

ORDINANCE NO. 2015-49

**AN ORDINANCE ENACTING NEW CHAPTER 1321 BUILDING FEES, AND
DECLARING AN EMERGENCY**

WHEREAS, the Director of Public and the Building Official desire to codified a list for all building fees.

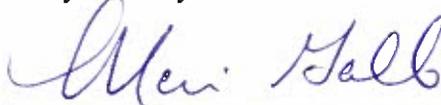
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Parma Heights, County of Cuyahoga and State of Ohio:

Section 1. That new Chapter 1321 Building Fees, in the form identified as Exhibit "A" attached hereto, and made a part hereof as though fully rewritten be adopted effective immediately.

Section 2. 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 meeting open to the public, in compliance with the law.

Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the public peace, health and safety of the Municipality and for the further reason it is necessary for the efficient operation of the Building Department, 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

**CHAPTER 1321
BUILDING FEES**

Section 1321.01 Building Fees

Except as otherwise specifically provided for, the following provisions shall prevail in the issuance of all types of permits. The Director of Public Service and/or Building Official, before issuing any permit, are authorized to charge and collect the fees specified in this chapter. The fees prescribed herein shall be additive and, unless otherwise specifically provided, separate fees shall be paid for each of the items listed. All fees shall be computed and determined by the Director of Public Service and/or Building Official, who shall give a receipt for cash payment. Fees for plan examination and/or landscape review shall be separate and paid directly to the Plan Examiner, Alternate Plan Examiner and/or Landscape Architect, who shall give a receipt for cash payment.

Section 1321.02 ONE, TWO OR THREE FAMILY DWELLING BUILDING PERMIT FEES

A. New dwellings base fee	\$ 750.00
B. New dwellings (2 or 3 family) base fee	\$1,200.00
C. Mud bond (refundable)	\$ 500.00
D. Tap in fee:	
(1) Sanitary Sewer – per equivalent unit	\$ 850.00
E. City engineer review fee – new dwelling	\$ 600.00
F. Plan review fee- dwelling	\$ 400.00
G. Alterations, additions & remodeling	\$ 150.00
H. Detached garage	\$ 75.00
I. Shed	\$ 50.00
J. Swimming pool, spa, or hot tub	\$ 60.00
K. Razing (each structure)	\$ 50.00
L. Deck or front stoop/stairs	\$ 45.00
J. Roofing:	
(i.) Tear off + new layer	\$ 100.00
(ii.) Layer over existing (2 total layers permitted)	\$ 50.00

K. Windows replacement (same size as existing)	\$ 25.00
L. Window or door replacement (increase or decrease in size)	\$50.00
M. Vinyl siding	\$ 20.00
N. Fencing base fee	\$ 50.00
i. In addition 25 cents per lineal foot	
O. Concrete	
ii. Driveway	\$60.00
iii. Apron, sidewalk, yardwalk, garage pad, or patio	\$ 50.00
P. Curb cut lineal per feet	\$ 20.00
Q. Gazebo/ pergola	\$ 60.00
R. Chimney (re-build)	\$ 50.00
S. 3 Season room/sunroom	\$ 100.00
T. Awning	\$ 50.00
U. Breezeway	\$ 100.00
V. Dish-type satellite signal-receiving station	\$ 100.00

Section 1321.03 COMMERCIAL BUILDING PERMIT FEES (EXCLUDING MECHANICAL, ELECTRICAL & PLUMBING)

A. New building base fee	\$ 450.00
(i) Plus \$15.00 per each 100 sq ft	
B. Multi-car Garage Structure Base Fee	\$ 150.00
(i) Each park space	\$ 10.00
C. Mud bond (refundable)	\$1,500.00
D. Alterations, additions & remodeling base fee:	\$ 350.00
(i) Plus \$15.00 per each 100 sq ft	
E. City Engineer review base fee	\$ 500.00
(i) Once site development documents have been submitted	
F. Building plan review base fee	\$ 300.00
(i) If the Building Official determines plans must go to a review consultant, that	

consultant will establish a one-time fee to be paid prior to beginning review.

G. Street Opening Fee	
(i) Dedicated paved street	\$ 750.00
(ii) Pearl Road, West 130 th , Snow Road, Stumph Road, York Road, & Ridgewood Drive	\$1,500.00
H. Roofing Replacement or Repairs:	
Up to 10,000 square feet	\$ 150.00
Over 10,001 square feet	\$ 250.00
Special inspector fee (if needed)	\$ 250.00
I. Site Work Pavement:	
(i) Up to 1,000 square feet	\$ 100.00
(ii) 1,000 -2,000 square feet	\$ 150.00
(iii) Over 2,001 square feet	\$ 150.00
(a) Plus 3 cents per square foot	
J. Curb cut, per lineal foot	\$ 2.00
K. Razing	\$ 200.00
L. Cell tower additional antenna/equipment	
(i) Engineering review fee & inspection fee (city tower)	\$ 2,000.00
(ii) Engineering review fee & inspection fee (private property)	\$ 1,450.00
(iii) Permit fee	\$ 250.00
Section 1321.04 ELECTRICAL – COMMERCIAL & RESIDENTIAL PERMIT FEES	
A. New commercial base fee	\$ 250.00
B. New one, two, and three family dwelling base fee	\$ 200.00
C. New multi-family, apartment, townhouses, condominium, hotels and Senior Citizen Residential District.	
(i) Base fee – 1 st suite	\$ 200.00
(ii) Each suite thereafter	\$ 100.00
D. Alterations, additions & remodeling:	
(i) Commercial base fee	\$ 150.00
(ii) One, two, and three family base fee	\$ 75.00
E. Exterior electric distribution system, per 100 feet or fraction thereof	\$ 15.00
F. Temporary electric service to jobsite	\$ 75.00

G. Panel change/service increase	\$ 75.00
H. Electric service to service building or component of (i) television, radio, communication or wireless tower or antenna	\$200.00
I. Service upgrades: mast, meter base, bonding & ground rods	\$ 75.00
J. Rooftop units control wiring, each	\$ 15.00
K. Rooftop units power wiring, each	\$ 20.00
L. Outdoor light poles, each	\$ 25.00
M. Lightning arrestor system	\$100.00
N. Heating outlets, each	\$ 15.00
O. Branch circuit – forced air furnace	\$ 50.00
P. Branch circuit sump pump	\$ 75.00
Q. Motors & transformers, each	\$ 20.00
R. Generators & batteries, each	\$ 20.00
S. Transfer switches, each	\$ 15.00
T. Emergency stand-by system	\$ 150.00
U. Solar system base fee, (i) each panel	\$ 150.00 \$ 50.00
V. Wind turbine	\$ 1,000.00
W. Fuel dispensing pump, each	\$ 15.00
X. Electric furnace	\$ 125.00
Y. Thru-wall heating a/c unit	\$ 500.00
Z. Heat pump	\$ 125.00
AA. Swimming pool, spa & hot tub	\$ 50.00

BB.	Illuminated sign	\$ 40.00
CC.	Low voltage system: telephone, alarm, control, point of sale, led lighting, energy management, cat 6, and similar type systems, each	\$ 50.00
DD.	X-ray or scanning device	\$ 75.00
EE.	Hard wired smoke alarm system	\$ 75.00
FF.	Individual items each \$2 (unless otherwise noted)	
	(a) lighting fixtures	
	(b) ceiling fan box	
	(c) switch	
	(d) GFCI/AFCI per outlet	\$ 5.00
	(e) receptacle	
	(f) 220V outlet, each	\$ 7.00
	(g) over 200V, each	\$ 10.00
	(h) computer outlet	
	(i) cable, antenna & phone outlet	
	(j) USB port	
	(k) thermostat	
	(l) smoke/fire/carbon monoxide detector	
	(m) bells/alarms	
	(n) exit sign & battery pack, each	\$ 10.00
	(o) alarm panel, each	\$ 20.00
	(p) alarm strobe & pull, each	\$ 20.00
	(q) bathroom exhaust fan, each	\$ 10.00

Section 1321.04 COMMERCIAL PLUMBING PERMIT FEES

A.	New commercial plumbing base fee	\$ 200.00
B.	Alterations & repairs base fee	\$ 150.00
C.	Water distribution system	
	(i) interior	\$ 100.00
	(ii) exterior	\$ 100.00
	(iii) Alterations & repairs to either system contained in (i) or (ii)	\$ 50.00
D.	Gas distribution system --	
	(i) interior	\$ 100.00
	(ii) exterior	\$ 100.00
	(iii) Alterations & repairs to either system in (i) or (ii)	\$ 50.00

E. Installation of storm or sanitary sewer lines, per 100 feet or fraction thereof		
(i) 3 inch to 6 inch diameter		\$ 15.00
(ii) 8 inch diameter	\$ 25.00	
(iii) 10 inch diameter	\$ 30.00	
(iv) 12 inch diameter	\$ 40.00	
(v) Larger than 12" diameter	\$ 50.00	
F. Connection to storm sewer	\$ 150.00	
G. Connection to sanitation sewer	\$ 150.00	
H. Irrigation system base fee	\$ 75.00	
(i) Each head	\$ 10.00	
I. Storage tanks base fee	\$ 75.00	
J. Remove underground tank base fee	\$ 75.00	
K. City engineer review base fee	\$ 300.00	
L. In ground swimming pool	\$ 75.00	
M. Grease interceptor	\$ 60.00	
N. Oil separator	\$ 60.00	
O. Water control (interior)	\$ 175.00	
P. Waterproofing (exterior)	\$ 100.00	
Q. Back flow prevention device base fee	\$ 75.00	
(i) 2 inches and less	\$ 50.00	
(ii) Larger than 2 inches	\$100.00	
R. Hot water heater –Base Fee	\$ 75.00	
(i) up to 150 gallon	\$ 40.00	
(ii) 151 to 300 gallon	\$ 50.00	
(iii) 301 gallons and larger	\$ 200.00	
S. Hot water heater pan	\$ 40.00	
T. Hot water heater – alterations & repairs	\$ 60.00	
U. Plan review fee	\$100.00	

V. Fire suppression sprinkler base fee	\$150.00	
(i) Each head	\$ 2.00	
W. Cooking hood fire suppression system (ansol) base fee		\$ 200.00
X. Individual items each \$ 10.00 (unless otherwise noted)		
a. water closet		
b. urinal		
c. bidet		
d. lavatory sink		
e. tub		
f. shower		
g. kitchen sink		
h. hand washing sink		
i. 3-compartment sink, each		\$ 14.00
j. bar sink		
k. dishwasher		
l. garbage disposal		
m. laundry tub(s)		
n. janitor/mop sink		
o. washing machine discharge, each		\$ 14.00
p. discharge wall unit		
q. drinking fountain		
r. dental chair		
s. shampoo sink station		
t. pedicure sink station		
u. water filter/conditioning system		
v. expansion tank, each		\$ 20.00
w. check valve, each		\$ 20.00
x. vacuum breaker, each		\$ 20.00
y. air admittance valve		
z. trap primer, each		\$ 20.00
aa. indirect waste(s), each		\$ 14.00
bb. sump pump and pit, each		\$ 14.00
cc. access panel, each		\$ 14.00
Y. Gas fireplace insert, fire starter, gas logs, solid fuel burning appliance, each		\$ 20.00
Section 1321.05 COMMERCIAL HVAC PERMIT FEES		
A. Furnace – boilers – solar - electric or gas		
Base fee		\$ 200.00
i. Up to 150,000 BTU		\$ 30.00
ii. Over 151,000 BTU		\$ 40.00

iii.	Each additional 100,000 BTU	\$	10.00
B. Air conditioning – refrigeration			
	Base fee	\$	200.00
(i)	Up to 3 tons	\$	30.00
(ii)	4 to 6 tons	\$	40.00
(iii)	7 to 10 tons	\$	50.00
(iv)	Over 10 ton	\$	75.00
C. Refrigerant lbs in system			
(i)	1 to 5 lbs	\$	10.00
(ii)	6 to 20 lbs	\$	20.00
(iii)	21 to 100 lbs	\$	40.00
(iv)	Over 101 lbs	\$	60.00
D. Related equipment			
(a)	gas piping	\$	150.00
(b)	solid fuel appliances and stoves	\$	100.00
(c)	commercial cooking line hood	\$	100.00
(d)	hood fire suppression	\$	100.00
(e)	chimney	\$	100.00
(f)	masonry chimney	\$	100.00
(g)	air cleaner	\$	50.00
(h)	fire damper	\$	50.00
(i)	humidifier	\$	50.00
(j)	ductwork	\$	150.00
(k)	gas fireplace/fire logs	\$	20.00

Section 1321.06 ONE, TWO OR THREE FAMILY DWELLING PLUMBING PERMIT FEES

A.	New plumbing base fee	\$150.00
B.	Alterations, replacement, repairs base fee	\$ 75.00
C. Water distribution system –		
(i)	interior	\$100.00
(ii)	exterior	\$100.00
(iii)	alterations & repairs to either system above	\$75.00
D. Gas distribution system –		
(i)	interior	\$100.00
(ii)	exterior	\$100.00
(iii)	alterations & repairs to either system above	\$ 75.00

E. Installation of storm or sanitary sewer lines (per 100 feet or fraction thereof)	
(i) 3inch – 6 inch diameter	\$ 15.00
(ii) 8 inch diameter	\$ 25.00
(iii) 10 inch diameter	\$ 30.00
(iv) 12 inch diameter	\$ 40.00
(v) larger than 12 diameter	\$ 50.00
F. Irrigation system base fee	
(i) each head	\$ 40.00
	\$ 100.00
G. Water control – interior	\$ 150.00
H. Waterproofing – exterior	\$ 75.00
I. Back flow prevention device base fee	
(i.) 2 inches and less	\$ 25.00
(ii.) larger than 2 inches	\$ 10.00
	\$ 15.00
J. Hot water heater –new	\$ 45.00
K. Hot water heater repairs	\$ 25.00
L. Hot water heater pan	\$ 20.00
M. In ground swimming pool plumbing	\$ 50.00
N. Rain barrel system, per barrel	\$ 25.00
O. Rain Garden	\$ 25.00
P. Individual items \$5.00 each (unless otherwise noted)	
(a) water closet	
(b) bidet	
(c) lavatory sink	
(d) tub	
(e) shower	
(f) kitchen sink	
(g) bar sink	
(h) Dishwasher	
(i) garbage disposal	
(j) laundry tub(s)	
(k) washing machine discharge	
(l) water filter/conditioning system	\$ 10.00
(m) expansion tank	
(n) check valve	\$ 10.00
(o) vacuum breaker	\$ 10.00

(p) air admittance valve	
(q) sump pump and pit	
(r) access panel	\$ 8.00
(s) gas fireplace insert, fire starter, gas logs	\$ 8.00
(t) solid fuel burning appliance	\$ 20.00

Section 1321.07 ONE, TWO OR THREE FAMILY DWELLING HVAC PERMIT FEES

A. Furnace – boilers – solar - electric or gas base fee	\$100.00
(i) up to 150,000 BTU	\$ 30.00
(ii) over 151,000 BTU	\$ 40.00
(iii) each additional 100,000 BTU	\$ 10.00
B. Air conditioning – refrigeration	
Base fee	
(i) up to 3 tons	\$100.00
(ii) 4 to 6 tons	\$ 30.00
(iii) 7 to 10 tons	\$ 40.00
	\$ 50.00
C. Refrigerant (lbs in system)	
(i) 1 to 5 lbs	\$ 10.00
(ii) 6 to 20 lbs	\$ 20.00
D. Related equipment	
2. gas piping	\$ 100.00
3. solid fuel appliances and stoves x	\$ 100.00
(c) factory chimney/flue	\$ 100.00
(d) masonry chimney	\$ 100.00
(e) air cleaner	\$ 50.00
(f) humidifier	\$ 50.00
(g) ductwork	\$ 100.00
(h) gas fireplace/fire logs	\$ 20.00

Section 1321.07 RE-INSPECTION, PLAN CHANGES AND WORK WITHOUT PERMIT.

A. RE-INSPECTION

A fee of fifty dollars (\$50.00) shall be charged for each additional re-inspection made necessary by faulty or incomplete work or inaccurate information on a permit or application for an electrical, heating or plumbing permit.

B. PLAN CHANGES

When major revisions are made after the original permits have been issued, an additional fee of 50% of the original permit shall be collected.

C. WORK WITHOUT PERMIT

The permit(s) cost shall be doubled for work begun or completed without obtaining a permit.

1329.99 PENALTY.

Whoever violates any of the provisions of this chapter is guilty of a misdemeanor of the second degree and shall be fined not more than seven hundred fifty dollars (\$750.00) or imprisoned not more than ninety days, or both. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.