

FIRST READING: 11.28.16
SECOND READING: 12.12.16
THIRD READING: 12.19.16

ORDINANCE NO. 79-16

BY: JAMES W. MORAN

AN ORDINANCE TO AMEND SECTIONS 1321.01, 1321.02, 1321.03, 1321.04, 1321.05, AND 1371.05 OF THE CODIFIED ORDINANCES OF THE CITY OF ROCKY RIVER CONCERNING PERMIT, INSPECTION AND LICENSE FEES

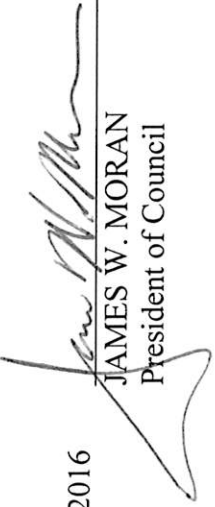
WHEREAS, the Administration of the City of Rocky River, has deemed it necessary to amend various sections of our Codified Ordinances regarding the fees charged for building and construction project review and action by the Building Department and the City land use commissions; and

WHEREAS, included within the amendments are revisions to Codified Ordinances Sections 1321.01, 1321.02, 1321.03, 1321.04, 1321.05, and 1371.05, as provided in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. That Sections 1321.01, 1321.02, 1321.03, 1321.04, 1321.05, and 1371.05 of the Codified Ordinances of the City of Rocky River concerning permit, inspection and license fees be amended as provided in Exhibit A, incorporated by reference herein.

SECTION 2. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: December 19th, 2016

JAMES W. MORAN
President of Council

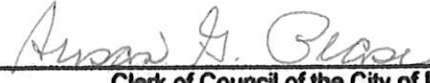
PRESENTED
TO MAYOR: December 19th, 2016 APPROVED: December 19th, 2016

ATTEST:


SUSAN G. PEASE
Clerk of Council


PAMELA E. BOBST
Mayor

I, the undersigned clerk of council of the city of Rocky River, State of Ohio, do hereby certify that publication of the foregoing ordinance was duly made by posting a true copy thereof in the lobby of the Rocky River City Hall, in accordance with the charter of Rocky River, commencing on the 19th day of December, 20 16.


Clerk of Council of the City of Rocky River, Ohio

City of Rocky River } ss
County of Cuyahoga }

THE UNDERSIGNED CLERK OF THE COUNCIL OF THE CITY OF ROCKY RIVER, OHIO DOES HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 79-16 ADOPTED BY THE COUNCIL OF SAID CITY ON THE 19th DAY OF December, 20 16 THAT THE PUBLICATION OF SUCH ORDINANCE HAS BEEN MADE AND CERTIFIED OF RECORD ACCORDING TO LAW, THAT NO PROCEEDINGS LOOKING TO A REFERENDUM UPON SUCH ORDINANCE HAVE BEEN TAKEN; THAT SUCH ORDINANCE AND THE CERTIFICATE OF PUBLICATION THEREOF, ARE OF RECORD IN ORDINANCE RECORD NO. 79-16

docs:meu:ordchpt1321:Nov2016

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 19th DAY OF December, 20 16.


CLERK OF COUNCIL OF THE CITY OF ROCKY RIVER, OHIO

1321.01 PLAN EXAMINATION FEES.

Plan and examination fees are payable at the time of submission of the first set of plans and fifty percent (50%) is refundable if proposed final plans are not submitted within one (1) year.

(a) New Residential Construction:

- (1) One and two-family: \$250.00 lump sum.
- (2) Single-family attached: \$500.00 up to three (3) units; \$100.00 each unit over three (3).
- (3) Apartments: \$600.00 up to six (6) units; \$100.00 each unit over six (6).
- (4) Additions and remodeling: \$10.00 per one hundred (100) square feet of floor area.

(b) Local or General Business and Office Buildings: New construction, remodeling,

additions and/or modifications alterations, site improvements, utilities, etc.:

\$10.00 per one hundred (100) square feet of building area affected, or \$4.00 per \$1,000 valuation, where square footage of building is not an appropriate method of calculation.

- (c) Places of Assembly: Restaurants, schools, etc. as per the Ohio Building Code: \$15.00 per one hundred (100) square feet where applicable, or \$4.00/\$1,000 valuation.

(Ord. 139-02. Passed 9-23-02.)

- (d) Signs: \$10.00 base fee and \$2.00/square feet ~~over 25 square feet.~~

- (e) Subdivision Plats: \$50.00 lump sum up to six (6) lots; \$10.00 each lot over six (6).

- (f) Miscellaneous: All other items for which plans are required and not listed above: \$25.00 lump sum.

(Ord. No. 130-08. Passed 12/22/08; Ord. _____. Passed _____.)

1321.02 PERMIT FEES.

(a) Building Fees:

- (1) All new residential 1, 2, and 3 family dwellings ~~and additions:~~ ~~\$20.00 (\$50.00)~~ base fee, plus ~~\$20.00 (\$25.00)~~ per 100 square feet of all floor area including basement and garage areas.

- (2) Residential 1, 2, and 3 family, remodeling, additions, alterations and repairs: ~~\$20.00 (\$50.00)~~ base fee, plus ~~\$3.00 per \$1,000 valuation as estimated by the Building Commissioner~~ \$.09 per square foot of area.

- (3) All new commercial, assembly or multi-family buildings and additions: ~~\$50.00 (\$100.00)~~ base fee, plus ~~\$25.00 (\$50.00)~~ per 100 square feet of floor area.

- (4) Commercial, assembly, multi-family remodeling, alterations, and repairs: ~~\$50.00 (\$100.00)~~ base fee, plus ~~\$5.00 per \$1,000 valuation as estimated by the Building Commissioner~~ \$ 50.00 per 100 square foot of floor area including basement and garage areas.

(b) Electrical Permit Fees:

- (1) Residential 1, 2, and 3 family buildings: ~~\$25.00 (\$50.00)~~ base fee, plus \$1.00 per outlet, fixture, plus ~~\$5.00 (\$15.00)~~ per panel, service, or motor.

- (2) Commercial, assembly, or multi-family buildings: ~~\$50.00 (\$100.00)~~ base fee, plus \$2.00 per outlet, fixture, plus ~~\$10.00 (\$35.00)~~ per panel, service, transformer, motor.

- (3) All Solar Panel installations or additions to existing solar arrays

(c) Plumbing Permit Fees:

- (1) Residential 1, 2, and 3 family buildings: ~~\$25.00 (\$50.00)~~ base fee, plus \$5.00 per fixture, appliance, floor drain, hot water tank. . ~~one hundred (100) foot increment of exterior sewer, gas, waterline.~~

Mayoral reports/RECAPS/New fee prices.docx

11-14-16 2:00PM

- (2) Residential 1, 2, and 3 family buildings: ~~\$25.00~~ (\$50.00) base fee, plus \$5.00 per one hundred (100) foot increment of exterior sewer, gas, or waterline.
- (~~2~~) (3) Commercial, assembly, or multi-family buildings: ~~\$50.00~~ (\$125.00) base fee, plus \$5.00 per fixture, appliance, floor drain, hot water tank. ~~one hundred (100) foot increment of exterior sewer, gas, waterline.~~
- (4) Commercial, assembly, or multi-family buildings: ~~\$50.00~~ (\$70.00) base fee, plus \$5 per, one hundred (100) foot increment of exterior sewer, gas, or waterline.
- (d) Heating and Air Conditioning Permit Fees:
- (1) Residential 1, 2, and 3 family buildings: ~~\$25.00~~ (\$50.00) base fee, plus \$15.00 per heating and air conditioning unit.
- (2) Commercial, assembly, or multi-family buildings: ~~\$50.00~~ (\$125.00) base fee, plus \$25.00 (\$50.00) per heating and air conditioning and air handling unit.
- (3) Each Geothermal Unit installation: \$150.00
- (e) Paint Removal and Exterior Surface Cleaning: \$35.00 application fee plus deposits as required under Section 1374.02(b).
- (f) Fire Sprinkler System:
- (1) Residential: \$25.00 base fee, plus \$1.00 per sprinkler head.
- (2) Commercial: \$50.00 base fee, plus \$1.00 per sprinkler head.
- (3) Commercial Kitchen Hood Fire System: \$50.00.
- (g) Waterproofing: ~~\$30.00~~ (\$50.00) flat fee.
- (h) Pools and hot tubs:
- (1) Above ground heated - ~~\$25.00~~ (\$50.00).
- (2) In ground - ~~\$75.00~~ (\$150.00)
- (i) Miscellaneous: Decks, play structures, arbors, fences, sheds, driveways, retaining walls, and all other items not listed above: ~~\$25.00~~ (\$45.00) flat fee.
- (j) Signs: New, modifications or alterations: ~~\$25.00~~ (\$50.00) base fee, plus \$2.00 (~~\$4.00~~) per square foot of sign area.
- (Ord. 130-08. Passed 12-22-08; Ord. ____ . Passed ____.)

1321.03 INSPECTION FEES.

(a) Initial or first time inspections as per the following specific itemized list are included in the fee for the building permit:

- (1) Excavation.
- (2) Drains and sewers.
- (3) Framing.
- (4) ~~Plumbing rough-in.~~
- (5) ~~Electrical rough-in.~~
- (6) (4) Final and occupancy.

(b) Reinspection or repeat inspections for any purpose other than the convenience of the City: ~~\$20.00~~ (\$50.00).

(c) Special conditions, in apartments, office or other buildings completed in phases, such as by unit, floor, wing, etc., the initial inspections as per Subsection (a) hereof may be performed for each such phase as determined by the Building Commissioner to be required. In such case, the initial inspection in each phase shall be considered to be covered by the fee for the building permit.

(d) Special inspections on street openings by the gas, electricity and telephone utilities shall be at the rate of Fifteen Dollars (\$15.00) per hour. This is for the services of the Inspector, as specified in Section 901.09 of the Codified Ordinances of the City of Rocky River.
(Ord. 139-02. Passed 9-23-02.)

(e) Street openings by the Cleveland Water Department shall be at the rate of Sixty Dollars (\$60.00) per opening for inspection and restoration of the pavement.

(f) Sewers and streets in new subdivisions: The work rates and charges deducted from deposits shall be at the rate of Twelve Dollars (~~\$12.00~~) (\$50.00) per hour for an Inspector. For work performed by the City crews in cleaning and similar operations, the charges against the deposit shall be the actual cost to the City for such services.

(g) Any special inspections performed by anyone other than City employees may be authorized and/or required by the Mayor for any new building application, proposed development or redevelopment. All costs to the City that are incurred for such special inspections shall be reimbursed by the developer. From the date of billing by the City, the developer shall have 30 days to pay such costs. If such costs are not timely paid by the developer, the Director of Law is hereby authorized to initiate legal proceedings to collect same.
(Ord. 41-05. Passed 4-11-05; Ord. _____. Passed _____.)

1321.04 APPLICATION FILING FEES.

- (a) Subdivision filing fees shall be the cost of County recording plus twenty-five dollars (\$25.00).
- (b) A filing fee of ~~\$75.00~~ (\$ 150.00) shall be paid for any application requiring review and action by the Planning Commission.
- (c) A filing fee for application to the Board of Zoning and Building Appeals for review and action on a variance request shall be paid as follows:
 - (1) Commercial - ~~\$75.00~~ (\$100.00) for the first variance request and \$25.00 for each additional variance request.
 - (2) Residential - ~~\$50.00~~ (\$75.00) for the first variance request and ~~\$20.00~~ (\$25.00) for each additional variance request.
 - (3) Permit Protest -~~\$50.00~~ (\$100.00).
(Ord. 71-12. Passed 3-25-12; Ord. _____. Passed _____.)

1321.05 MISCELLANEOUS PERMIT FEES.

- (a) Street Openings. One Hundred Dollars (\$100.00) plus Five Hundred Dollars (\$500.00) deposit refundable when the street has been restored to the complete satisfaction of the Director of Public Safety-Service. If the permittee does not make prompt restoration, it may be accomplished by City forces and the cost therefor deducted from the deposit at the actual cost to the City. (See Sections 901.02 and 901.06 of the Codified Ordinances.)
- (b) Curb Cutting and Private Driveways: Twenty-Five Dollars (\$25.00) per cut plus One Hundred Dollars (\$100.00) deposit to cover the cost of restoration of pavement in a manner to the complete satisfaction to the Director of Public Safety-Service. If the permittee does not make prompt restoration, it may be accomplished by City forces and the cost therefor deducted from the deposit at the actual cost to the City. (See Section 905.01 of the Codified Ordinances.)
- (c) Sidewalk and Curb Crossing: Twenty-Five Dollar (\$25.00) fee plus One Hundred Dollars (\$100.00) deposit to cover the cost of restoration of the sidewalk, curb and tree lawn to its original condition, and to the complete satisfaction of the Director of Public Safety-Service. If the permittee does not make prompt restoration, it may be accomplished by City forces and the cost therefor deducted from the deposit at the actual cost to the City. (See Section 907.02 of the Codified Ordinances.)
- (d) Obstructing Tree Lawns, Streets and Sidewalks: Twenty-five Dollars (\$25.00) fee plus Fifty Dollars (\$50.00) deposit. (See Section 909.06 of the Codified Ordinances.)
- (e) Decorative Devices for Tree Lawns: Twenty-five Dollar (\$25.00) fee plus Fifty Dollar (\$50.00) deposit. See Section 910.03 of the Codified Ordinances.)
- (f) Street Cleaning: will be charged according to the schedule below. ~~Twenty-five Dollar (\$25.00) fee plus Two Hundred Dollar (\$200.00) deposit for each One Hundred Thousand (\$100,000) cost of construction or fraction thereof.~~ Before a permit is issued for the construction of any building within the City, the builder shall post with the Director of Finance a cash bond in the amounts for the types of buildings hereinafter set forth:

(a) Residential:

New single family dwellings per each	\$300.00
New multi-family up to 5 units	500.00
New multi-family over 5 units, per unit	100.00

(b) Commercial, Business and Industrial Uses:

Square Feet	
0 - 5,000	\$2,000.00
5,000 - 10,000	4,000.00
10,000 - 20,000	5,000.00
20,000 - 30,000	6,000.00
Over 30,000	8,000.00

Any construction requiring a greater deposit than indicated in the above schedule shall be determined by the Mayor, the Building Commissioner and additional department directors as may be involved.

In the event that the Director of Public Safety-Service or the Building Commissioner determines, after inspection, that any public property located between the lot on which a building is being constructed and the adjacent streets or roadways has been deposited with mud or debris; has been damaged by the passage of vehicles or equipment to and from the lot; and that such damage could have been avoided by the construction and/or maintenance of an adequate temporary or permanent driveway the building Commissioner shall have authority to authorize the removal of mud and debris or the repair of such damage. The expense of repairs shall be paid for from the cash bond required by this section. If more than the cash bond is used for repairs, the builder shall, before proceeding with further construction and within three days after being notified by letter mailed by first class mail to the builder's address, as set forth in the building permit, replenish such bond by posting sufficient money with the Director of Finance to restore the cash bond required by this section.

(g) Demolition: One Hundred Dollar (\$100.00) initial fee for one (1), two (2) or three (3) family dwellings or accessory buildings plus One Hundred Dollar (\$100.00) deposit, commercial buildings - Two Hundred Dollars (\$200.00) for the first two (2) stories, plus One Hundred Dollars (\$100.00) per story in excess of two (2) stories plus Three Hundred Dollar (\$300.00) deposit. Deposits in each case are to cover police guards and street cleaning. (See Section 1354.01.)

Fifty Dollar (\$50.00) flat fee residential garage demolition.

(h) Housing Moving: One Hundred Dollars (\$100.00) per building plus Five Hundred Dollar (\$500.00) deposit for moving buildings onto a different lot. The fee includes the moving and foundation permit. The deposit is to cover the cost of a police escort and street cleaning. The escort shall be performed by off-duty policemen at a fee to be negotiated between them and the mover and to be deducted from the deposit. The cleaning service shall be either performed by the mover to the satisfaction of the City or shall be performed by City crews and the cost therefor deducted from the deposit on the basis of the actual cost to the City. Whether a house is to be moved to a different location on the same lot or onto a separate lot, the electrical, plumbing, gas, sewer and drainage permit fees provided for in Section 1321.02(a)(2) are to be charged. (See Section 1355.01, 1355.02 and 1355.06 of the Codified Ordinances.)

(i) Outdoor Shows: Two Hundred Dollar (\$200.00) fee plus Three Hundred Dollars (\$300.00) deposit. (See Section 725.04 and 725.05 of the Codified Ordinances.)

(j) Recreation Equipment: Fifty Dollar (\$50.00) one-time fee in all residential districts. (See Chapter 1141 of the Codified Ordinances.)

(k) Fire Alarm Systems.

(1) Fire alarm systems installation permit and inspection fee of;

A. Residential 1, 2, and 3 family buildings, household fire alarm Twenty-five Dollars (\$25.00) or combination alarm system with fire alarm: Twenty-five Dollars (\$25.00) base fee, plus alarm user permit fee. (See Chapter 701.03)

B. Commercial, assembly, or multi-family fire alarm system: Fifty Dollars (\$50.00) base fee plus One Dollar (\$1.00) per device.

Note: Commercial, assembly, or multi-family combination fire and security alarms systems are not permitted for life safety.

(2) False alarms prohibited, fee schedule, see Chapter 701.05 (Ord. 25-14. Passed 6-9-14.)

(l) Direct Satellite Receiving Stations: For all residential districts, a plan review fee of Twenty Dollars (\$20.00) and an inspection and permit fee of Thirty Dollars (\$30.00). For all districts other than residential, a plan review fee of Thirty Dollars (\$30.00) and an inspection and permit fee of Fifty Dollars (\$50.00).

(m) Going Out of Business Sales: A Fifty Dollar (\$50.00) fee for each license or license renewal for any thirty (30) day period or part thereof as described in Section 749.03. (Ord. 71-12. Passed 3-25-12; Ord. _____. Passed _____.)

1371.05 FEES, AND RENTAL LICENSE/CERTIFICATE OF OCCUPANCY.

(a) All rental units including but not limited to single family buildings or residential units within condominium buildings shall pay a following fee for a Rental License/Certificate of Occupancy. The fees cover the twelve (12) month period.

One Rental Unit	\$50.00
Two Rental Units	\$80.00
Three or More	\$100.00 for first three units and \$20.00 (\$ 25.00)for each unit over the first three

(b) Any Rental License/Certificate of Occupancy issued under this Chapter shall be valid for a period of twelve (12) months from the application date unless said Occupancy Permit is revoked under the provisions of this Chapter.

(c) Reinspection Fee: The initial inspection and ~~a maximum of two~~(One) reinspection are included in the application fee paid to the City for the Rental License/Certificate of Occupancy. Any subsequent reinspection will require a reinspection fee of Forty (40) Dollars.

(d) Charge for late payment will be required if payment of the Rental License/Certificate of Occupancy is not received within forty (40) days (includes a ten [10] day grace period) from the application date. A late charge fee of Ten (10) Dollars will be assessed every ten (10) days thereafter, per unit.

(Ord. 145-04. Passed 12-13-04; Ord. _____. Passed _____.)