(56) Additional Fees**

- A. Heating, ventilation and air conditioning units: \$100.00 per unit.
- B. Security, Communication and Sound System wiring: \$100.00 per system.
- C. Fire alarm system: \$200.00 per system.
- D. Pre Occupancy Inspection: \$100.00 each.
- E. Automatic Sprinkler System: Base fee \$200.00 plus \$10.00 per 100 square feet of gross floor area.

NOTE: At the discretion of the Building Commissioner, the fee for the relocation of automatic fire sprinkler or fire alarm piping, conductors or devices necessitated by minor remodeling may be charged at the flat rate of \$50 per specialty trade.

- F. Roof replacement and repairs: \$200.00 per structure.
- G. Parking lot resurfacing or replacement: \$200.00 each.
- H. Curb cut: \$100.00 each.
- I. Concrete flatwork: \$50.00 per area.
- J. Above and below ground storage tanks: \$1,000.00 each.
- K. Certificate of Occupancy: \$50.00 each.
- L. Special Inspection at rate of \$100.00 per hour.
- M. Cell Towers and Alterations to Cell Towers:

New Tower - \$1,500.00

Alterations to Existing Tower - \$500.00

Annual Inspection Fee - \$100.00

MN. Additional fees may be charged, as determined by Building Commissioner, for special costs incurred by the City in the plan review and inspection process.

**(b) Residential (as defined by Ohio Building Code).**

(1) New construction (includes permits for specialty trades for electrical; heating, ventilation and cooling; and plumbing and fuel gas):

Base fee \$1,500.00 per structure plus \$20.00 per 100 square feet of gross floor area.

(2)

Section 2: Section 1325.02, "Permits and Fees," of Chapter 1325, "Permits and Fees," of Part Thirteen, "Building Code," of the Codified Ordinances of the City of Richmond Heights, Ohio, as it existed prior to the effective date of this Ordinance, be, and the same hereby is, repealed.

Section 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted 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 compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
David H. Roche, Mayor

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Betsy Traben  
Clerk of Council

\_\_\_\_\_  
Eloise Cotton-Henry  
President of Council