

ORDINANCE NO. 2024 - 24

AN ORDINANCE AMENDING CHAPTER 1321 ENTITLED "BUILDING FEES" OF THE PARMA HEIGHTS CODIFIED ORDINANCES

WHEREAS, the Director of Public Service and Chief Building Official are recommending that Chapter 1321 of the Parma Heights Codified Ordinances be amended to update all building fees; and

WHEREAS, this Council desires to adopt the recommendation of the Administration.

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

Section 1: That Chapter 1321 of the Codified Ordinances is hereby amended and shall henceforth read as shown by edits set forth in Exhibit "A", which is attached hereto and incorporated by reference.

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 meetings open to the public, in compliance with the law.

Section 3: That this Ordinance shall take effect and be in force from and after the earliest date provided for by law.

PASSED: March 25, 2024 Thomas Rounds
PRESIDENT OF COUNCIL

ATTEST: Barbara Allen March 25, 2024
CLERK OF COUNCIL APPROVED

FILED WITH
THE MAYOR: March 25, 2024 Marie Gallo
MAYOR MARIE GALLO

EXHIBIT A

CHAPTER 1321

Building Fees

- 1321.01 Building fees.
- 1321.02 One, two or three family dwelling building permit fees.
- 1321.03 Commercial building permit fees (excluding mechanical, electrical and plumbing).
- 1321.04 Electrical - commercial and residential permit fees.
- 1321.05 Commercial plumbing permit fees.
- 1321.06 Commercial HVAC permit fees.
- 1321.07 One, two or three family dwelling plumbing permit fees.
- 1321.08 One, two or three family dwelling HVAC permit fees.
- 1321.09 Re-inspection, plan changes and work without permit.
- 1321.10 Miscellaneous fee.
- 1321.99 Penalty.

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.

(Ord. 2015-49. Passed 11-16-15.)

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 \$150.00

(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

(m) Roofing:

(1) Tear off + new layer \$100.00

(2) Layer over existing (2 total layers permitted) \$50.00

(3) Add garage roof \$50.00

~~(n) Windows replacement (same size as existing) \$25.00~~

~~(n)(o) Window or door replacement (increase or decrease in size) \$50.00~~

~~(o)(p) Vinyl siding \$20.00~~

~~(p)(q) Fencing base fee \$50.00~~

(1) In addition \$.25 per lineal foot

~~(q)(r) Concrete~~

(1) Driveway \$60.00

(2) Apron, sidewalk, yardwalk, garage pad, or patio \$30.00

~~(r)(s) Curb cut lineal per feet \$2.00~~

~~(s)(t) Gazebo/pergola \$60.00~~

~~(t)(u) Chimney (re-build) \$50.00~~

~~(u)(v) 3 season room/sunroom \$100.00~~

~~(v)(w) Awning \$50.00~~

~~(w)(x) Breezeway \$100.00~~

~~(x)(y)~~ Dish-type satellite signal-receiving station \$100.00

~~(y)~~ Occupancy permit fee \$100.00

~~(z)~~ Contractor registration fee \$125.00

(Ord. 2015-49. Passed 11-16-15; Ord. 2016-4. Passed 3-28-16.)

1321.03 COMMERCIAL BUILDING PERMIT FEES (EXCLUDING MECHANICAL, ELECTRICAL AND PLUMBING).

(a) New building base fee ~~\$600.00~~ \$450.00

(1) Plus ~~\$20.00~~ \$15.00 per each 100 sq. ft.

(b) Multi-car garage structure base fee \$150.00

(1) Each parking space ~~\$20.00~~ \$10.00

(c) Mud bond (refundable) \$1,500.00

(d) Alterations, additions & remodeling base fee: ~~\$500.00~~ \$350.00

(1) Plus ~~\$20.00~~ \$15.00 per each 100 sq. ft.

(e) City Engineer review base fee ~~\$750.00~~ \$500.00

(1) Once site development documents have been submitted

(f) Building plan review base fee ~~\$400.00~~ \$300.00

(1) 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

(1) Dedicated paved street ~~\$1,000.00~~ \$750.00

(2) Pearl Road, West 130th, Snow Road, Stumph Road,

York Road, & Ridgewood Drive ~~\$2,000.00~~ \$1,500.00

(h) Roofing replacement or repairs:

Up to 10,000 square feet ~~\$500.00~~ \$400.00

Over 10,001 square feet ~~\$600.00~~ \$500.00

(i) Site work pavement:

(1) Up to 1,000 square feet ~~\$200.00~~ \$100.00

(2) 1,000-2,000 square feet ~~\$300.00~~ \$150.00

(3) Over 2,001 square feet \$300.00 ~~\$150.00~~

A. Plus \$.03 per square foot

(j) Curb cut, per lineal foot \$4.00 ~~\$2.00~~

(k) Razing \$250.00 ~~\$200.00~~

(l) Cell tower additional antenna/equipment

(1) Engineering review fee & inspection fee (City tower) \$2,000.00

(2) Engineering review fee & inspection fee (private property) \$1,450.00

(3) Permit fee \$500.00 ~~\$250.00~~

(m) Occupancy permit fee \$250.00

(n) Contractor registration fee \$125.00

(Ord. 2015-49. Passed 11-16-15; Ord. 2016-4. Passed 3-28-16.)

1321.04 ELECTRICAL - COMMERCIAL AND RESIDENTIAL PERMIT FEES.

(a) New commercial base fee \$500.00 ~~\$450.00~~

(b) New one, two, and three family dwelling base fee \$250.00 ~~\$200.00~~

(c) New multi-family, apartment, townhouses, condominium,
hotels and Senior Citizen Residential District.

(1) Base fee-1st suite \$250.00 ~~\$200.00~~

(2) Each suite thereafter \$150.00 ~~\$100.00~~

(d) Alterations, additions & remodeling:

(1) Commercial base fee \$200.00 ~~\$150.00~~

(2) One, two, and three family base fee \$100.00 ~~\$75.00~~

(e) Exterior electric distribution system, per 100 feet or fraction thereof \$20.00 ~~\$15.00~~

(f) Temporary electric service to jobsite \$125.00 ~~\$75.00~~

(g) Panel change/service increase \$125.00 ~~\$75.00~~

(h) Electric service to service building or component of

(1) Television, radio, communication or wireless tower or antenna \$250.00 ~~\$200.00~~

(i) Service upgrades: mast, meter base, bonding & ground rods \$125.00 ~~\$75.00~~

- (j) Rooftop units control wiring, each ~~\$20.00~~ \$15.00
- (k) Rooftop units power wiring, each ~~\$25.00~~ \$20.00
- (l) Outdoor light poles, each ~~\$35.00~~ \$25.00
- (m) Lightning arrestor system ~~\$150.00~~ \$100.00
- (n) Heating outlets, each ~~\$20.00~~ \$15.00
- (o) Branch circuit - forced air furnace ~~\$75.00~~ \$50.00
- (p) Branch circuit sump pump ~~\$125.00~~ \$75.00
- (q) Motors & transformers, each ~~\$25.00~~ \$20.00
- (r) Generators & batteries, each ~~\$25.00~~ \$20.00
- (s) Transfer switches, each ~~\$35.00~~ \$15.00
- (t) Emergency stand-by system ~~\$200.00~~ \$150.00
- (u) Solar system base fee ~~\$200.00~~ \$150.00
- (v) Wind turbine ~~\$1,500.00~~ \$1,000.00
- (w) Fuel dispensing pump, each ~~\$25.00~~ \$15.00
- (x) Electric furnace ~~\$150.00~~ \$125.00
- (y) Thru-wall heating a/c unit ~~\$100.00~~ \$50.00
- (z) Heat pump ~~\$175.00~~ \$125.00
- (aa) Swimming pool, spa & hot tub ~~\$125.00~~ \$50.00
- (bb) Illuminated sign ~~\$75.00~~ \$40.00
- (cc) Low voltage system: telephone, alarm, control, point of sale, led lighting, energy management, cat 6, and similar type systems, when added on an existing system ~~\$125.00~~ \$75.00
- (dd) X-ray or scanning device ~~\$100.00~~ \$75.00
- (ee) Hard wired smoke alarm system ~~\$150.00~~ \$75.00
- (ff) Individual items each ~~\$5.00~~ \$2 (unless otherwise noted)
 - (1) Lighting fixtures
 - (2) Ceiling fan box
 - (3) Switch
 - (4) GFCI/AFCI per outlet

- (5) Receptacle
- (6) 220V outlet, each
- (7) Over 200V, each
- (8) Computer outlet
- (9) Cable, antenna & phone outlet
- (10) USB port
- (11) Thermostat
- (12) Smoke/fire/carbon monoxide detector
- (13) Bells/alarms
- (14) Exit sign & battery pack, each
- (15) Alarm panel, each
- (16) Alarm strobe & pull, each
- (17) Bathroom exhaust fan, each
- (18) Any electrical outlet or equipment not listed above \$10.00 ~~\$5.00~~

(Ord. 2015-49. Passed 11-16-15; Ord. 2016-4. Passed 3-28-16.)

1321.05 COMMERCIAL PLUMBING PERMIT FEES.

- (a) New commercial plumbing base fee \$250.00 ~~\$200.00~~
- (b) Alterations & repairs base fee \$200.00 ~~\$150.00~~
- (c) Water distribution system
 - (1) Interior \$150.00 ~~\$100.00~~
 - (2) Exterior \$150.00 ~~\$100.00~~
 - (3) Alterations & repairs to either system contained in (1) or (2) \$100.00 ~~\$50.00~~
- (d) Gas distribution system -
 - (1) Interior \$150.00 ~~\$100.00~~
 - (2) Exterior \$150.00 ~~\$100.00~~
 - (3) Alterations & repairs to either system in (1) or (2) \$100.00 ~~\$50.00~~
- (e) Installation of storm or sanitary sewer lines, per 100 feet or fraction thereof

- (1) Base fee ~~\$200.00~~ ~~\$150.00~~
- (2) 3 inch to 6 inch diameter ~~\$20.00~~ ~~\$15.00~~
- (3) 8 inch diameter ~~\$40.00~~ ~~\$25.00~~
- (4) 10 inch diameter ~~\$40.00~~ ~~\$30.00~~
- (5) 12 inch diameter ~~\$60.00~~ ~~\$40.00~~
- (6) Larger than 12" diameter ~~\$70.00~~ ~~\$50.00~~
- (f) Connection to storm sewer ~~\$200.00~~ ~~\$150.00~~
- (g) Connection to sanitation sewer ~~\$200.00~~ ~~\$150.00~~
- (h) Irrigation system base fee ~~\$100.00~~ ~~\$75.00~~
 - (1) Each head ~~\$2.00~~ ~~\$1.00~~
- (i) Storage tanks base fee ~~\$150.00~~ ~~\$75.00~~
- (j) Remove underground tank base fee ~~\$100.00~~ ~~\$75.00~~
- (k) City Engineer review base fee ~~\$500.00~~ ~~\$300.00~~
- (l) In ground swimming pool ~~\$150.00~~ ~~\$75.00~~
- (m) Grease interceptor ~~\$100.00~~ ~~\$60.00~~
- (n) Oil separator ~~\$100.00~~ ~~\$60.00~~
- (o) Water control (interior) ~~\$300.00~~ ~~\$225.00~~
- (p) Waterproofing (exterior) ~~\$300.00~~ ~~\$150.00~~
- (q) Back flow prevention device base fee ~~\$100.00~~ ~~\$75.00~~
 - (1) 2 inches and less ~~\$75.00~~ ~~\$50.00~~
 - (2) Larger than 2 inches ~~\$150.00~~ ~~\$100.00~~
- (r) Hot water heater - base fee ~~\$100.00~~ ~~\$75.00~~
 - (1) Up to 150 gallon ~~\$60.00~~ ~~\$40.00~~
 - (2) 151 to 300 gallon ~~\$70.00~~ ~~\$50.00~~
 - (3) 301 gallons and larger ~~\$250.00~~ ~~\$200.00~~
- (s) Hot water heater pan \$40.00
- (t) Hot water heater - alterations & repairs ~~\$100.00~~ ~~\$60.00~~
- (u) Plan review fee ~~\$150.00~~ ~~\$100.00~~

- (v) Fire suppression sprinkler base fee ~~\$200.00~~ ~~\$150.00~~
 - (1) Each head ~~\$4.00~~ ~~\$2.00~~
- (w) Cooking hood fire suppression system (ansol) base fee ~~\$250.00~~ ~~\$200.00~~
- (x) Individual items each ~~\$20.00~~ ~~\$10.00~~ (unless otherwise noted)
 - (1) Water closet
 - (2) Urinal
 - (3) Bidet
 - (4) Lavatory sink
 - (5) Tub
 - (6) Shower
 - (7) Kitchen sink
 - (8) Hand washing sink
 - (9) 3-compartment sink, each ~~\$50.00~~ ~~\$14.00~~
 - (10) Bar sink
 - (11) Dishwasher
 - (12) Garbage disposal
 - (13) Laundry tub(s)
 - (14) Janitor/mop sink
 - (15) Washing machine discharge, each ~~\$14.00~~
 - (16) Discharge wall unit
 - (17) Drinking fountain
 - (18) Dental chair
 - (19) Shampoo sink station
 - (20) Pedicure sink station
 - (21) Water filter/conditioning system
 - (22) Expansion tank, each ~~\$20.00~~
 - (23) Check valve, each ~~\$20.00~~
 - (24) Vacuum breaker, each ~~\$20.00~~

- (25) Air admittance valve
- (26) Trap primer, each ~~\$20.00~~
- (27) Indirect waste(s), each ~~\$14.00~~
- (28) Sump pump and pit, each ~~\$14.00~~
- (29) Access panel, each ~~\$14.00~~
- (30) Floor Drain
- (31) Gas Piping \$125.00

- (y) Gas fireplace insert, fire starter, gas logs,
solid fuel burning appliance, each ~~\$40.00~~ ~~\$20.00~~

(Ord. 2015-49. Passed 11-15-16; Ord. 2016-4. Passed 3-28-16.)

1321.06 COMMERCIAL HVAC PERMIT FEES.

- (a) Furnace - boilers - solar - electric or gas base fee ~~\$300.00~~ ~~\$200.00~~
 - (1) Up to 150,000 BTU ~~\$50.00~~ ~~\$30.00~~
 - (2) Over 151,000 BTU ~~\$60.00~~ ~~\$40.00~~
 - (3) Each additional 100,000 BTU ~~\$20.00~~ ~~\$10.00~~
- (b) Air conditioning - refrigeration base fee ~~\$250.00~~ ~~\$200.00~~
 - (1) Up to 3 tons ~~\$50.00~~ ~~\$30.00~~
 - (2) 4 to 6 tons ~~\$60.00~~ ~~\$40.00~~
 - (3) 7 to 10 tons ~~\$75.00~~ ~~\$50.00~~
 - (4) Over 10 ton ~~\$125.00~~ ~~\$75.00~~
- (c) Refrigerant lbs in system
 - (1) 1 to 5 lbs ~~\$20.00~~ ~~\$10.00~~
 - (2) 6 to 20 lbs ~~\$40.00~~ ~~\$20.00~~
 - (3) 21 to 100 lbs ~~\$80.00~~ ~~\$40.00~~
 - (4) Over 101 lbs ~~\$120.00~~ ~~\$60.00~~
- (d) Related equipment
 - (1) Gas piping ~~\$200.00~~ ~~\$150.00~~

- (2) Solid fuel appliances and stoves \$150.00 ~~\$100.00~~
 - (3) Commercial cooking line hood \$200.00 ~~\$100.00~~
 - (4) Hood fire suppression \$200.00 ~~\$100.00~~
 - (5) Chimney \$150.00 ~~\$100.00~~
 - (6) Masonry chimney \$150.00 ~~\$100.00~~
 - (7) Air cleaner \$60.00 ~~\$50.00~~
 - (8) Fire damper \$60.00 ~~\$50.00~~
 - (9) Humidifier \$60.00 ~~\$50.00~~
 - (10) Ductwork \$200.00 ~~\$150.00~~
 - (11) Gas fireplace/fire logs \$50.00 ~~\$20.00~~
 - (e) Replacement of existing heating and air-conditioning unit \$400.00 ~~\$300.00~~
- (Ord. 2015-49. Passed 11-15-16.)

1321.07 ONE, TWO OR THREE FAMILY DWELLING PLUMBING PERMIT FEES.

- (a) New plumbing base fee \$200.00 ~~\$150.00~~
- (b) Alterations, replacement, repairs base fee \$150.00 ~~\$75.00~~
- (c) Water distribution system -
 - (1) Interior \$150.00 ~~\$100.00~~
 - (2) Exterior \$150.00 ~~\$100.00~~
 - (3) Alterations & repairs to either system above \$125.00 ~~\$75.00~~
- (d) Gas distribution system -
 - (1) Interior \$125.00 ~~\$100.00~~
 - (2) Exterior \$125.00 ~~\$100.00~~
 - (3) Alterations & repairs to either system above \$100.00 ~~\$75.00~~
- (e) Installation of storm or sanitary sewer lines (per 100 feet or fraction thereof)
 - (1) Base fee \$100.00 ~~\$75.00~~
 - (2) 1 1/2 3 inch - 6 inch diameter \$30.00 ~~\$15.00~~
 - (3) 8 inch diameter \$50.00 ~~\$25.00~~

- (4) 10 inch diameter ~~\$60.00~~ ~~\$30.00~~
- (5) 12 inch diameter ~~\$80.00~~ ~~\$40.00~~
- (6) Larger than 12 diameter ~~\$100.00~~ ~~\$50.00~~
- (f) Irrigation system base fee ~~\$80.00~~ ~~\$40.00~~
 - (1) Each head ~~\$5.00~~ ~~\$1.00~~
- (g) Water control - interior ~~\$250.00~~ ~~\$200.00~~
- (h) Waterproofing - exterior ~~\$200.00~~ ~~\$100.00~~
- (i) Back flow prevention device base fee ~~\$50.00~~ ~~\$25.00~~
 - (1) 2 inches and less ~~\$25.00~~ ~~\$10.00~~
 - (2) Larger than 2 inches ~~\$30.00~~ ~~\$15.00~~
- (j) Hot water heater - new ~~\$60.00~~ ~~\$45.00~~
- (k) Hot water heater repairs \$25.00
- (l) Hot water heater pan ~~\$25.00~~ ~~\$20.00~~
- (m) In ground swimming pool plumbing ~~\$100.00~~ ~~\$50.00~~
- (n) Rain barrel system, per barrel ~~\$40.00~~ ~~\$25.00~~
- (o) Rain garden ~~\$40.00~~ ~~\$25.00~~
- (p) Individual items ~~\$10.00~~ ~~\$5.00~~ each (unless otherwise noted)
 - (1) Water closet
 - (2) Bidet
 - (3) Lavatory sink
 - (4) Tub
 - (5) Shower
 - (6) Kitchen sink
 - (7) Bar sink
 - (8) Dishwasher
 - (9) Garbage disposal
 - (10) Laundry tub(s)
 - (11) Washing machine discharge ~~\$20.00~~ ~~\$10.00~~

- (12) Water filter/conditioning system
- (13) Expansion tank \$20.00 ~~\$10.00~~
- (14) Check valve \$20.00 ~~\$10.00~~
- (15) Vacuum breaker \$20.00
- (16) Air admittance valve \$25.00
- (17) Access panel \$20.00 ~~\$8.00~~
- (18) Gas fireplace insert, fire starter, gas logs \$20.00
- (19) Solid fuel burning appliance \$40.00 ~~\$20.00~~

(Ord. 2015-49. Passed 11-16-15; Ord. 2016-4. Passed 3-28-16.)

1321.08 ONE, TWO OR THREE FAMILY DWELLING HVAC PERMIT FEES.

- (a) New furnace - boilers - solar - electric or gas fee \$125.00 ~~\$100.00~~
- (b) New air conditioning - refrigeration \$125.00 ~~\$100.00~~
- ~~(c) New refrigerant (lbs in system)~~
 - ~~(1) 1 to 5 lbs \$10.00~~
 - ~~(2) 6 to 20 lbs \$20.00~~
- ~~(c d)~~ Related equipment
 - (1) Gas piping \$125.00 ~~\$100.00~~
 - (2) Solid fuel appliances and stoves x \$125.00 ~~\$100.00~~
 - (3) Factory chimney/flue \$125.00 ~~\$100.00~~
 - (4) Masonry chimney \$125.00 ~~\$100.00~~
 - (5) Air cleaner \$50.00
 - (6) Humidifier \$50.00
 - (7) Ductwork \$100.00
 - (8) Gas fireplace/fire logs \$40.00 ~~\$20.00~~

(Ord. 2015-49. Passed 11-16-15; Ord. 2016-4. Passed 3-28-16.)

1321.09 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 fifty percent 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.

(Ord. 2015-49. Passed 11-16-15.)

1321.10 MISCELLANEOUS FEE.

The Chief Building Official shall be permitted to charge a fee in the amount of fifty dollars (\$50.00) to assist residents and contractors on smaller projects that are not listed on the fee schedule that require a permit.

(Ord. 2018-37. Passed 8-1-18.)

1321.99 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.

(Ord. 2015-49. Passed 11-16-15.)