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CITY COUNCIL

- Joe Frank**
President
- Sara Continenza**
- Chanell Elston**
- Jane Goodman**
- Ruth Gray**
- Susan Hardy**
- Justin Tisdale**

NOTICE OF MEETING

MEETING OF: ZONING & PLANNING COMMITTEE

CALLED BY: RUTH GRAY, CHAIR

DATE: JULY 19, 2021

LOCATION: VIRTUAL MEETING

TIME: 5:00 P.M.

RE: **ORD. 10-21 FEES; CHANGES IN BUSINESS OCCUPANCY.
ORD. 11-21 PERMITS & FEES; FIRE PREVENTION CODE
ORD. 12-21 & 13-21 PERMITS & FEES (as time permits).**

COMMITTEE/COUNCIL MEMBERS:

CHANELL ELSTON
JANE GOODMAN

MEMBERS OF COUNCIL:

SARA CONTINENZA
JOE FRANK
JANE GOODMAN
JUSTIN TISDALE

ADMINISTRATION

KEITH BENJAMIN, COMM. SERVICES DIRECTOR
MICHAEL LOVE, ECONOMIC DEVELOPMENT DIRECTOR
LAURA HEILMAN, BUILDING COMMISSIONER
SALLY MARTIN, HOUSING DIRECTOR
FIRE CHIEF DOUG STEFKO/FIRE INSPECTOR SCOTT SEBASTIAN
BUILDING/HOUSING DEPARTMENT STAFF

CITY OF SOUTH EUCLID, OHIO

ORDINANCE NO.: 10-21
INTRODUCED BY: Frank
REQUESTED BY: Mayor

June 14, 2021

AN ORDINANCE

AMENDING SECTION 1607.05 “FEES; CHANGES IN BUSINESS OCCUPANCY” OF CHAPTER 1607 “CERTIFICATE OF BUSINESS OCCUPANCY” OF PART SIXTEEN “BUSINESS MAINTENANCE CODE” OF THE CODIFIED ORDINANCES OF THE CITY OF SOUTH EUCLID, OHIO.

WHEREAS, City Council and the Administration feel it is important to periodically review the fees for certificates of business occupancy.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of South Euclid, Ohio:

Section 1: That Section 1607.05 “Fees; Changes in Business Occupancy” of Chapter 1607 “Certificate of Business Occupancy” of Part Sixteen “Business Maintenance Code” of the Codified Ordinances of the City of South Euclid, Ohio be amended as follows:

1607.05 FEES; CHANGES IN BUSINESS OCCUPANCY.

(a) Application Fee. An application for a certificate of business occupancy shall be accompanied by a nonrefundable fee of ~~twenty five dollars (\$25.00)~~ **one hundred dollars (\$100.00), payable when a new business files application to open within the City. In addition, a fee of fifty dollars (\$50.00) is payable annually for each occupant or tenant in a commercial building, in order to renew said certificate of business occupancy.** If such application is not filed within thirty days of notice, an additional ~~twenty five dollar (\$25.00)~~ **fifty dollar (\$50.00)** fee shall be paid within thirty days of the date of the second notice. If such costs are not paid as billed after the second notice, the Building Commissioner shall report the costs to Council, which shall cause the costs to be collected from the property owner in the manner provided in Ohio R.C. 715.261.

~~(b) Exception for Multiple Occupancy. For all buildings having more than twenty occupants or tenants, the owner or his or her agent shall apply for a certificate of business occupancy accompanied by a nonrefundable fee of twenty five dollars (\$25.00) for each occupant or tenant. The application must also be accompanied by a list of the tenants for each unit which identifies each occupant or tenant and states the nature of the business, use or occupancy of their respective units.~~

~~(c)~~ **(b) Changes; New Certificate of Business Occupancy; Fees.** If there is a change in the occupancy of any building or portion thereof, the certificate of business occupancy issued under the provisions of this Code to the former occupant or owner shall become null and void as to the vacated business unit or units at the time such use is terminated. A new certificate of business occupancy shall be obtained by the new occupant or owner before the new business use begins its tenancy or occupancy. Application for a new certificate of business occupancy for any business use shall be made before the new business use begins its tenancy or occupancy. A fee of ~~twenty dollars (\$20.00)~~ **one hundred dollars (\$100.00), as described in 1607.05(a),** shall be paid upon application for each new certificate. Such new certificate shall expire on the same date as that of the certificate which it replaces.

~~(d)~~ **(c) Change Approval.** Any change in the nature or extent of the use or occupancy as specified on the certificate of business occupancy shall render the certificate null and void upon the happening of such change. No such change is permissible under this Code unless such change has been approved by the proper City authorities pursuant to this Code, and unless a new certificate of business occupancy incorporating such change, has been issued. Any such change, without the approval of the proper City authorities, will subject the owner, occupant, operator or agent to the penalty provided in Section [1605.99](#).

Section 2: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees on or after November 25, 1975, 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 3: This Ordinance shall take effect and be enforced from and after the earliest period allowed by law and upon signature of the mayor.

Passed this _____ day of _____, 2021.

Joseph Frank, President of Council

Attest:

Approved:

Keith A. Benjamin, Clerk of Council

Georgine Welo, Mayor

Approved as to form:

Michael P. Lograsso, Director of Law

CITY OF SOUTH EUCLID, OHIO

ORDINANCE NO.: 11-21
INTRODUCED BY: Frank
REQUESTED BY: Mayor

June 14, 2021

AN ORDINANCE

AMENDING SECTION 1510.10 "PERMITS AND FEES" OF CHAPTER 1510 "CITY OF SOUTH EUCLID FIRE PREVENTION CODE" OF PART FIFTEEN "FIRE PREVENTION CODE" OF THE CODIFIED ORDINANCES OF THE CITY OF SOUTH EUCLID, OHIO.

WHEREAS, City Council and the Administration feel it is important to periodically review the fees for permits issued by the Fire Department.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of South Euclid, Ohio:

Section 1: That Section 1510.10 "Permits and Fees" of Chapter 1510 "City of South Euclid Fire Prevention Code" of Part Fifteen "Fire Prevention Code" of the Codified Ordinances of the City of South Euclid, Ohio be amended as follows:

1510.10 PERMITS AND FEES.

(a) Permits shall be required for the use, storage, handling, transportation or other disposition of flammable, combustible or otherwise hazardous materials and for the following:

- (1) The installation or modification of any fire protection system, not including smoke detectors in private residences;
- (2) The outdoor public display of fireworks, in accordance with Ohio R.C. 3743.54 and Section [1540.05](#) of this Code;
- (3) All places of public assemblage, such as circuses, carnivals, fairs, festivals or other entertainment, including amusements, or exhibitions where large crowds will assemble;
- (4) Self-service gasoline filling stations, as prescribed in Section [1550.18](#) of this Code;
- (5) The storage and handling of liquid petroleum gas (LPG) in excess of 100 gallons combined total volume of all containers on site;
- (6) The use of a temporary above-ground storage tank for the storage of flammable or combustible liquids in excess of 110 gallons;
- (7) Open burning for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, providing heat for outworkers, and bonfires;
- (8) The use, transportation, sale or storage of explosives;
- (9) Tents and membrane structures having an area in excess of 200 square feet (19m²) and canopies in excess of 400 square feet (37m²) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the Fire Code Official; ~~and~~
- (10) The application of flammable or combustible finishes by spraying or dipping, utilizing more than one gallon of flammable or combustible liquid on any working day; ~~and~~
- (11) Carbon dioxide systems used in beverage dispensing applications. An operational permit is required for carbon dioxide systems used in beverage dispensing applications having more than 100 pounds of carbon dioxide.**

(b) Such permits shall be granted upon payment to the City of a fee of ~~twenty-five dollars (\$25.00)~~ **fifty dollars (\$50.00)** for each required permit, provided that such application for a permit shall have been approved by the Fire Chief and the Inspector of the Bureau of Fire Prevention. Such fees may be waived at the discretion of the Fire Chief.

~~(b)~~ (c) Such permits shall be renewable on an annual basis and be valid for a period of one year beginning January 1 and ending December 31 or as prescribed in the permit.

Section 2: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees on or after November 25, 1975, 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 3: This Ordinance shall take effect and be enforced from and after the earliest period allowed by law and upon signature of the mayor.

CITY OF SOUTH EUCLID, OHIO

ORDINANCE NO.: 12-21
INTRODUCED BY: Frank
REQUESTED BY: Mayor

June 14, 2021

AN ORDINANCE

AMENDING CHAPTER 1305 “DEPOSITS AND FEES” OF TITLE ONE “GENERAL PROVISIONS” OF PART THIRTEEN “BUILDING CODE” OF THE CODIFIED ORDINANCES OF THE CITY OF SOUTH EUCLID, OHIO.

WHEREAS, City Council and the Administration feel it is important to periodically review the fees for residential and commercial building permits.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of South Euclid, Ohio:

Section 1: That Chapter 1305 “Deposits and Fees” of Title One “General Provisions” of Part Thirteen “Building Code” of the Codified Ordinances of the City of South Euclid, Ohio be amended as follows:

1305.01 CONSTRUCTION DEPOSIT; TREE PLANTING DEPOSIT.

(a) Prior to the issuance of any construction or building removal permit, a construction deposit is required. For one, two and three-family residential additions, alterations and rehabilitations affecting the basic structure; and for detached garages and interior water management systems, the amount shall be five hundred dollars (\$500.00). For new construction, the amount shall be one thousand dollars (\$1,000), deposited with the Commissioner of Building. For exterior and interior additions, alterations and new construction of multifamily, commercial and industrial projects, a construction deposit of two percent of the cost of the project, but not less than a minimum deposit of ~~five hundred dollars (\$500.00)~~ **two thousand dollars (\$2,000.00)** shall be deposited with the Commissioner. **In extenuating circumstances, the Building Commissioner reserves the right to alter the deposit amount required.** Such money shall be deposited as a guarantee that the applicant will repair or replace any damage or destruction to the sidewalk, curb, street or treelawn; for construction and maintenance of the temporary drive; for proper site grading; for cleaning of the premises and treelawn of all dirt, debris, refuse, rubbish and material; for cleaning of public streets, catch basins and/or sewers of the accumulation of any mud, filth or debris which may have been deposited thereon as a result of the delivery of materials, supplies and other things to such premises; and to guarantee compliance in all respects with the applicable building codes of the City. **For construction on any public street or right-of-way, a minimum deposit of five hundred dollars (\$500.00) is required, with the exact amount to be determined by the City Engineer based upon the work to be performed.** ~~(Exception: There shall be no construction deposit for minor alterations, repairs and replacement work not exceeding five thousand dollars (\$5,000) in construction value.)~~

(b) If the provisions of this Building Code and the orders of the Commissioner of Building pertaining thereto are complied with, the deposit shall be eligible to be refunded after final inspection. The contractor is required to submit a request for release of deposit funds on a form provided by the Building Department.

(c) Prior to the issuance of any construction permit, any person, firm or corporation desiring to construct a residential building within the City, shall also deposit one hundred fifty dollars (\$150.00) with the Director of Service to furnish and plant a shade tree on the tree lawn abutting such building. One shade tree shall be planted for each multiple of fifty-foot frontage of the lot whereon such residential building is to be erected, with a minimum of one shade tree per lot.

The City Arborist shall be in charge of the selection, planting, removal, replanting and care of all trees on City property.

1305.02 USE OF DEPOSITS.

(a) An order to correct any condition or remove any substance shall be complied with within three days thereafter. Upon failure to obey such order within the period required by law, the Commissioner of Building shall cause same to be done at the expense of the permit holder and the bond fund shall be subjected to the payment of the expense thereof. If such deposits are insufficient to fully pay for such expense, then the permit holder shall be liable for the additional

amount in excess of the bond fund, which coverage shall be collected by the Director of Law in a court of competent jurisdiction.

(b) The deposit shall also be subjected to the payment of all unpaid inspection and reinspection charges as established herein.

(c) Whether or not the deposit was made prior to the effective date of this subsection, when more than twelve months have passed since the making of any initial deposit required under this Chapter 1305, and further, where no significant activity is occurring with regard to the construction activities associated with such deposit, then the Building Commissioner shall cause a notice to be sent to the depositor and/or owner setting forth any City requirements then outstanding, and allowing said depositor and/or owner 30 days to remedy such deficiencies. After the expiration of such 30 days, if the deficiencies have not been remedied, the Building Commissioner shall cause a notice of forfeiture to be sent by certified mail to the depositor and/or owner and allowing for ten days from the date of said notice in which the depositor and/or owner may appeal such proposed forfeiture in writing to the City’s Board of Zoning Appeals (BZA) by certified mail. At the discretion of the BZA, all or a portion of such deposit may be refunded to said depositor and/or owner. In such event, the BZA may also determine to retain a portion of such deposit in order to defray any reasonable cost to the City associated with the forfeiture procedure, including, but not limited to, office overhead, postage, labor, and legal expenses. If no such appeal is timely received, said deposit shall be forfeited to the City. Any funds not returned to said depositor and/or owner shall be placed in the City’s General Fund.

1305.03 WHEN SURETY BOND MAY BE DEPOSITED.

Any portion of a building deposit that exceeds five thousand dollars (\$5,000) may be furnished in the form of a surety bond, to be approved by the Director of Law. In such event, the cash deposit will be considered to be applicable to each premises for which a permit was issued and shall be subjected to the payment of all claims made under this chapter. Until such sum has been exhausted thereby, no claim shall be made against the surety on such bond.

~~**1305.04 SETTING GRADE; CHARGE.**~~

~~—No building permit shall be issued until the applicant pays one hundred fifty dollars (\$150.00) to the Commissioner of Building for the establishment of a grade.~~

~~**1305.05**~~ **1305.04 REINSPECTION CHARGE.**

When an inspection is requested and is made, the work is found to be incomplete, faulty or not in conformity with the Building Code, or at variance with the plans and specifications, a red tag (notification of rejection) will be issued. On completion of work a charge of twenty-five dollars (\$25.00) for residential or fifty dollars (\$50.00) for commercial/industrial work shall be assessed against the construction deposit for each red tag issued during construction when a reinspection was found necessary. If there is no construction deposit on the project, the reinspection charge must be paid prior to any additional inspections.

~~**1305.06**~~ **1305.05 FINAL INSPECTION CHARGE.**

(a) There shall be a charge of twenty-five dollars (\$25.00) per dwelling unit for final inspection of all new residential construction, other than for alterations and/or additions.

(b) There shall be a charge of fifty dollars (\$50.00) for final inspection of all exterior and interior additions, alterations and new construction of multi-family, commercial and industrial projects. ~~(Exception: There shall be no final inspection charge for minor alterations, repairs and replacement work not exceeding five thousand dollars (\$5,000) in construction value.)~~

~~**1305.07**~~ **1305.06 SCHEDULE OF PLAN APPROVAL FEES.**

Applicants for plan approvals (permits) required by this Building Code shall pay the following fees to the Commissioner of Building. Refer to Section ~~1305.17~~ **1305.15** for Professional Service Fees.

| A. Examination of Plans by City Architect and City Landscape Architect | Residential | Non-residential |
|---|--|------------------------|
| 1. For construction of new one, two and three family dwelling structures Exception: Dwelling structures within Planned Unit Residential Developments. | \$65.00 \$.50 per sf, \$100.00 minimum | - |

| | | |
|--|---|---|
| 2. For construction of additions to and/or exterior alterations to one, two and three family dwelling structures Per dwelling structure Exception: Open decks | \$35.00 \$.50 per sf, \$100.00 minimum | - |
| 3. Landscape plans for new one, two and three family dwelling structures Per dwelling structure | \$40.00 | - |
| 4. Landscape plans for additions to one, two and three family dwelling structures Per dwelling structure | \$25.00 | - |
| 5. Landscape plans for all other buildings based on estimated cost of construction: Cost to \$100,000.00 Cost over \$100,000.00 | - | \$65.00 \$75.00 \$150.00 |
| B. Examination of Plans by the Architectural Review Board | Residential | Non-residential |
| 1. Construction of new buildings Per building | - | \$150.00 \$300.00 |
| 2. Planned Unit Residential Developments Base fee for review of the overall concept and common areas *Plus One to four dwelling structures Five to ten dwelling structures Eleven or more dwelling structures | \$120.00 \$500.00 \$65.00 \$55.00 \$45.00 | - |
| 3. Construction of additions; construction of exterior alterations to building and structures Per building | - | \$100.00 \$300.00 |
| 4. New construction of; addition to; exterior alteration to; appurtenant buildings and structures | - | \$40.00 \$150.00 |
| 5. Signs, fences and screening of refuse storage and pickup facilities | - | \$25.00 \$100.00, plus \$25.00 for each sign over four (4) |
| 6. All other plans required to receive approval of the Architectural Review Board | - | \$40.00 \$150.00 |
| C. Examination of Construction Documents by Plans Examiner Certified by the Ohio Board of Building Standards | Residential | Non-residential |
| 1. Non-residential plans examination Fee per hour | - | \$75.00 |
| 2. Residential plans examination Fee per hour | \$65.00 | - |
| D C. Preparation of an Adjudication order by the Chief Building Officials for an Appeals Hearing | Residential | Non-residential |
| 1. Base Fee *Plus any fees charged to the City by the Plans Examiner | \$100.00 TBD | \$100.00 TBD |

~~1305.08~~ **1305.07 FEES FOR ZONING PERMITS.**

The fees in this section are *not* subject to the assessment as indicated in Section ~~1305.18~~ **1305.16**. All permits are non-refundable.

| | | |
|-----------------|---------------------------|---------------------------|
| A. Apron | Residential | Non-residential |
| 1. New | \$15.00 \$30.00 | \$30.00 \$60.00 |

| | | |
|---|---------------------------|--|
| 2. Addition (Base Fee) | \$10.00 \$30.00 | \$20.00 \$60.00 |
| *Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft. | \$2.00 | \$4.00 |
| 3. Repair (Base Fee) | \$10.00 \$15.00 | \$20.00 \$30.00 |
| *Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft. | \$2.00 | \$4.00 |
| B. Construction dumpster | Residential | Non-residential |
| 1. Base fee | \$25.00 | \$35.00 |
| *Initial permit good for 30 days | | \$50.00 |
| 2. Renewal fee | \$15.00 | \$25.00 |
| *Permit must be renewed every 30 days | | |
| C. Construction trailer | Residential | Non-residential |
| 1. Per each sq. ft. of gross floor area all stories | \$0.25 | \$0.35 \$0.50 |
| Minimum | \$25.00 | \$100.00 \$150.00 |
| D. Curb cutting | Residential | Non-residential |
| 1. New | \$40.00 | \$50.00 |
| E. Driveway | Residential | Non-residential |
| 1. New | \$60.00 | \$75.00 |
| 2. Addition (Base Fee) | \$20.00 \$30.00 | \$30.00 \$60.00 |
| * Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft. | \$2.00 | \$4.00 |
| 3. Repair (Base Fee) | \$20.00 \$30.00 | \$30.00 \$60.00 |
| *Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft. | \$2.00 | \$4.00 |
| 4. Resurface asphalt driveway | \$40.00 | \$55.00 \$150.00 |
| Note: See Section 1305.11(C) for cost to replace/repair existing sewer in conjunction with any driveway work | | |
| F. Fences | Residential | Non-residential |
| 1. Base Fee | \$10.00 \$40.00 | \$20.00 \$80.00 |
| *Plus per each total linear feet up to 200 linear feet | \$10.00 | \$20.00 |
| *Plus per each total linear feet over 201 linear feet | \$20.00 | \$30.00 |
| G. Moving of Buildings | Residential | Non-residential |
| 1. On rollers on a public street or portion thereof | \$500.00 | \$500.00 |
| 2. On carryall(s) on a public street or portion thereof | \$250.00 | \$250.00 |
| 3. Without traversing a public street or portion thereof | \$100.00 | \$100.00 |
| *Plus permit fee in accordance with Section 907.04 | \$25.00 | \$25.00 |
| Note: In addition to the fees in this division, supervision, inspection and/or use of police for traffic control will be charged to the applicant for the permit. Said charges will be estimated and a deposit shall be submitted to cover the estimated costs prior to issuance of a permit. | TBD | TBD |
| H. Parking Lots | Residential | Non-residential |
| 1. Construction or Additions | - | \$150.00 |
| *Per each 50 spaces or fraction thereof | | \$300.00 |
| *Plus lot striping | | |

| | | |
|--|--|---|
| 2. Lot resurface *Plus lot striping | - | \$100.00 |
| 3. Lot striping | - | \$50.00 \$75.00 |
| I. Patio | Residential | Non-residential |
| 1. New | \$15.00 \$50.00 | \$30.00 \$100.00 |
| 2. Addition (Base Fee) *Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft. | \$10.00 \$30.00 \$2.00 | \$20.00 \$60.00 \$4.00 |
| 3. Repair (Base Fee) *Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft. | \$10.00 \$30.00 \$2.00 | \$20.00 \$60.00 \$4.00 |
| J. Private Drive (Planned Unit Residential Development - PURD) | Residential | Non-residential |
| 1. New (Base Fee) *Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft. | \$40.00 \$100.00 \$0.35 \$0.50 | - |
| 2. Addition (Base Fee) *Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft. | \$20.00 \$50.00 \$0.35 \$0.50 | - |
| 3. Repair (Base Fee) *Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft. | \$20.00 \$50.00 \$0.15 \$0.25 | - |
| K. Secondary, accessory & appurtenance structures of buildings less than 200 sq. ft. | Residential | Non-residential |
| 1. Base Fee *Plus per each 50 sq. ft. or fraction thereof of gross floor area | \$20.00 \$50.00 \$6.00 | \$30.00 \$100.00 \$9.00 |
| L. Sidewalk | Residential | Non-residential |
| 1. Public (per block) *Each additional sidewalk block | \$7.00 \$10.00 \$5.00 | \$14.00 \$20.00 \$10.00 |
| 2. Service walk (Base Fee) *Plus per each 100 sq. ft. or fraction thereof exceeding 200 sq. ft. | \$7.00 \$10.00 \$2.00 | \$14.00 \$20.00 \$4.00 |
| M. Rain Garden, Pervious Paver, and Driveway Installations | Residential | Non-residential |
| 1. City Engineer review and inspection fee per hour - applicant will be required to fill out a Professional Services Fee Application | \$93.00 \$100.00 | \$93.00 \$100.00 |

~~1305.09~~ 1305.08 FEES FOR BUILDING PERMITS.

The fees in this section are subject to the assessment as indicated in Section ~~1305.18~~ 1305.16. All permits are non-refundable.

| | | |
|--|---|------------------------|
| A. Residential dwelling structures | Residential | Non-residential |
| 1. New dwelling unit Base Fee *Plus per sf fee of: each sf 100 sq. ft. or fraction thereof of gross floor area including basement and attached garage exceeding 2,000 sq. ft. | \$400.00 \$5.00 \$0.20 | - |

| | | |
|---|--|--|
| 2. Additions to dwelling units Base fee *Plus per sf fee of: each 100 sq. ft. or fraction thereof of gross floor area including basement and attached garage | \$80.00 \$100.00 \$10.00 \$0.20 | - |
| 3. Alterations to dwelling units (Interior and Exterior) includes rehabilitation, damage repair and fire damage Base fee *Plus per sf fee of: each 100 sq. ft. or fraction thereof of gross floor area including basement and attached garage *Plus additional repair fees for roofing, windows, exterior wall covering | \$50.00 \$100.00 \$5.00 \$0.20 See Repairs #4 | - |
| 4. Repair of dwelling units (a) Repair of structure (b) Roofing (c) Windows replacement (d) Exterior wall covering | \$35.00 \$50.00 \$35.00 \$50.00 \$35.00 \$50.00 \$35.00 \$50.00 | - |
| 5. Secondary, accessory & appurtenance structures of buildings greater than 200 sq. ft. Base fee *Plus per sf fee of: each 50 sq. ft. or fraction thereof of gross floor area | \$20.00 \$50.00 \$6.00 \$0.15 | - |
| 6. Exterior decks Base fee *Plus per each 100 sq. ft. of gross floor area or fraction thereof exceeding 200 sq. ft. | \$30.00 \$50.00 \$8.00 | |
| 7. Demolition of residential structures Per sq. ft. of gross floor areas on all stories Minimum | \$0.05 \$100.00 | - |
| 8. Dumpster enclosures | \$25.00 | - |
| 9. Residential Occupancy Permit | \$25.00 | - |
| B. Non-residential buildings or structures | Residential | Non-residential |
| 1. New building or structure Per sq. ft. of gross floor area of all stories Minimum | - | \$0.25 \$0.50 \$2,000.00 |
| 2. Additions to buildings or structures Per sq. ft. of gross floor area of all stories Minimum | - | \$0.30 \$0.50 \$500.00 \$1,000.00 |
| 3. Alterations to buildings or structures Per sq. ft. of gross floor area of all stories Minimum | - | \$0.35 \$0.50 \$250.00 \$500.00 |
| 4. Repairs to buildings or structures (a) Repair of structure (b) Roofing (c) Windows replacement (d) Exterior wall covering | - | \$75.00 \$150.00 \$75.00 \$150.00 \$75.00 \$150.00 \$75.00 \$150.00 |
| 5. Secondary, accessory and appurtenance structures of buildings greater than 120 sq. ft. Base fee *Plus per sf fee of: each 50 sq. ft. or fraction thereof of gross floor area | - | \$30.00 \$75.00 \$9.00 \$0.50 |

| | | |
|--|---|---------------------------------------|
| 6. Demolition of buildings or structures Per sq. ft. of gross floor areas on all stories Minimum | - | \$0.10 \$150.00 \$300.00 |
| 7. Dumpster enclosure | - | \$35.00 \$100.00 |
| 8. Non residential occupancy permit | - | \$25.00 |

1305.10 1305.09 FEES FOR MISCELLANEOUS PERMITS.

The fees in this section are subject to the assessment as indicated in Section 1305.18

1305.16. All permits are non-refundable.

| A. Antenna or Satellite Dish | Residential | Non-residential |
|---|---------------------------|-------------------------------------|
| 1. One meter or less | No charge | No charge |
| 2. Larger than one meter in diameter | \$50.00 | \$60.00 |
| B. A. Lawn Sprinkler Systems | Residential | Non-residential |
| 1. Base fee | \$30.00 \$60.00 | \$40.00 \$100.00 |
| Note: The above fee is only for the installation of a lawn sprinkler system with a lawn or yard area. A separate and additional plumbing permit shall be obtained to install the required backflow device and to connect the lawn sprinkler system to the potable water system. Only registered plumbing contractors may obtain a plumbing permit. An electrical permit is also required for low voltage controllers and/or valves. Only registered electrical contractors may obtain an electrical permit. | | |
| 2. Fees for any one lawn sprinkler system including plumbing and/or electrical fees shall not exceed | \$60.00 | \$70.00 |
| C. Lot Clearing; Grading and/or Filling of Lots | Residential | Non-residential |
| 1. For work that is not part of another permit issued herein | \$80.00 | \$90.00 |
| D. B. Signs | Residential | Non-residential |
| 1. New Sign Per face *Plus per sq. ft. | \$30.00 \$0.35 | \$40.00 \$60.00 \$0.45 |
| 2. Relocated; altered size; altered advertising copy Per face | \$20.00 | \$30.00 \$60.00 |
| 3. Restored or repaired with no change in size, location or advertising copy | No charge | No charge |
| Note: An electrical permit may also be required for electric signs. | | |
| E. C. Swimming Pools | Residential | Non-residential |
| 1. In ground | \$100.00 | - |
| 2. Above ground | \$50.00 | - |
| Note: Above fees are for general trades permit only. Additional permit(s) may also be required; i.e. electric, plumbing, HVAC | | |
| F. Tents and Membrane Lawn Sprinkler Systems | Residential | Non-residential |
| 1. Over 200 sq. ft. | \$10.00 | \$20.00 |
| 2. Canopies over 400 sq. ft. | \$20.00 | \$40.00 |
| —Note: Additional fees are required for temporary lighting and exit signage | | |

~~1305.11~~ 1305.10 FEES FOR PLUMBING, WATER, SEWER AND FUEL GAS WORK.

The fees in this section are subject to the assessment as indicated in Section ~~1305.18~~ **1305.16**. All permits are non-refundable.

| A. New construction of; addition to; alteration to; plumbing, water service and sewer systems | Residential | Non-residential |
|--|--------------------------------------|--------------------------------------|
| 1. Base fee for any one system or any combination of systems | \$35.00 \$50.00 | \$40.00 \$75.00 |
| Plus: | | |
| *Per each plumbing fixture | \$5.00 | \$6.00 |
| *Per each plumbing appliance | \$3.50 | \$4.50 |
| *Per each new water connection/disconnection to a lateral, main or branch of a main | \$25.00 | \$35.00 |
| *Per each new sewer connection/disconnection to a lateral, main or branch of a main | \$50.00 | \$60.00 |
| B. New construction of; addition to; alteration to; fuel gas systems | Residential | Non-residential |
| 1. Base fee | \$30.00 \$50.00 | \$40.00 \$75.00 |
| Plus: | | |
| *Per each appliance opening | \$4.00 | \$5.00 |
| C. Repair of plumbing; water; sewer; fuel gas systems | Residential | Non-residential |
| 1. Per building or structure | \$35.00 \$50.00 | \$45.00 \$75.00 |
| 2. Storm sewer system that is part of a driveway repair; storm sewer system that is part of a garage slab repair; storm sewer system that is part of a foundation repair | \$15.00 \$25.00 | \$25.00 \$50.00 |

~~1305.12~~ 1305.11 FEES FOR ELECTRICAL WORK.

The fees in this section are subject to the assessment as indicated in Section ~~1305.18~~ **1305.16**. All permits are non-refundable.

| A. Residential dwelling structures | Residential | Non-residential |
|--|--|------------------------|
| 1. New electrical systems Per each dwelling unit Additional fees | \$130.00 Exempt | - |
| 2. Addition to electrical systems Base fee for each dwelling unit affected *Plus additional fees | \$35.00 \$50.00 TBD | - |
| 3. Alterations to electrical systems (rehabilitation, damage repair and fire damage) Base fee for each dwelling unit affected *Plus per each 100 sq. ft. or fraction thereof of gross floor area | \$35.00 \$50.00 \$5.00 | - |
| 4. New construction of; addition to; alteration to; electrical system of appurtenant building or structure Base fee *Plus additional fees | \$35.00 \$50.00 TBD | - |
| 5. Repair of electrical systems Per building or structure Additional fees | \$35.00 \$50.00 TBD | - |
| B. Non-residential dwelling structures | Residential | Non-residential |
| 1. New electrical systems | - | |

| | | |
|--|--------------------------------------|---------------------------------------|
| Base fee *Plus per each 100 sq. ft. or fraction thereof of gross floor area | | \$100.00 \$4.00 |
| 2. Addition to electrical systems Base fee *Plus per each 100 sq. ft. or fraction thereof of gross floor area | - | \$100.00 \$4.00 |
| 3. Alterations to electrical systems Base fee *Plus additional fees in Section (C) | - | \$100.00 TBD |
| 4. Repair of electrical systems Per building or structure Additional fees | - | \$75.00 Exempt |
| C. Additional Fees | Residential | Non-residential |
| Each switch | \$0.50 | \$0.50 |
| Each lighting outlet of 110/240 volts | \$0.50 | \$0.50 |
| Each lighting fixture of 110/240 volts | \$0.50 | \$0.50 |
| Each receptacle of 110/240 volts other than lighting | \$0.50 | \$0.50 |
| Each receptacle of greater than 240 volts and/or 1,000 watts | \$5.00 | \$5.00 |
| Each fixture greater than 1,000 watts | \$5.00 | \$5.00 |
| Each lighting outlet; each receptacle and/or outlet; each fixture; of less than 100 volts | \$0.50 | \$0.50 |
| Each mast/meter base | \$20.00 | \$20.00 |
| Each main panel of 110 volts or greater | \$20.00 | \$20.00 |
| Each sub panel of 110 volts or greater | \$15.00 | \$15.00 |
| Each panel/sub panel of less than 110 volts | \$15.00 | \$15.00 |
| Each generator Note: Additional fuel gas permit may be required | \$30.00 | \$30.00 |
| Temporary lighting, receptacle and/or outlet installations | \$30.00 | \$30.00 |
| Temporary lighting and exit signage for tent structures | \$30.00 | \$30.00 |
| Electric sign | \$45.00 | \$45.00 |
| Each new power bus duct Per foot or fraction thereof of length | \$0.50 | \$0.50 |
| Each new motor Less than one horsepower One to ten horsepower More than ten horsepower | No charge \$5.00 \$10.00 | No charge \$5.00 \$10.00 |
| Underground service wiring | \$25.00 \$50.00 | \$25.00 \$100.00 |
| Optical fiber cable system; communication system and similar systems Base fee per system *Plus per each 1,000 sq. ft. or fraction thereof of gross area exceeding 5,000 sq. ft. per system | \$40.00 \$20.00 | \$40.00 \$20.00 |
| Co-generation systems and associated equipment | \$100.00 | \$100.00 |
| Parking lot lighting per pole | - | \$10.00 |
| Planned Unit Residential Development private drive Lighting per pole | \$10.00 | - |

1305.13 1305.12 FEES FOR HVAC WORK.

The fees in this section are subject to the assessment as indicated in Section ~~1305.18~~

1305.16. All permits are non-refundable.

| A. Residential dwelling structures | Residential | Non-residential |
|---|--------------------|------------------------|
| 1. New heating, ventilating, air conditioning systems | | - |

| | | |
|--|--|--|
| Per each dwelling unit Heating only Any combination of systems | \$80.00 \$100.00 | |
| 2. Addition to heating, ventilating, air conditioning systems per each dwelling unit affected Heating only; ventilating only; air conditioning only Any combination of systems Per each appurtenant building or structure | \$50.00 \$90.00 \$35.00 \$50.00 | - |
| 3. Alterations to heating, ventilating, air conditioning systems Per each dwelling unit affected Heating only; ventilating only, air conditioning only Any combination of systems Base fee for each dwelling unit affected | \$50.00 \$90.00 \$35.00 \$50.00 | - |
| 4. Repair of heating, ventilating, air conditioning systems | \$35.00 \$50.00 | |
| B. Non-residential structures | Residential | Non-residential |
| 1. New heating, ventilating, air conditioning systems Base fee *Plus per each 100 sq. ft. or fraction thereof of gross floor area | - | \$100.00 \$150.00 \$4.00 |
| 2. Addition to heating, ventilating, air conditioning systems Base fee *Plus per each 100 sq. ft. or fraction thereof of gross floor area | - | \$75.00 \$150.00 \$4.00 |
| 3. Alterations to heating, ventilating, air conditioning systems Base fee *Plus per each 100 sq. ft. or fraction thereof of gross floor area | - | \$75.00 \$150.00 \$4.00 |
| 4. Repair of heating, ventilating, air conditioning systems Per system | - | \$60.00 \$150.00 |

1305.14 1305.13 FEES FOR FIRE PROTECTION SYSTEMS WORK.

The fees in this section are subject to the assessment as indicated in Section ~~1305.18~~

1305.16. All permits are non-refundable.

| | | |
|--|--------------------|--|
| A. Fire alarm, smoke detection, CO detection and similar systems | Residential | Non-residential |
| Base fee per system | \$50.00 | \$60.00 |
| *Plus per each device | - | \$75.00 \$1.50 |
| B. Fire suppression systems | Residential | Non-residential |
| 1. New sprinkler system Base fee *Plus each sprinkler head | \$50.00 \$1.50 | \$60.00 \$75.00 \$2.00 |
| 2. All other fire suppression systems Base fee for each system *Plus per each 100 sq. ft. or fraction thereof of gross floor area | \$50.00 \$1.50 | \$60.00 \$75.00 \$2.00 |
| 3. Repair of fire suppression systems Per building or structure | \$40.00 | \$50.00 \$75.00 |
| Note: the Fire Department may also require a fee and permit for fire suppression systems. Confirm with the South Euclid Fire Department. | | |
| C. Commercial cooking hoods | Residential | Non-residential |
| Base fee per hood | - | \$100.00 \$200.00 |
| *Plus suppression fee indicated in Section 1305.14 1305.13B. | | TBD |
| D. Smoke evacuation system | Residential | Non-residential |
| Base fee per system | - | \$200.00 |

~~1305.15~~ 1305.14 FEES NOT SPECIFIED; NO CHARGES PERMIT.

(a) The fee for a permit to perform any work regulated by Part Thirteen, Building Code of the South Euclid Codified Ordinances, and not otherwise specified in Chapter 1305, shall be one-half of one percent of the estimated cost of the work, except that no permit shall be less than ~~thirty dollars (\$30.00)~~ **fifty dollars (\$50.00)**.

(b) All work performed for the City of South Euclid shall be performed by contractors registered to work in the City. A “no charge” permit shall be obtained by the contractor(s) performing the work for the City. All other regulations pertaining to permits shall be followed.

(c) If a contractor performing work in the City requests to have an inspection outside of the normal working hours of the Building Department, a fee of ~~\$50.00~~ **\$75.00** must be paid for each requested inspection. **In extenuating circumstances, it is at the discretion of the Building Commissioner to determine a reasonable cost for this service.**

~~1305.16 SENIOR CITIZEN EXEMPTION.~~

~~Senior citizens upon furnishing satisfactory proof of financial hardship or inability to pay the required fee shall be exempt from the permit fee for the installation of a hot water heater as provided for in Section ~~1305.11~~. Proof of senior citizen status (i.e. over 65) and ownership of the real estate to be improved shall be furnished to the Building Commissioner at the time of making application for permit.~~

~~1305.17~~ 1305.15 DEPOSITS REQUIRED FOR EXPENSES OF CONSULTANTS, INSPECTIONS AND OTHER EXPENSES IN BUILDING AND/OR ZONING MATTERS.

(a) When a property owner or an authorized agent for a property owner files a building and/or zoning application or an application of appeal, funds shall accompany and, be deposited with the Director of Finance, to pay for professional services, inspections and other expenses that shall be incurred by the City in consideration of such application. Such deposit shall be made in accordance with the following schedule and shall be in addition to any other zoning and/or building fees required by other ordinances:

| <u>Type of Proposal or Application</u> | <u>Amount</u> |
|---|--|
| (1) Additions and/or alterations to one, two and three family residences The City will bill applicant for expenses incurred. | No deposit required |
| (2) New one, two and three family residences abutting a public right-of-way | \$750.00 |
| (3) Minor subdivisions The City will bill applicant for expenses incurred. | No deposit required |
| (4) Major subdivisions - not part of a Planned Unit Residential Development | \$8,000.00 |
| (5) Conditional use - Planned Unit Residential Development | \$12,000.00 |
| (6) Conditional use - except PURD The City will bill applicant for expenses incurred. | No deposit required |
| (7) Condominium developments | \$12,000.00 |
| (8) Commercial - new, alterations and/or additions that require site review | \$3,000.00 |
| (9) Commercial - new, alterations and/or additions that do not require site review | \$800.00 |
| (10) Rezoning application | No deposit required \$500.00 |

(b) No application shall be accepted until all required fees and/or deposits are received by the Director of Finance. In the event the applicant withdraws his application after receipt by the City any expenses incurred by the City prior to withdrawal will be paid from the deposit and the remaining returned to the applicant.

(c) Upon failure to deposit the funds required by this section, the City may dismiss an application or indefinitely defer an application until such funds are received.

(d) All professional fees, inspection fees and other expenses incurred by the City in considering an application shall be paid from the funds deposited with the Director of Finance pursuant to this section. If such funds are depleted to thirty percent of the originally deposited

funds, the applicant shall make an additional deposit equal to the funds depleted so that the fund will equal the amount originally deposited.

(e) All funds not expended shall be returned to the applicant within a reasonable amount of time following the completion of the project for which the funds were deposited.

(f) "Professional services" shall mean services rendered by the City Engineer, the City Planning Consultant, the City Architect, the Director of Law, the City Plans Examiner, inspectors and/or other consultants required by the City, all under special hourly rates established by contracts with the City.

~~1305.18~~ 1305.16 OHIO BOARD OF BUILDING STANDARDS.

(a) The Building Commissioner is hereby authorized and directed commencing July 5, 1993, to collect and remit on behalf of the Board of Building Standards an assessment equal to three percent of the prescribed building permit fees on non-residential structures as required by Senate Bill 359 and Ohio Administrative Code 4101:2-1-50.

(b) For residential structures, an assessment equal to one percent of the prescribed permit fee is required in accordance with the Board of Building Standards.

Section 2: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees on or after November 25, 1975, 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 3: This Ordinance shall take effect and be enforced from and after the earliest period allowed by law and upon signature of the mayor.

Passed this _____ day of _____, 2021.

Joseph Frank, President of Council

Attest:

Approved:

Keith A. Benjamin, Clerk of Council

Georgine Welo, Mayor

Approved as to form:

Michael P. Lograsso, Director of Law

Passed this _____ day of _____, 2021.

Joseph Frank, President of Council

Attest:

Approved:

Keith A. Benjamin, Clerk of Council

Georgine Welo, Mayor

Approved as to form:

Michael P. Lograsso, Director of Law

CITY OF SOUTH EUCLID, OHIO

ORDINANCE NO.: 13-21
INTRODUCED BY: Frank
REQUESTED BY: Mayor

June 14, 2021

AN ORDINANCE

AMENDING SECTION 765.01 “FEES FOR APPLICATIONS, CERTIFICATES AND PERMITS” OF CHAPTER 765 “SCHEDULE OF FEES” OF TITLE SIX “ADMINISTRATIVE PROVISIONS” OF PART SEVEN “PLANNING AND ZONING CODE” OF THE CODIFIED ORDINANCES OF THE CITY OF SOUTH EUCLID, OHIO.

WHEREAS, City Council and the Administration feel it is important to periodically review the fees to appear before the City’s Boards and Commissions.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of South Euclid, Ohio:

Section 1: That Section 765.01 “Fees for Applications, Certificates and Permits” of Chapter 765 “Schedule of Fees” of Title Six “Administrative Provisions” of Part Seven “Planning and Zoning Code” of the Codified Ordinances of the City of South Euclid, Ohio be amended as follows:

765.01 FEES FOR APPLICATIONS, CERTIFICATES AND PERMITS.

The following fee schedule is adopted for applications, certificates and permits required in this Planning and Zoning Code. All fees shall be paid in full before any permit or certificate is issued and/or before any application is accepted and reviewed:

- (a) Building permit - see Chapter 1305 of the Building Code
- ~~(b) Certificate of occupancy - \$30.00~~
- ~~(e)~~**(b)** Application for appeal (**BZA**) - ~~\$100.00~~ **\$250.00**
- ~~(d)~~**(c)** Application for conditional use - ~~\$100.00~~ **\$250.00**
- ~~(e) Application for noneonforming use registration certificate - \$100.00~~
- ~~(f)~~**(d)** Application for preliminary plat approval - \$300.00
- ~~(g)~~**(e)** Application for final plat approval - ~~\$100.00~~ **\$300.00**
- ~~(h)~~**(f)** Application for text amendments - no fee
- ~~(i)~~**(g)** Application for rezoning (Zoning Map change) - ~~\$700.00~~ **\$1,000.00**

(If such an application is initiated or requested other than by Council or the Planning Commission, it shall be accompanied by a deposit of ~~seven hundred dollars (\$700.00)~~ **one thousand dollars (\$1,000.00)** to cover the cost of engineering and legal fees as well as fees of the Zoning and Building Standards Board of Appeals. Any additional costs beyond the deposit of ~~seven hundred dollars (\$700.00)~~ **one thousand dollars (\$1,000.00)** shall be charged to and paid by the applicant, including advertising costs for public hearings by the Planning Commission.)

- ~~(j)~~**(h)** Application or request for vacating of streets or parts thereof - \$500.00

(If such an application or request is initiated other than by Council or the Planning Commission, it shall be accompanied by a deposit of five hundred dollars (\$500.00) to cover the cost of engineering, preparation of the plat, filing fees and other expenses. Any additional cost shall be charged to the applicant. Any overage shall be returned to the party making the deposit.)

- (i) Application to go to the Planning Commission for all other matters - \$250.00**

Section 2: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees on or after November 25, 1975, 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 3: This ordinance shall take effect and be enforced from and after the earliest period allowed by law and upon signature of the mayor.

Passed this _____ day of _____, 2021.

Joseph Frank, President of Council

Approved:

Georgine Welo, Mayor

Attest:

Keith A. Benjamin, Clerk of Council

Approved as to form:

Michael P. Lograsso, Director of Law