

ORDINANCE NO. 01 - 15 AC CMS

**AN ORDINANCE AMENDING THE BUILDING CODE
PERMIT FEES AND DECLARING AN EMERGENCY**

BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, five-sevenths (5/7ths) of all members elected thereto concurring:

SECTION 1. Fees for building permits issued for construction pursuant to the OBBC shall be amended as set forth in Exhibit "A" attached. All fees collected shall be subject to an additional three percent (3%) assessment to be remitted to the State Board of Building Standards, in accordance with MAS Bulletin (Management Advisory Services) dated July 21, 1993, and shall be deposited as indicated in Section 4 as set forth in Ordinance No. 00-120 AC CMS.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees 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. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of public peace, health, and safety of the citizens of the City of Oberlin, Ohio, to wit:

"to maintain a certified Building Department for the City of Oberlin, Ohio, in order to ensure the health and safety of the citizens of the City of Oberlin, Ohio",

and shall take effect immediately upon passage.

PASSED: 1st Reading - February 5, 2001 (A)(E)
2nd Reading -
3rd Reading -

ATTEST:



CLERK OF COUNCIL



CHAIR OF COUNCIL

POSTED: February 6, 2001

EFFECTIVE DATE: February 6, 2001

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EXHIBIT A

ORDINANCE NO. 01-15 AC CMS

Fees for construction documents submitted to and inspections made by certified building department shall be in accordance with the following:

- a. Fees for examination and processing of building construction documents when required to be submitted for approval under Rule 4101:2-1-17 of the Ohio Administrative Code, shall include a fee of 0.2% of the actual valuation of the area of construction and a fee of \$0.50 per 100 square feet gross area of each floor level. Fees for alteration or change of occupancy as determined by the building official shall be based on the actual area affected by the alteration or change of occupancy which may extend beyond the limits of construction.
- b. Fees for examination and processing of work requiring an electrical permit shall include a processing fee of one hundred fifty dollars plus \$2.50 per 100 square feet gross area of each floor level.
- c. Fees for examination and processing of work requiring a plumbing permit shall include a processing fee of one hundred fifty dollars plus \$2.50 per 100 square feet gross area of each floor level.
- d. Fee for preliminary construction document examination for the purpose of determining compliance with the provisions of the OBBC shall be fifty (\$50) dollars per hour.
- e. The fee for each inspection, other than those required by Rule 4101:2-1-31 of the Ohio Administrative Code, shall be one hundred dollars per inspection. Requests for all inspections shall be in writing to the building official and the fee shall be paid prior to the inspection.
- f. The fee for each reinspection shall be one hundred dollars. A reinspection shall be required when the inspector must return to inspect work that was not ready or had failed a previous inspection.
- g. In addition to the fees required by paragraphs (a), (b), (c), (e) and (f), a fee of three percent (3%) shall be collected on behalf of the State Board of Building Standards.
- h. Any person who fails to pay an inspection fee required for any inspection conducted by the building department pursuant to Chapters 3781 and 3791 of the Ohio Revised Code, except for fees charged for the examination and processing of construction documents, within forty-five (45) days after the inspection is conducted shall pay a late payment fee equal to twenty-five percent (25%) of the inspection fee.

MEMORANDUM

To: Robert DiSpirito, City Manager

From: Dennis Kirin, Fire Chief

Subject: Building Code Permit Fees

Date: January 30, 2001

Per your request...

The amendment to the building code permit fee schedule is proposed for the following reasons:

1. In the recent Ordinance 00-120, the fee calculation for building permits was changed from the state fee schedule to a local fee schedule. Permit fees for electrical and plumbing were erroneously omitted from the schedule change.
2. Under the previous fee schedule (Ordinance 96-90, Exhibit B, see attached), electrical and plumbing fees were calculated as follows:

Electrical:	Processing fee	\$150.00
	Plans fee	\$2.50 per 100 square feet
Plumbing:	Processing fee	\$150.00
	Plans fee	\$2.50 per 100 square feet

Since Ordinance 00-120 establishes a plans examination fee of \$50 per hour for all building documents, the proposed amendment for electrical and plumbing permit fees continues the \$150 processing fee per permit and reallocates the square footage fee for additional on-site inspections, dependent on the size of the project.

Overall, the total fees for electrical and plumbing permits remain the same; only the allocation changes.



explanatory key), by notation, or by other clearly understandable method. Spaces must be identified by code appellation, i.e., an "auditorium" may not be identified as "meeting room" if its size and function dictates that it is an auditorium;

4. All elevations necessary to completely describe the exterior of the building including floor to floor dimensions;
5. Cross sections, wall sections and detail sections, to scale, as may be required to describe the general building construction including wall, ceiling, floor and roof materials and construction; and details which may be necessary to describe typical connections, etc;
6. Complete structural description of the building on the above drawings or on separate drawings including size and location of all principal structural elements and a table of live loads used in the design of the building and computations, stress diagrams and other data sufficient to show correctness of plans;
7. Complete description of the mechanical, electrical and fire protection systems of the building on the above drawings or on separate drawings, including plumbing schematics and principal plumbing, heating, ventilation and air conditioning duct and piping layouts and lighting and power equipment layouts; and
8. Additional graphic or text information as may be reasonably required by the building official to allow him to review special or extraordinary construction methods or equipment.

(F) Upon application for construction document approval for buildings or portions thereof constructed of industrialized units authorized pursuant to Section 3781.12 of the Revised Code, the building official shall be provided with a copy of the industrialized unit manufacturer's "Letter of Authorization" in addition to documents as required by this rule for on-site construction, and documentation required by Rule 4101:2-1-18 of the Administrative Code.

(G) Before industrialized units(s) are set or installed on the site of intended use, the building official shall be provided with the following:

1. A copy of the construction documents approved by the board;
2. Details pertaining to on-site interconnection of modules or assemblies; and
3. The original "Letter of Certification" issued by the board with serial number(s) corresponding to the unit insignia number(s) stamped in red.

(H) Construction documents submitted that include construction of public swimming pools shall include documentation indicating approval of the pool construction documents by the Ohio Department of Health in accordance with Section 421.3 of the OBBC.

Effective: February 1, 1996

4101:2-1-20 PLANS, REQUIRED EVIDENCE OF RESPONSIBILITY

Required plans, when submitted for inspection as required under Rule 4101:2-1-17 of the Administrative Code, shall bear the identification of the person primarily responsible for their preparation and for the provisions for safety and sanitation shown therein.

Effective: July 1, 1979

4101:2-1-21 CONSTRUCTION DOCUMENTS EXAMINATION AND INSPECTION FEES

(A) Fees for construction documents submitted to and inspections made by certified building departments shall be in accordance with Rule 4101:2-1-50 of the Administrative Code.

(B) The fees for examination and processing of construction documents when required to be submitted to the division of industrial compliance for approval under Rule 4101:2-1-17 of the Administrative Code, shall be in accordance with Table 4101:2-1-21(B) of the Administrative Code.

Exception: Fees for alteration or change of occupancy as determined by the building official shall be based on the actual area affected by the alteration or change of occupancy which may extend beyond the limits of construction.

Table 4101:2-1-21 (B)

Type of Construction Documents	Processing Fee	Plan Examination Fee/100 sq. ft. gross area of each floor level
General and mechanical	\$150.00	\$4.50
Electrical	\$150.00	\$2.50
Automatic sprinkler and other fire suppression systems (all suppressed areas)	\$150.00	\$3.20
Industrialized unit	\$150.00	\$1.30

(C) The fee for preliminary construction document examination for the purpose of determining compliance with the provisions of the OBBC shall be fifty dollars per hour.

(D) The fee for each inspection, other than those required by Rule 4101:2-1-31 of the Administrative Code, shall be one hundred dollars per inspection. Requests for all inspections shall be in writing to the division of industrial compliance and the fee shall be paid prior to the inspection.

(E) In addition to the fees required by paragraphs (B), (C) and (D) of this rule, the superintendent of the Division of Industrial Compliance shall collect a fee, on behalf of the Board of Building Standards, of three dollars and twenty-five cents for each application for acceptance and approval of construction documents and for making inspections.

(F) The fee collected on behalf of the board in accordance with paragraph (E) of this rule shall be deposited by the Division of Industrial Compliance, pursuant to Section 121.084 of the Revised Code, to the credit of the board. The superintendent of the division shall report on the amount of the fees collected and deposited to the credit of the board not later than forty-five days following the end of the first full month's collection and then monthly thereafter.

(G) Any person who fails to pay an inspection fee required for any inspection conducted by the Department of Commerce pursuant to Chapters 3781. and 3791. of the Revised Code, except for fees charged for the examination and processing of construction documents, within forty-five days after the inspection is conducted shall pay a late payment fee equal to twenty-five per cent of the inspection fee.

Effective: February 1, 1996