

AN ORDINANCE AMENDING SECTIONS 149.02, 149.03, 149.04, 149.05, 149.10, 149.11, AND 149.13 OF TITLE FIVE, FEES AND PERMIT CHARGES, PART ONE (ADMINISTRATIVE CODE) OF THE CODIFIED ORDINANCES, RELATING TO VARIOUS PERMIT FEES AND CHARGES, AND DECLARING AN EMERGENCY TO PROCEED WITH THE ADJUSTMENTS.

WHEREAS, the building and zoning staff is recommending several adjustments to the fees contained in Chapter 149 of the Codified Ordinances as those fees have not been adjusted in several years; and

WHEREAS, the adjustments are in the best interest of the City of Streetsboro to properly account for the work done by the City; and

WHEREAS, Chapter 149 of the Codified Ordinances to read in full as follows (new text **underlined and bold**);

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 2: Sections 149.02, 149.03, 149.04, 149.05, 149.10, 149.11, and 149.13 of the Codified Ordinances are hereby amended by the amendment (revision) of the following existing to read in full as follows:

149.02 BUILDING SCHEDULE OF FEES, COMMERCIAL AND INDUSTRIAL.

- (a) Accessory Buildings. (Over 200 sq.ft.) \$175.00 includes plan exam fee
- (b) Appeal. As specified and payable to the Board of Building Standards
- (c) Asphalt.
 - (1) Installation and repairs up to 3,000 sq.ft. 50.00
 - (2) For each 1,000 square feet or fraction thereof in excess of 3,000 sq.ft. 10.00
- (d) Concrete.
 - (1) For public and private sidewalks, aprons, driveways and parking lots up to 3,000 SF 50.00
 - and for each 1000 SF or fraction thereof in excess of 3,000 SF 10.00
- (e) Decks 60.00 includes plan exam fee
- (f) Demolition. Buildings or structures per 5,000 sq. ft. 100.00 + .50 per 100 sq. ft.
 - (1) Interior and partial demolition 100.00 + .50 per 100 sq. ft.
- (g) Electrical.
 - (1) Additions 130.00 + .05/sq. ft.
 - (2) Adding outlets or fixtures 75.00
 - (3) Adding circuits for machines 80.00
 - (4) New Buildings 250.00 + .05/ sq. ft.
 - (5) Replace existing service 150.00
 - (6) Remodeling 75.00
 - (7) Swimming pool Above 70.00, In-ground 85.00
 - (8) Temporary service 50.00
- (h) Low voltage wiring.
 - (1) Phone, cable, data, fire alarm 120.00 (Plus \$.03/sq.ft.)

Fee Payment. The following permit fees are required to be paid at the same time as the payment of the general building permit: plumbing, HVAC, electrical, concrete, fireplace, storm sewer and other permits as required

by the Building Director, unless this requirement is waived by the Building Director. Plumbing, HVAC and electrical permits will not be considered issued until a signed copy of the permit application has been received by the Building Department. Any work started prior to the issuance of this permit is subject to Section 149.09 and Section 1303.11 of the Building Code.

(i)	Fence. (Over 6 feet tall)	65.00 includes post hole inspection
(j)	<u>Filling and Grading</u> (base fee)	125.00 (Plus \$50.00 per acre)
(k)	<u>Fireplace.</u> (factory or masonry)	factory-50.00, masonry 75.00
(l)	<u>Fire Protection.</u>	
	(1) Hood suppression	150.00
	(2) Sprinklers - base fee	150.00
	New construction -	150.00 plus .10/sq. ft.
	Changing heads -	150.00 plus .10/sq. ft.
(m)	<u>HVAC.</u>	
	(1) <u>Air conditioning.</u>	
	Replace existing unit	\$75.00
	New unit in existing building	75.00
	New building	(see new construction)
	(2) <u>Combination units.</u>	
	Replace existing units	75.00
	Install new units in an existing building	125.00
	(3) <u>Ductwork.</u>	50.00
	(4) <u>Heating.</u>	
	Replace existing unit	50.00
	New unit in existing building	50.00
	Space heaters such as radiant garage heater or through-the-wall heater (new or replacement)	40.00
	(5) <u>New Construction for Heating and Air Conditioning</u>	150.00 + .10/sq. ft.
	(6) <u>Additions</u>	100.00 + .05/sq.ft.
(n)	<u>Plumbing.</u>	
	(1) Base fee	240.00 + .10/sq.ft.
	(2) Remodeling	75.00 + .10/ sq. ft.
	(3) Repairs	40.00
	(4) Swimming pool	40.00
	(5) Water heater (New or Replacement)	75.00
	(6) Lawn Sprinkler system	75.00 (Plus \$.04/sq. ft.)
(o)	<u>Roofing.</u> For replacing existing roof per building	110.00
(p)	<u>Siding.</u> For re-siding an existing building	110.00
(q)	<u>Structural.</u>	
	(1) Addition	2% of total cost for structure only
	(2) New building	2% of cost of structure only
	(3) Remodeling (including non-structural)	2% of cost of structure only
	(4) Building Permit	2% of cost of structure only
(r)	<u>Swimming Pool.</u>	In- Ground 150.00, above 100.00 (both includes plans exam)
(s)	<u>Engineering.</u>	
	(1) Public sidewalk and/or driveway apron.	
	A. Original inspection	40.00
	B. Re-inspection (if required)	40.00
	(2) Storm sewer connection	
	A. Original inspection.	40.00
	B. Original inspection large system (meaning 3 catch basins or more)	75.00
	C. Re-inspection (if required).	40.00

149.03 COMMERCIAL PLANS EXAMINATION.

All fees and charges shall be in accordance with the current contract between the City and the retained commercial plans examiner.

149.04 BUILDING SCHEDULE OF FEES FOR ONE, TWO AND THREE FAMILY DWELLINGS.

(a)	<u>Accessory Buildings.</u>	
(1)	Buildings over 200 sq.ft., including detached garages and pole barns	150.00 includes plans exam
(b)	<u>Additions.</u> (base fee) (Plus \$.03/sq. ft.)	100.00 + .05 /sq.ft.
(c)	<u>Asphalt.</u> (for driveways)	50.00
(d)	<u>Concrete.</u>	50.00
(e)	<u>Decks.</u>	75.00 includes plans exam
(f)	<u>Demolition.</u> (required for all buildings excluding storage sheds)	50.00
(g)	<u>Electrical.</u>	
(1)	Accessory buildings	50.00 + .05 /sq.ft.
(2)	Additions	75.00 + .05 /sq.ft.
(3)	Adding outlets or fixtures	50.00 + .05 /sq.ft.
(4)	New Homes	
	0 to 2,000 sq. ft.	140.00 + .05/sq. ft.
	2,001 to 3,000 sq. ft.	160.00 + .05/ sq. ft.
	3,001 to 4,000 sq. ft.	180.00 + .05/sq. ft.
	4,001 and above	200.00 + .05/ sq. ft.
(5)	Replace existing service	75.00
(6)	Remodeling	75.00 + .05/sq. ft.
(7)	Temporary service	50.00
(h)	<u>Low voltage wiring</u> (base)	70.00
(1)	Phone, cable, data, fire alarm	(Plus \$.25/opening)
(i)	Waterproofing: Exterior or interior	75.00
(j)	Drain Tile Replacement	35.00 + \$.20/lineal ft.
(k)	<u>Engineering.</u>	
(1)	Review existing and proposed grade	80.00
(2)	Public sidewalk and/or driveway apron	
	A. Original inspection	30.00
	B. Re-inspection (if required)	30.00
(3)	Storm sewer connection.	
	A. Original inspection	30.00
	B. Re-inspection (if required)	30.00

Fee Payment. The following permit fees are required to be paid at the same time as the payment of the general building permit: plumbing, HVAC, electrical, concrete, fireplace, and other permits as required by the Building Director, unless this requirement is waived by the Building Director. Plumbing, HVAC and electrical permits will not be considered issued until a signed copy of the permit application has been received by the Building Department. Any work started prior to the issuance of this permit is subject to Section 149.09 of the fee schedule and Section 1303.11 of the Building Code.

(l)	<u>Fence.</u> (Over 6 feet tall)	50.00
(m)	<u>Filling and Grading.</u>	50.00
(n)	<u>Fireplace.</u> (factory or masonry)	50.00 factory, masonry 75.00
(o)	<u>HVAC.</u>	
(1)	<u>Air conditioning.</u>	
	Replace existing unit	55.00
	New unit in existing home	55.00
(2)	<u>Ductwork.</u> Extension of existing	35.00
(3)	<u>Heating.</u>	
	Replace existing unit	55.00
	Install a new or replace existing heating appliance, such as garage heater, through-the-wall heater, etc.	45.00
(4)	<u>New system in single family home or two or three unit.</u> (per unit)	
	0 to 2,000 sq.ft.	100.00 + .05/ sq. ft.
	2,001 to 3,000 sq. ft.	120.00 + .05/ sq. ft.
	3,001 to 4,000 sq. ft.	140.00 + .05/ sq. ft.
	4,001 and above	160.00 + .05/ sq. ft.
(p)	<u>New Home.</u> (General building)	
	Under 2,000 sq. ft.	200.00 base fee + .50 /sq. ft.

	Under 3,000 sq. ft.	200.00 base fee + .50 /sq. ft.
	Under 4,000 sq. ft.	200.00 base fee + .50 /sq. ft.
	Plans exam fee (all new homes)	\$125.00
	Performance bond per house (all new homes)	\$2,500.00
(q)	<u>Plumbing.</u>	
	(1) Additions	70.00 + .05/ sq. ft.
	(2) Adding fixtures	45.00(Plus \$4.00/fixture)
	(3) New home.	
	0 to 2,000 sq. ft.	140.00 + .05/ sq. ft.
	2,001 to 3,000 sq. ft.	160.00 + .05/ sq. ft.
	3,001 to 4,000 sq. ft.	180.00 + .05/ sq. ft.
	4,001 and above	200.00 + .05/ sq. ft.
	(4) Water Heater Replacement	55.00
(r)	Roof Replacement.	
	Excludes roof repairs less than 100 sq. ft.	50.00
(s)	Siding.	50.00
(t)	Swimming Pool.	100.00 above ground, 150.00 in-ground

149.05 INSPECTION FEES AND EXTRAORDINARY AND SUPPLEMENTAL INSPECTION AND TIME CHARGES.

(a)	Reinspection fees for failed inspections and incomplete work requiring additional inspections	50.00
(b)	Extraordinary and supplemental inspections	50.00
(c)	Extraordinary and supplemental time per hour or fraction thereof	50.00
(d)	Inspections scheduled for after hours (Electrical HVAC, Plumbing, Building)	100.00

149.10 SUBDIVISION SCHEDULE OF FEES.

(a) Filing Fees: Filing fees in the amount fixed below shall be paid when an application for subdivision is submitted to the City.

- (1) Minor subdivision fee: \$100.00 plus \$10.00 per subplot.
- (2) Major subdivision fee:
 - A. Pre-Application Conference: 100.00 + engineering fee
 - B. Preliminary Plat:
 1. \$1,000.00 plus \$25.00 per subplot.
 2. Extension fee: \$50.00.
 3. Resubmittal after deadline:
 - a. No changes: one half of 1. above.
 - b. Changes: same as 1. above.
 4. Special Study Fee: The City Engineer or City Planning Commission may require an applicant to prepare and submit at applicant's sole cost any special study that is necessary to conduct a proper review given the facts and circumstances of the proposed subdivision. Examples of special studies include: traffic studies; wetland delineations; soil tests; environmental impact studies; transportation plans; storm water management, utility capacity, etc.
 - C. Final Plat:
 1. \$1,000.00
 2. Improvement Plans Examination Fee in an amount determined by the City Engineer. The City Engineer shall determine if the review of said plans shall be conducted by the City's Engineering Department or by a consultant acting on behalf of the City and shall charge accordingly pursuant to a detailed itemization listing all reasonable tasks necessary to conduct the review and the estimated cost of each task. The subdivider shall submit a deposit equal to the estimate. If, at any time it is determined the amount of the deposit will be insufficient to finance the cost of a complete and proper review, the City Engineer shall notify the applicant in writing and the applicant shall be required to add an appropriate amount to the deposit. Plan review will be suspended until the additional amount is

paid. The City Engineer will maintain a detailed account and prepare a final reporting on the cost of review. If the actual cost of review is less than the amount deposited, a refund of the difference will be made; ~~plus~~

3. Inspection Fees in an amount determined by the City Engineer.
 4. Guarantees:
 - a. The applicant shall post a financial guarantee equal to one hundred ten percent (110%) of the applicant's estimate approved by the City Engineer for the complete and proper construction of improvements. The form of the guarantee must satisfy the Law Director. The term of the guarantee shall be for a period not longer than two years unless otherwise approved in writing by the City Engineer and Law Director;
 - b. After the complete and proper installation of any improvement, a financial guarantee shall be posted with the City in an amount of ten percent of the actual cost of the improvement to guarantee the applicant will properly maintain and repair said improvement for a period of eighteen months after the date on which the City Engineer certifies said improvement has been completed and properly installed. (See Title Seven, Section 1183.04(d) for applicant's duties under maintenance guarantee).
 5. Liability Insurance: See Section 1183.04(e) of the Subdivision Regulations.
 6. Title Insurance: See Section 1183.04(f) of the Subdivision Regulations.
- (3) Applicant to dedicate or vacate public street: \$225.00 plus cost of notices.
- (4) Application for interpretation of subdivision text: \$225.00.

149.11 ZONING SCHEDULE OF FEES.

- (a) Area Variance: \$100.00 plus cost of notices.
- (b) Zoning Confirmation Letter: \$100.00.
- (c) Appeal of Administrative Decision or Notice of Violation to Board of Zoning and Building
Appeals: \$150.00 plus cost of notices.
- (d) Interpretation of Code: \$225.00.
- (e) Similar Use Determination: \$250.00 + cost of notices
- (f) Zoning Map Amendment: \$500.00 plus cost of notices.
- (g) Zoning Text Amendment: \$500.00 plus cost of notices.
- (h) Conditional Zoning Certificate:
 - (1) Use Approval: \$250.00 plus cost of notices.
 - (2) Site Plan Approval: see site plan.
- (i) Site Plan Approval:
 - (1) Residential: \$500.00 plus cost of notices.
 - (2) Other: \$500.00 plus \$0.10 per square foot of building floor space plus cost of notices, total fee not to exceed \$5,000.00.
 - (3) EDITOR'S NOTE: Former subsection (i)(3) hereof was deleted by Ordinance 2005-47, passed March 28, 2005.
 - (4) Improvement Plans Examination Fee in an amount determined by the City Engineer. The City Engineer shall determine if the review of said plans shall be conducted by the City Engineer or by a consultant acting on behalf of the City and shall charge accordingly pursuant to a detailed itemization listing all reasonable tasks necessary to conduct the review and the estimated cost of each task. The applicant shall submit a deposit equal to the estimate. If at any time it is determined the amount will be insufficient to finance the cost of a complete and proper review, the City Engineer shall notify the applicant in writing and require the applicant to submit an additional fee amount. Improvement plan review will be suspended until the additional amount is paid. The City Engineer will maintain a detailed account and prepare a final reporting on the cost of review. If the actual cost of review is less than the total amount deposited, a refund of the difference will be made.
 - (5) Inspection fees in an amount determined by the City Engineer. The fee shall be used to pay the inspector's salary. The per hour rate shall equal two and two-tenths times the inspector's hourly wage. Inspection fees shall be billed monthly by the City and the applicant shall pay the fees within ten business days of the

post mark date of the City's invoice. The applicant's financial guarantee (see (6) below) may be used to guarantee payment of the inspection fees. No refunds on any fee, deposit or financial guarantee shall be made until all outstanding inspection fee charges are paid in full.

- (6) Guarantees:
 - A. The applicant shall post a financial guarantee equal to 110% of an applicant's estimate approved by the City Engineer for the complete and proper construction of improvements. The form of the guarantee shall satisfy the Law Director. The terms of the guarantee shall be for a period not longer than two years unless otherwise approved in writing by the City Engineer and Law Director;
 - B. After the complete and proper installation of any improvement, a financial guarantee shall be posted with the City in an amount equal to ten percent of the actual cost of the improvement to guarantee the applicant will properly maintain and repair said improvement for a period of eighteen months after the date on which the City Engineer certifies said improvement has been completed an properly installed. (See Title Seven Section 1183.04(d) for applicant's maintenance duties);
- (7) Liability Insurance: Section 1183.04(e) of the subdivision regulations.
- (8) Title Insurance: See Seven Section 1183.04(f) of the subdivision regulations.
- (9) Special Study Fee: The City Engineer or City Planning Commission may require an applicant to prepare and submit an applicant's sole cost any special study that is necessary to conduct a proper review given the facts and circumstances of the proposed subdivision. Examples of special studies include: traffic studies; wetland delineations; soil tests; environmental impact studies; transportation plans; storm water management; utility capacity, etc.
- (j) Site Plan Amendment: \$300.00 plus cost of notices.
- (k) Sign Review: \$50.00 per sign.
- (l) Request to change hearing date after legal notices have been mailed and/or ordered: \$50.00 plus cost of notices.
- (m) Integrated Development Plan Review: \$1,000 plus \$50.00 per acre plus cost of notices.

149.13 VARIOUS FEES FOR ORDINANCES, BOOKS, MAPS, TAPES, AND COPIES.

Copies of any requested documents will be charged the rates as set forth in the City's public record policy.

(a)	<u>Developer Packet.</u> (Zoning Code and Subdivision Regulations)	35.00
(b)	<u>Maps.</u>	
	(1) Zoning Map (11"x17")	0.75
	(2) City Map (18" x 36")	0.50
(c)	<u>Tapes.</u> Copy of audio tape of meetings. Per cassette	4.85
(d)	<u>Copies of drawings kept on file.</u>	
	(1) 18" x 24" size	1.50
	(2) 30" x 42" size	1.50
(e)	If copies are outsourced, actual cost will be charged.	

SECTION 3: Existing Sections 149.02, 149.03, 149.04, 149.05, 149.10, 149.11, and 149.13 are hereby repealed.

SECTION 4: It is found and determined that all formal actions of this Council concerning and 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, to the extent applicable, including Chapter 107 of the Codified Ordinances.