

## 1105.05 EFFECTIVE PERIOD OF ZONING PERMITS

- (a) If, after a permit has been issued, the operation called for by it is not begun six months of the date thereof, such permit shall be void. Before operation can begin, a new permit shall be taken out by the owner or by his agent, contractor or architect, and fees fixed in this chapter for the original permit shall be paid thereof.
- (b) If after work has commenced, there is a cessation of the work for a period of six months, then, upon notice to the holder of a building permit, which notice may be posted upon the premises, the permit shall expire. Before work may be continued, the permit must be renewed by the payments of a fee herein fixed for an original permit. Upon the cessation of work for any length of time, the Building Commissioner may order the filling in of any excavation, the protection property or materials, or the abatement of any condition of nuisance or danger.
- (c) After work has been commenced, all work to be performed under such permit, including finish grading leveling of all excavations, provision for motor vehicle access to any main building and adequate enclosing and preservation from the elements shall be completed in accordance with plans and specifications within two years from the date of such permit. Such completion must be sufficient to permit use of any building for which it may be designed, sufficient to prevent the creation of nuisances or dangerous conditions or the unnecessary deterioration of materials, and sufficient to prevent a continuing adverse effect upon surrounding property values. Such two-year period shall run regardless of the issuance of a stop-work order issued by the Inspector or Buildings for a failure to comply with or for a violation of any of the provisions of this Building Code.
- (d) Failure to complete any operation or work for which a permit has been issued within two years from date thereof, as provided herein, shall be deemed a violation of this section by the owner of any property upon which such condition exists.
- (e) Upon the failure of any owner of property to complete any operation or work for which a permit has been issued within two years from date thereof, as provided herein, the Building Commissioner may institute an injunction suit in the Court of Common Pleas of Cuyahoga County for an order of Court ordering such property owner to complete such operation or work within a specified time, to remove any incomplete building or structure, to fill or grade any excavation, to abate any condition of nuisance or danger, or for other relief appropriate to the enforcement of this Building Code.  
(1964 Code 93.02; Ord. 1988-158. Passed 12-5-88.)
- (f) Failure to obtain a permit within two years after final site plan approval or final approval of the Architectural Board of Review shall void all approval previously given. Thereafter, a new application must be made and another fee paid.  
(Ord. 2000-147. Passed 9-18-00.)
- (g) A permit shall be obtained from the Building Commissioner for all items listed in this chapter. No work may commence unless the proper permit listed in this chapter is first obtained by the owner of a property or his or her authorized agent.  
(Ord. 1988-158. Passed 12-5-88.)

## 1105.04 FEES FOR ZONING PERMITS

- (a) The Building Commissioner shall receive applications for zoning permits on forms he or she provides requiring information necessary to comply with all legal requirements.
- (b) Where deed restrictions are recorded on land in favor of the City, limiting or regulating the improvements which may be constructed on such land, the Commissioner shall not issue a permit until he or she has determined that the permit will not violate such deed restrictions.
- (c) Where the application for a building permit is on land which is owned or controlled by a condominium or homeowners' association, the Commissioner shall require a letter from such association approving the application.
- (d) Where an application is not signed by an owner of the property to be improved, the Commissioner may require the owner to approve the application before the permit is issued.
- (e) If the Commissioner finds that issuance of the permit would violate the law, he or she shall not issue it, or, if the permit has already been issued, he or she shall void it. If a restraining order is issued by a court, the permit shall not be issued until the court resolves the legal issues. Otherwise, the permit shall be issued.  
(Ord. 1997-210. Passed 1-20-98.)

	<u>Residential</u>	<u>Commercial</u>
1. Apron - New or Replacement.....	\$.....\$20.00	\$.....\$40.00
2. Curb Cutting: Per foot.....	\$.....3.00	\$.....4.00
Minimum.....	\$.....\$50.00	\$.....\$50.00
3. Curb Replacement - Per foot.....	\$.....1.00	\$.....2.00
4. Driveway - New or Replacement.....	\$.....\$50.00	\$.....\$75.00
5. Driveway Widening.....	\$.....\$30.00	\$.....40.00
6. Fences - Up to 200 Linear Feet.....	\$.....30.00	\$.....50.00
Fences - Over 200 Linear Feet.....	\$.....40.00	\$.....100.00
7. Retaining Walls greater than 18" in height....	\$.....30.00	\$.....100.00
8. Sheds - All secondary, accessory & appurtenant structures or buildings:		
* Per ea. sq. ft. of gross flr area all stories....	\$.....0.25	\$.....0.35
* Minimum.....	\$.....25.00	\$.....100.00
9. Temporary Storage Shed/Trailer.....	\$.....20.00	\$.....35.00

(For each reinspection necessary due to faulty or incomplete work.....\$50.00)

## 1329.03 BUILDING

In addition to the fees for building permits provided in Section 1329.03, the following fee shall be collected by the Building Commissioner:

- (a) For a **General Contractor's license**, for a maximum of one year, expiring December 31st of the year, the licensee must fill out the application form..... \$75.00
- (b) For a **Masonry license**, for a maximum of one year, expiring December 31st of the year, the licensee must fill out the application form.....\$50.00

Permits which are to be issued for **Commercial Occupancies**, governed by the OBC, shall pay an additional assessment of 3% in accordance with 4101:2-1-50.

Permits which are to be issued for **Residential Alterations**, governed by the OBC, shall pay an additional assessment of 1% in accordance with the Board of Building Standards.

The Building Commissioner shall issue the permit required by this Building Code, fix and collect and give receipts for the same according to the following schedule:

	<u>Residential</u>	<u>Commercial</u>
A. Additions to dwelling structure (1 & 2 Fam.) as regulated by Chapter 1303 (IRC)		
*per sq. ft. of gross area of all stories.....	\$.40	
Minimum.....	\$150.00	
B. Additions to structure as regulated by Chapter 1307 (OBC)		
*per sq. ft. of gross floor area.....		\$.045
Minimum.....		\$750.00
C. Alterations to dwelling structure (Int. & Ext.) and/or exterior site alterations. - Includes fixed equip., damage repair, & fire damage repair. as regulated by Chapter 1303 (IRC)		
*per \$1,000 valuation.....	\$.850	
Minimum.....	\$50.00	
D. Alterations-structure (Interior & Exterior) and/or exterior site alterations. - Includes fixed equip., damage repair, & fire damage repair. as regulated by Chapter 1307 (OBC)		
*per \$1,000 valuation.....		\$20.00
Minimum.....		\$250.00
E. Kiosk.....		\$150.00

	<u>Residential</u>	<u>Commercial</u>
F. Exterior wooden Decks		
*per each sq. ft. of gross floor area.....	\$..... .25	\$..... .25
Minimum.....	\$.....100.00	\$.....100.00
G. Demo - all bldg.' s or struct.'s & tenant spaces		
*Per sq. ft. of gross flr area in all stories.....	\$..... .05	\$..... .05
Minimum.....	\$.....150.00	\$.....150.00
*Demo Plan Review Fee (if separate submission).....		\$.....100.00
H. All New dwelling structures (1 & 2 Fam.) as regulated by Chapter 1303 (IRC)		
* Per sq. ft. gross floor area all stories.....	\$..... .35	
Minimum.....	\$.....1500.00	
I. New Building or Structure as regulated by Chapter 1307 (OBC)		
*per sq. ft. of gross floor area.....		\$..... .40
Minimum.....		\$.....4000.00
J. Parking lot construction or additions *per 150 spaces or fraction thereof.....		\$.....200.00
K. Parking lot striping.....		\$.....75.00
L. Occupancy Permit.....	\$.....50.00	\$.....50.00

**(For each reinspection necessary due to faulty or incomplete work.....\$50.00)**

## MISCELLANEOUS PERMITS

	<u>Residential</u>	<u>Commercial</u>
1. Antenna - Communication Tower.....		3000.00
2. Antenna - Satellite Dish.....	100.00	100.00
3. Antenna - Wireless Telecomm. Facilities *per antenna.....		200.00
4. Excavation (if separate from Bldg. Permit)....	\$.....200.00	\$.....200.00
5. Garage Base - new or replacement.....	\$.....20.00	\$.....50.00
6. Ice Melting System. . . . .	\$ . . . . . 25.00	.....100.00
7. Moving a building <i>on rollers</i> on a public street or portion thereof.....	\$.....2500.00	\$.....2500.00
8. Moving a building <i>on carry-alls</i> on a public street or portion thereof.....	\$.....2500.00	\$.....2500.00
9. Moving a building <i>without traversing a     public street</i> or portion thereof.....	\$..... 1000.00	\$..... 1000.00
10. Periodic Sales of stock or inventory in a U-8 District.....		.....75.00
11. Public Sidewalk.....	\$.....No Charge	\$.....No Charge
12. Stage/Runway.....		\$.....100.00
13. Siding - Vinyl or Aluminum or Re-siding with other materials.....	\$.....\$45.00	\$.....75.00
14. Signs - Altered in size, advertising copy..... *per face.....		\$.....50.00
15. Signs - Ground sign per sq. ft., per face..... Minimum.....		\$.....3.00 \$.....150.00
16. Signs - All new except permanent ground or temporary per sq. ft. ea. side..... Minimum.....		\$.....3.00 \$.....70.00
17. Interior signs (electrical/neon).....		\$.....25.00
18. Signs - Temporary Leasing/For Sale for commercial properties per 1141.13.....		\$.....20.00
19. Signs - Repaired or Restored w/ no change in size, location, or advertising copy.....		\$.....No Charge
20. Steps/Stairway Replacement (ext. porches).....	\$.....50.00	\$.....100.00
21. Swimming Pools.....	\$.....150.00	\$.....500.00
22. Tent Permits (canopies) under 120 sq. ft. - *per every ten (10) tents or portion thereof.....	\$.....20.00	\$.....20.00
22. Tent Permits in excess of 120 sq. ft. per tent.....	\$.....20.00	\$.....\$50.00
23. Any Item Not Included Above, requiring inspection services, new or innovative systems or equip., per unit.....	\$.....\$20.00	\$.....25.00

**(For each reinspection necessary due to faulty or incomplete work.....\$50.00)**

## 1329.04 FEES FOR PLUMBING AND SEWER WORK

In addition to the fees for building permits provided in Section 1329.03, the following fees shall be collected by the Building Commissioner for plumbing and sewer work:

- (a) For a **Plumber's License** for a maximum of one year, expiring on December 31st of the year, in order to issue a permit, it is required that the licensee holds a Master plumber or journeyman's license from the State of Ohio.....\$50.00
- (b) A **Base Fee** for each permit for new work, alterations or repairs to plumbing, including water lines or plumbing fixtures, or both, or a replacement thereof, and sewers and fire lines (Additional work performed as an addendum to a recently issued permit shall not require an additional base fee.)..... **\$40.00**
- (c) **Hot water tank/water heater contractors must schedule an inspection within 72 hours or an administrative fee will be charged of.....\$100.00**
- (d) The following sums in addition to the base fee provided by subsection (b) hereof, where applicable:

	<u>Residential</u>	<u>Commercial</u>
1. Air Admittance Valves (each).....	\$.....5.00	\$.....20.00
2. Area Drains.....	\$.....5.00	\$.....6.00
3. Backflow Devices.....	\$.....5.00	\$.....10.00
4. Bar Sink.....	\$.....5.00	\$.....6.00
5. Base Fee.....	\$.....40.00	\$.....40.00
6. Bath Tub.....	\$.....5.00	\$.....6.00
7. Bidet.....	\$.....5.00	\$.....6.00
8. Catch Basin.....	\$.....5.00	\$.....10.00
9. Contractor Registration.....	\$.....50.00	\$.....50.00
10. Dishwasher.....	\$.....5.00	\$.....6.00
11. Downspouts.....	\$.....5.00	\$.....6.00
12. Drain Tile (new or replacement).....	\$.....5.00	\$.....20.00
13. Drinking Fountain.....	\$.....5.00	\$.....6.00
14. Expansion Tank.....	\$.....10.00	\$.....20.00
15. FM 200 Fire Extinguishing Systems for Commercial Cooking Hoods - <b>(No Base Fee)</b> .....	.....	\$.....200.00
16. Fire Line - underground.....	\$.....50.00	\$.....200.00
17. Fire Pump.....	.....	\$.....100.00
18. Fire Protection Sprinkler System-per head <b>(No Base Fee)</b> .....	\$.....50 + \$2/head	\$.....50 +\$5/head
<b>Note: #15, 16, 17 &amp; 18 Require ONLY State Certification by the State Fire Marshall's Office or Designee - No Plumbing License Required.</b>		
19. Floor Drain.....	\$.....5.00	\$.....6.00
20. Garage Drains (Detached).....	\$.....5.00	\$.....10.00
21. Garage Floor Drains.....	\$.....5.00	\$.....6.00
22. Garbage Disposal.....	\$.....5.00	\$.....6.00
23. Gas Lines.....	\$.....10.00	\$.....15.00
24. Grease Interceptor - Interior.....	.....	\$.....\$100.00
25. Grease Interceptor - Exterior.....	.....	\$.....200.00
26. Ice Makers.....	\$.....5.00	\$.....6.00

	<u>Residential</u>	<u>Commercial</u>
27. Instant Hot Water.....	\$.....5.00	\$.....6.00
28. Kitchen Sink.....	\$.....5.00	\$.....6.00
29. Laundry Tray.....	\$.....5.00	\$.....6.00
30. Lavatory.....	\$.....5.00	\$.....6.00
31. Lawn Irrigation Sys.-including backflow device.	\$.....25.00	\$.....50.00
32. Lift Station	\$.....25.00	\$.....50.00
33. Medical Gas & Vacuum Systems		
Plan Review.....		\$.....200.00
One Medical Gas Piping System (per system).....		\$153 + (1% x cost)
34. Oil Interceptor.....		\$.....25.00
35. Pressure Regulator (Water).....	\$.....10.00	\$.....10.00
36. Post Light, Gas.....	\$.....25.00	\$.....50.00
37. Pumps, misc.....	\$.....5.00	\$.....10.00
38. Roof Drain.....		\$.....5.00
39. Sewage Ejector Pump.....	\$.....60.00	\$.....100.00
40. Sewer Alteration.....	\$.....5.00	\$.....25.00
41. Sewer Repair.....	\$.....5.00	\$.....25.00
42. Sewer Replacement.....	\$.....5.00	\$.....25.00
43. Shower.....	\$.....5.00	\$.....6.00
44. Slop Sink.....	\$.....5.00	\$.....6.00
45. Steam Bath.....	\$.....5.00	\$.....6.00
46. Storage Tanks (Water)- Less than 40 gal.....	\$.....5.00	\$.....10.00
47. Storage Tanks (Water)- 40 gal or more.....	\$.....10.00	\$.....50.00
48. Sump Pump.....	\$.....15.00	\$.....30.00
49. Tempering Valve.....	\$.....10.00	\$.....20.00
50. Therapeutic Tub/Spa.....	\$.....10.00	\$.....20.00
51. Thermo-expansion tank.....	\$.....5.00	\$.....10.00
52. Trench Drain.....	\$.....5.00	\$.....10.00
53. Urinal.....	\$.....5.00	\$.....6.00
54. Utility Sink.....	\$.....5.00	\$.....6.00
55. Washing Machine.....	\$.....5.00	\$.....6.00
56. Water Line (exterior/main).....	\$.....\$20.00	\$.....\$75.00
57. Water Closet.....	\$.....5.00	\$.....6.00
58. Waterproofing.....	\$.....100.00	
*Less than 100 linear feet.....		\$.....150.00
*More than 100 linear feet.....		\$.....250.00
59. Hot Water Tank/Water Heater.....	\$.....5.00	\$.....10.00
60. Whirlpool Tub/Hot Tub -connected direct or indirect to a sanitary sewer.....	\$.....5.00	\$.....10.00
61. Yard Drains.....	\$.....5.00	\$.....6.00
62. Any Item Not Included Above Requiring Inspectional Service.....	\$.....5.00	\$.....25.00

**(For each reinspection necessary due to faulty or incomplete work.....\$50.00)**

## 1329.05 FEES FOR HVAC WORK

In addition to the fees for building permits provided in Section 1329.03, the following fees shall be collected by the Building Commissioner for heating work:

- (a) For an **Air Conditioning and Heating Contractor's License**, for a maximum of one year, expiring on December 31st of the year.....\$50.00
- (b) A **Base Fee** for each permit for new work, alterations, installation of any HVAC, cooling, heating appliance systems, or similar devices.....**\$40.00**
- (c) **Furnace/AC contractor must schedule an inspection within 72 hours or an administrative fee will be charged of.....\$100.00**
- (d) The following sums in addition to the base fee provided by subsection (b) hereof, where applicable:

	<u>Residential</u>	<u>Commercial</u>
1. Air Handlers.....		\$.....15.00
2. Central Air Conditioning (each compressor unit).....	\$.....50.00	\$.....100.00
3. Clothes Dryer.....	\$.....5.00	\$.....50.00
4. Commercial Cooking Hood (Refer to 1329.04(c)(13) &1329.06(c)(6)).....		\$.....200.00
5. Cooling Tower.....		\$.....150.00
6. Decorative Appliances.....	\$.....25.00	\$.....25.00
7. Diffusers (Supply & Return).....	\$.....2.00	\$.....4.00
8. Duct Work (additional).....	\$.....20.00	\$.....60.00
9. Electronic Air Filter.....	\$.....8.00	\$.....20.00
10. Energy Vent Damper.....	\$.....20.00	\$.....30.00
11. Fans.....	\$.....5.00	\$.....20.00
12. Fire Dampers.....		\$.....20.00
13. Fireplace (factory built).....	\$.....55.00	\$.....100.00
14. Furnace (new/replacement).....	\$.....50.00	\$.....75.00
15. Gas Grills.....	\$.....5.00	\$.....30.00
16. Heating Systems (1st 180,000 BTU).....		\$.....100.00
- each additional 1,000 BTU (after 1st 180,000).....		\$.....1.00
17. Heat Pumps.....	\$.....25.00	\$.....75.00
18. Humidifier.....	\$.....8.00	\$.....15.00
19. Hydronic Radiant Heat System (int./ext.).....	\$.....20.00	\$.....100.00
20. Log Lighters.....	\$.....25.00	\$.....50.00
21. New or Innovative Systems for heating, hot water, and/or A/C (need Bldg. Comm. approval).....	\$.....50.00	\$.....150.00
22. Power Operated Dampers.....	\$.....10.00	\$.....25.00
23. Rooftop Unit.....		\$.....\$150.00
24. Space Heater.....	\$.....30.00	\$.....50.00
25. Smoke Evacuation System.....		\$.....200.00
26. Steam Boiler.....	\$.....35.00	\$.....100.00
27. Stoves (heating).....	\$.....50.00	\$.....100.00
28. Variable Air Volume (VAV).....	\$.....2.00	\$.....4.00
29. Any Item Not Included Above Requiring Inspectional Service.....	\$.....5.00	\$.....25.00

**(For each reinspection necessary due to faulty or incomplete work...\$50.00)**

## 1329.06 FEES FOR ELECTRICAL WORK

In addition to the fees for building permits provided in Section 1329.03, the following fees shall be collected by the Building Commissioner for electrical work:

- (a) For an **Electrical Contractor's License** for a maximum of one year, expiring on December 31st of the year, the licensee is to hold a State of Ohio Electrical Contractor's License..... \$50.00
- (b) A **Base Fee** for any electrical work, whether new, replacement, or temporary, a minimum of..... **\$40.00**
- (c) The following sum, in addition to the base fee provided in subsection (b) hereof, where applicable:

	<u>Residential</u>	<u>Commercial</u>
1. A/C Compressor (each) additional to the unit HVAC permit.....	\$.....15.00	\$.....15.00
2. Aluminum Siding Grounding.....	\$.....10.00	\$.....10.00
3. Clothes Dryer.....	\$.....7.50	\$.....10.00
4. C/O Detector System.....		\$.....150.00
5. Co-Generation Systems & Assoc. Equip.....	\$.....200.00	\$.....200.00
6. Commercial Hood Protection Wiring ( <b>No Base Fee</b> ).....		\$.....50.00
7. Communication System - including fiber optic cable system & data processing system / phone system <b>(No Base Fee)</b> .....	\$.....50.00	\$50 (+ \$2 per phone)
<b>*Electrical License not required unless electrical connection is required</b>		
8. Compactor.....	\$.....7.50	\$.....20.00
9. Dishwashers.....	\$.....7.50	\$.....20.00
10. Disposals.....	\$.....7.50	\$.....10.00
11. Electric Base Board Heat (per unit).....	\$.....10.00	\$.....25.00
12. Electric Furnace - additional to unit heating permit.....	\$.....10.00	\$.....15.00
13. Electric Heat Treating or Tempering.....		\$.....20.00
14. Emergency Lighting Battery Pack, per lamp.....		\$.....2.00
15. Exit Lighting.....	\$.....1.00	\$.....1.00
16. Fans.....	\$.....10.00	\$.....15.00
17. Fire Alarm System (1329.06(d) )..... (example: strobes, smoke detectors, pull stations)	\$.....50.00	\$100 + \$2 per device

**Note: #17 Certification required from State Fire Marshall's Office or Designee  
No Electrical License Required -- (No Base Fee).**

18. Garage Door Opener.....	\$.....10.00	\$.....15.00
19. Generator 0-400 kw.....	\$.....25.00	\$.....50.00
20. Generator 401kw & up.....	\$.....50.00	\$.....200.00
21. Hair Dryer (salon).....	\$.....7.50	\$.....20.00
22. Heat Cables - roof snow removal.....	\$.....7.50	\$.....20.00
23. Heat Trace Cables.....	\$.....10.00	\$.....50.00
24. Hi-Intensity Lights 1000 watts or more.....	\$.....10.00	\$.....20.00
25. Hot Tubs - Therapeutic Pools.....	\$.....10.00	\$.....20.00
26. Hot Water Heater.....	\$.....10.00	\$.....20.00

	<u>Residential</u>	<u>Commercial</u>
27. Humidifiers.....	\$.....7.50	\$.....10.00
28. Instant Hot Water.....	\$.....10.00	\$.....20.00
29. Lighting Fixtures.....	\$.....1.00	\$.....\$2.00
30. Lightning Grounding System.....	\$.....50.00	\$.....150.00
31. Motor Controllers.....		\$.....15.00
32. Medical Equipment- *per unit, under 125 volts.....	\$.....20.00	\$.....50.00
33. Medical Equipment- *per unit, over 125 volts.....	\$.....30.00	\$.....100.00
34. Meter Install (New Service).....	\$.....20.00	\$.....40.00
35. Motors 1 1/2 H.P. or Less.....	\$.....5.00	\$.....5.00
36. Motors Over 1 1/2 H.P. to 10 H.P.....	\$.....20.00	\$.....20.00
37. Motors Over 10 H.P.....	\$.....50.00	\$.....75.00
38. Motor Starter.....		\$.....15.00
39. MRI, CT Scan or any similar device.....		\$.....200.00
40. Nurse Call Station.....		\$.....100.00
41. Panel Board - Electrical Panel..... (including dimmer & lighting control panels)	\$.....\$20.00	\$.....\$40.00
42. Parking Lot Lighting Standards (over 8' in height).....		\$.....30.00
43. Pre-Engineered Systems.....	\$.....50.00	\$.....100.00
44. Post Lights & Pathway Lighting Fixtures.....	\$.....10.00	\$.....15.00
45. Ranges.....	\$.....10.00	\$.....15.00
46. Receptacles 240 Volt.....	\$.....10.00	\$.....15.00
47. Receptacles Under 240 Volt.....	\$.....1.00	\$.....\$2.00
48. Security System <b>(No Base Fee)</b> .....	\$.....50.00	\$.....150.00
<b>*No Electrical License required if using existing grounded receptacle.</b>		
49. Sign Illumination.....		\$.....20.00
50. Smoke Detector System <b>(No Base Fee)</b> ..	\$.....50.00	\$50 + \$2 per S.D.
51. Snow Melting System - below grade.....	\$.....50.00	\$.....100.00
52. Switches.....	\$.....1.00	\$1.00.....\$2.00
53. Temporary Electrical Service.....	\$.....20.00	\$.....30.00
54. Track Lighting (each section).....	\$.....2.00	\$.....5.00
55. Transformers.....		\$.....25.00
56. Underground Wiring.....	\$.....25.00	\$.....35.00
57. Window or through the wall A/C Units - 1 Horsepower or more (direct wired).....	\$.....7.50	\$.....10.00
58. X-Ray Machines.....	\$.....50.00	\$.....50.00
59. Any Item Not Including Above requiring inspectional service.....	\$.....5.00	\$.....25.00

**(For each reinspection necessary due to faulty or incomplete work.....\$50.00)**