

Ordinance No. 2015-41

AN ORDINANCE AMENDING SECTION 1325.01, SECTION 1325.03, SECTION 1325.04, SECTION 1325.05, SECTION 1325.06, SECTION 1325.08, SECTION 1325.12, AND SECTION 1325.14 OF THE CODIFIED ORDINANCES OF THE CITY OF PARMA HEIGHTS AND DECLARING AN EMERGENCY

BE IT ORDAINED by the Council of the City of the City of Parma Heights, County of Cuyahoga and State of Ohio:

Section 1. That Section 1325.01 is amended to read as follows:

Section 1325. 01 APPLICATION FOR PERMITS; PLATS.

(a) All applications for building permits shall be accompanied by a plat, drawn to scale, showing the actual dimensions of the parcel of land to be built upon, the size of the building to be erected, the position of the building upon the lot and such other information as may be deemed necessary to provide for the enforcement of these regulations.

(b) All applications for building permits shall be accompanied by a plot plan drawn to scale, the drawing to show the location of the proposed structure upon the applicant's lot; the drawing shall also show the relationship and proximity of structures, if any, on abutting or contiguous lots and lands.

(c) Any person submitting an application for any permit required to construct any building within the Municipality or to alter, repair, remodel or make any addition to any existing building within the Municipality or to alter, repair, remodel or make any addition to any existing building in the Municipality shall pay therewith to the Director of Public Service a fee in accordance with the then existing schedule of fees, in order to insure the good faith of the application and to reimburse the Municipality for the expenses of processing the application and making any necessary inspections. In the event that the permit is granted, the amount so paid shall be credited against the fee for the permit sought and any surplus returned to the applicant, less five dollars (\$5.00). If the permit sought is denied by the Municipality for reasons other than that the plans are incomplete or unreadable, the entire amount so paid shall be returned to the applicant, less five dollars (\$5.00). If the application is voluntarily withdrawn by the applicant, the entire amount so paid shall be retained by the Municipality. ~~Any resubmission of plans required by the Building Commission shall be considered to be a new application for which a new fee shall be charged, and any prior fee returned, less five dollars (\$5.00); provided, however, that if the Commission rejects any plans for the reason that they are incomplete or unreadable, the entire fee shall be retained by the Municipality.~~

Section 1325. 01 APPLICATION FOR PERMITS; PLATS.

(a) All applications for building permits shall be accompanied by a plat, drawn to scale, showing the actual dimensions of the parcel of land to be built upon, the size of the building to be erected, the position of the building upon the lot and such other information as may be deemed necessary to provide for the enforcement of these regulations.

(b) All applications for building permits shall be accompanied by a plot plan drawn to scale, the drawing to show the location of the proposed structure upon the applicant's lot; the drawing shall also show the relationship and proximity of structures, if any, on abutting or contiguous lots and lands.

(c) Any person submitting an application for any permit required to construct any building within the Municipality or to alter, repair, remodel or make any addition to any existing building within the Municipality or to alter, repair, remodel or make any addition to any existing building in the Municipality shall pay therewith to the Director of Public Service a fee in accordance with the then existing schedule of fees, in order to insure the good faith of the application and to reimburse the Municipality for the expenses of processing the application and making any necessary inspections. In the event that the permit is granted, the amount so paid shall be credited against the fee for the permit sought and any surplus returned to the applicant, less five dollars (\$5.00). If the permit sought is denied by the Municipality for reasons other than that the plans are incomplete or unreadable, the entire amount so paid shall be returned to the applicant, less five dollars (\$5.00). If the application is voluntarily withdrawn by the applicant, the entire amount so paid shall be retained by the Municipality.

Section 2. That Section 1325.03 is amended to read as follows:

Section 1325.03 PERMIT FEES; GRADE AND DRAINAGE INSPECTION FEE.

The following fees, to include five inspections, review by the Building Inspector and/or from the Building Department and Building Consultant, shall be paid to the Municipality to cover permit fees, inspections and the costs of checking grades and drainage of surface water by the City Engineer:

- ~~—(a) Single family dwelling \$350.00~~
- ~~—(b) Commercial buildings 350.00 plus~~
~~—\$10.00 for each 100 square feet or portion thereof of aggregate floor space~~
- ~~—(c) Multifamily dwelling 350.00 plus~~
~~—\$50.00 for each dwelling unit therein, including the first unit~~
- ~~—(d) The fee for a permit to construct any garage to be used in connection with a single family dwelling 100.00~~
- ~~—(e) The fee for a permit to construct each bay of a garage to be used in connection with a multifamily dwelling 50.00~~

Section 1325.03 PERMIT FEES; GRADE AND DRAINAGE INSPECTION FEE.

Fees, to include five inspections, review by the Building Official and/or the Building Department and Building Consultant, shall be paid to the Municipality to cover permit fees, inspections and the costs of checking grades and drainage of surface water by the City Engineer shall be in accordance with the then existing schedule of fees contained in Chapter 1321.

Section 3. That Section 1325.035 is amended to read as follows:

1325.035 BOARD OF BUILDING STANDARDS FEE FUND.

There is hereby established an Ohio Board of Building Standards Fee Fund for the purpose of collecting the ~~three percent for Commercial building fee required by the State.~~

1325.035 BOARD OF BUILDING STANDARDS FEE FUND.

There is established an Ohio Board of Building Standards Fee Fund for the purpose of collecting the one percent (1%) building fee for Residential and three percent (3%) for Commercial building fee required by the State.

Section 4. That Section 1325.04 is amended to read as follows:

Section 1325.04 DEPOSITS REQUIRED FROM COMMERCIAL AND MULTIFAMILY UNIT DEVELOPERS; ARCHITECTURAL AND/OR ENGINEERING SERVICES; REFUNDS.

(a) For architectural services rendered by the City Engineer or an architect employed by the City, developers of commercial property and developers of multifamily dwellings or single-family attached developments shall deposit with the City sufficient moneys based on the schedule of construction estimates as follows:

~~For each \$100,000 valuation \$100.00~~

(b) The Director of Finance is hereby authorized and directed to charge against the deposits provided for in subsection (a) hereof architectural and engineering fees for architectural services rendered and billed therein by the City Engineer and/or an architect employed by the City.

(c) Any sums not so charged against such deposit shall be refunded upon completion of the project and the issuance of an occupancy permit.

Section 1325.04 DEPOSITS REQUIRED FROM COMMERCIAL AND MULTIFAMILY UNIT DEVELOPERS; ARCHITECTURAL AND/OR ENGINEERING SERVICES; REFUNDS.

(a) For architectural services rendered by the City Engineer or an architect employed by the City, developers of commercial property and developers of multifamily dwellings or single-family attached developments shall deposit with the City sufficient moneys based on the schedule of construction estimates as follows:

- (i) Base Fee \$500.00
- (ii) Any additional review shall be charged based upon the then current standard hourly rate contained in the then current Municipal Engineer Contract

(b) The Director of Finance is authorized and directed to charge against the deposits provided for in subsection (a) hereof architectural and engineering fees for architectural services rendered and billed therein by the City Engineer and/or an architect employed by the City.

(c) Any sums not charged against such deposit shall be refunded upon completion of the project and the issuance of an occupancy permit.

Section 5. That Section 1325.05 is amended to read as follows:

Section 1325.05 ALTERATION, REMODELING AND REPAIRING.

The fee for a permit to alter, remodel or make structural repairs and additions to the existing structures shall be as follows:

~~—(a) If the structure is a single family dwelling, one hundred dollars (\$100.00) and, in addition thereto, one dollar (\$1.00) for each 100 square feet, or portion thereof, of floor areas altered, remodeled, repaired or added.~~

~~—(b) If the structure is a multifamily dwelling, two hundred fifty dollars (\$250.00) and, in addition thereto, fifty dollars (\$50.00) for each dwelling unit, or portion thereof, altered, remodeled, repaired or added.~~

~~—(c) If the structure is a commercial building, two hundred fifty dollars (\$250.00) and, in addition thereto, ten dollars (\$10.00) for each 100 square feet, or portion thereof, of aggregate floor area altered, remodeled, repaired or added.~~

~~—(d) Notwithstanding subsection (a), (b) and (c) hereof, if less than 15 square feet of floor area is altered, remodeled, repaired, or added in any structure at any one time, then the fee shall be fifteen dollars (\$15.00).~~

(e) A deposit is required with the application as follows:

~~—(1) In the case of single family dwellings, fifty dollars (\$50.00);~~

~~—(2) In the case of a multifamily dwelling or commercial building, one hundred dollars (\$100.00).~~

Section 1325.05 ALTERATION, REMODELING AND REPAIRING.

The fee for a permit to alter, remodel or make structural repairs and additions to the existing structures shall be in accordance with the then existing schedule of fees contained in Chapter 1321.

Section 6. That Section 1325.06 is amended to read as follows:

Section 1325.06 BUILDING MOVING AND RAZING.

~~(a) Whenever moving any building within, into or through the City requires passage over any highway, street, avenue, alley, sidewalk or public ground open to the use of the public, the fee for a permit to move such building shall be one thousand dollars (\$1,000.00) for each usable floor within the building being moved. In addition, the mover shall post with the Director of Public Service a bond, approved by the Director of Law and executed by the mover as principal and by a compensated surety company as surety, in the amount of one hundred thousand dollars (\$100,000.00) conditioned upon the faithful and prompt performance of the moving of the building as described in the application. The mover shall further deposit with the Director of Public Service cash in an amount to be fixed by the Director of Public Service, which deposit shall be sufficient to cover all cost incurred by the City in connection with the proposed move, including, but not limited to costs of raising wires, services of the Police, Fire, Building and Service Departments calculated at hourly rates, reimbursement to the City for the cost per mile of the City's vehicles used by employees and officials of the City for the cost per mile of the City's vehicles used by employees and officials of the City in supervising the move and inspecting the building after relocation. Any unexpended portion of this deposit shall be returned to the mover~~

by the Director of Public Service after completion of the moving of the building and upon inspection and approval of the relocated building. The mover shall further deposit with the Director of Public Service a fully paid policy of insurance in an amount and form satisfactory to the Director of Law, which insurance shall fully indemnify the City from any liability incurred in connection with or arising out of the moving of the building.

~~—(b) When moving any building within, into or through the City does not require passage over any highway, street, avenue, alley, sidewalk or public ground open to use of the public, then prior to commencing such moving, the mover shall deposit with the Director of Public Service a bond, approved by the Director of Law and executed by the mover as principal and by a compensated surety company as surety in the amount of twenty five thousand dollars (\$25,000.00) conditioned upon the faithful and prompt performance of the moving of the building as described in the application. In addition, a fee shall be charged for inspecting the building after relocation at the rate of one hundred fifty dollars (\$150.00) for each usable floor within each building moved, but the minimum fee for any one building moved shall be three hundred dollars (\$300.00).~~

—(e) (b) Any person, partnership or corporation desiring to raze any primary building in the City shall deposit prior to commencing any such razing with the Director of Public Service a bond of one hundred thousand dollars (\$100,000) as approved by the Director of Law and executed by the demolition contractor as principal and by a compensated surety company as surety conditioned upon the faithful and prompt performance of the razing of the building as described in the application, plus a cash deposit of two hundred dollars (\$200.00). This amount shall be returned to the depositor upon a determination by the director, after inspection, that the razing has been properly and satisfactorily completed, except that two hundred dollars (\$200.00) shall be retained as a fee for such inspection. If a building is razed by means of burning by the Fire Department in a drill duly scheduled for the purpose of training, which has been approved by the Mayor, no bond shall be required, but a one hundred dollar (\$100.00) fee shall be charged for inspection of the premises after razing.

~~—(d) If an accessory building is razed in the City there shall be a charge of fifty dollars (\$50.00)~~

Section 1325.06 BUILDING MOVING AND RAZING.

(a) Whenever moving any building within, into or through the City the mover shall deposit with the Director of Public Service cash in an amount to be fixed by the Director of Public Service, which deposit shall be sufficient to cover all cost incurred by the City in connection with the proposed move, including, but not limited to costs of raising wires, services of the Police, Fire, Building and Service Departments calculated at hourly rates, reimbursement to the City for the cost per mile of the City's vehicles used by employees and officials of the City for the cost per mile of the City's vehicles used by employees and officials of the City in supervising the move and inspecting the building after relocation. Any unexpended portion of this deposit shall be returned to the mover by the Director of Public Service after completion of the moving of the building and upon inspection and approval of the relocated building. The mover shall further deposit with the Director of Public Service a fully paid policy of insurance in an amount and form satisfactory to the Director of Law, which insurance shall fully indemnify the City from any liability incurred in connection with or arising out of the moving of the building.

(b) Any person, partnership or corporation desiring to raze any primary building in the City shall deposit prior to commencing any such razing with the Director of Public Service a bond of twenty five thousand dollars (\$25,000.00) as approved by the Director of Law and executed by the demolition contractor as principal and by a compensated surety company as surety conditioned upon the faithful and prompt performance of the razing of the building as described in the application, plus a fee of two hundred dollars (\$200.00). If a building is utilized by the Fire Department or Police Department in a drill duly scheduled for the purpose of training, which has been approved by the Mayor, no bond shall be required, but a one hundred dollar (\$100.00) fee shall be charged for inspection of the premises after razing.

Section 7. That Section 1325.08 is amended to read as follows:

Section 1325.08 REINSPECTION FEE.

~~—A fee of fifty dollars (\$50.00) shall be charged for each reinspection made of any building, structure or sign referred to in Sections 1325.03 to 1325.06, inclusive, because of faulty or incomplete work or because of inaccurate information on a permit or application.~~

Section 1325.08 REINSPECTION FEE.

A fee in accordance with the then existing schedule of fees contained in Chapter 1321 for Residential Dwellings and Commercial Buildings shall be charged for each reinspection made of any building, structure or sign referred to in Sections 1325.03 to 1325.06, inclusive, because of faulty or incomplete work or because of inaccurate information on a permit or application.

Section 8. That Section 1325.12 is amended to read as follows:

Section 1325.12 APPLICATION FEE.

A fee of ~~one hundred dollars (\$100.00)~~ is hereby imposed upon each applicant to defray the costs of registration. Such fee is to be paid by cash, check or money order and shall accompany the application.

Section 1325.12 APPLICATION FEE.

A fee in accordance with the then existing schedule of fees contained in Chapter 1321 is hereby imposed upon each applicant to defray the costs of registration. Such fee is to be paid by cash, check or money order and shall accompany the application.

Section 9. That Section 1325.14 is amended to read as follows:

Section 1325.14 RENEWAL OF REGISTRATION.

On or before December 31, the registrant may apply for a renewal of registration upon a form provided by the Director of Public Service, together with a ~~fee of one hundred dollars (\$100.00)~~. Upon receipt of a properly completed application for renewal, together with the required fee, the Director shall renew the registration for one year.

Section 1325.14 RENEWAL OF REGISTRATION.

On or before December 31, the registrant may apply for a renewal of registration upon a form provided by the Director of Public Service, together with a fee in accordance with the then

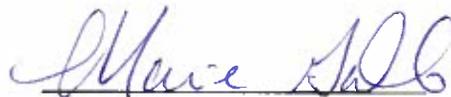
existing schedule of fees contained in Chapter 1321. Upon receipt of a properly completed application for renewal, together with the required fee, the Director shall renew the registration for one year.

Section 10. That Section 1325.01, 1325.03, 1325.035 1325.04, 1325.05, 1325.06, 1325.08, 1325.12, and 1325.14 as they have heretofore existed are repealed.

Section 11. This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council and that all deliberations of the Council and of any of its Committees comprised of a majority of the members of the Council that resulted in those formal actions were in meetings open to the public, in compliance with the law.

Section 12. This ordinance is hereby declared to be an emergency measure for the public peace, health and safety of the municipality and for the further reason it is necessary to update the Parma Heights Building; wherefore, this ordinance shall be in full force and effect immediately upon its passage by Council and approval by the Mayor.

PASSED: 11-16-2015


PRESIDENT OF COUNCIL

ATTEST: Florence A. Bohdan
CLERK OF COUNCIL

11-16-2015
APPROVED

FILED WITH
THE MAYOR: 11-16-2015


MAYOR