

ORDINANCE C-25-94

AN ORDINANCE TO AMEND PART THIRTEEN TITLED BUILDING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF GROVE CITY, OHIO

WHEREAS, from time to time changes in the Building Code require changes to City ordinances;
and

WHEREAS, from time to time fee schedules shall be updated to coincide with other communities
in Franklin County.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE
CITY, STATE OF OHIO, THAT:

SECTION 1. Chapter 1301, Cross References is hereby amended to include:

*Adoption of the Council of American Building Officials - see CABO One & Two Family
Dwelling Code.*

SECTION 2. Section 1301.02(a) which reads, in part:

- (a) For one, two and three-family nonindustrialized units, the Building Officials and Code
Administrators (BOCA) International Inc. Code, . . .

IS HEREBY AMENDED TO READ, IN PART:

- (a) For one, two and three-family nonindustrialized units, *the Council of American Building
Officials (CABO) One & Two Family Dwelling Code . . .*

SECTION 3. Section 1303.10 is hereby added and shall read:

1303.10 CODE ENFORCEMENT OFFICER

*Under the supervision of the Chief Building & Zoning Official, the Code
Enforcement Officer shall administer the enforcement of various sections of the
Codified Ordinances of the city of Grove City and issue, when required, the
necessary summons, collect evidence and appear in any court as a representative
of the City. The officer shall have removed, as necessary, all nuisances,
general offenses and zoning violations per Codified Ordinances of the City and
other responsibilities as designated by the Chief Building & Zoning Official.
Such services shall be rendered in a professional manner subject to the
satisfaction of the Chief Building & Zoning Official to whom the Code
Enforcement Officer shall report directly.*

SECTION 4. Section 1305.03 is hereby removed and replaced with the following:

*If during the prosecution of work and subsequent to the issuance of said permit, it is
necessary to make any changes in the plans or contract, the permit holder shall notify the
Building Inspector in writing of the proposed changes including a revised site plan,*

architectural review letter, if required, and construction drawings, along with a check in the amount of one hundred dollars (\$100.00). If approved, the changes shall be added to the original permit file, if the cost of the work is thereby increased so much as to require a higher permit fee, that additional sum shall also be collected in accordance with the schedule set forth herein.

SECTION 5. Section 1305.11(a) through (e) are hereby amended to read as follows:

- (a) One-Family Residential:
\$250.00 per building up to and including 3,000 square feet of living space plus an additional \$100.00 for each 1,000 square feet or fraction thereof above 3,000 square feet.
Two and Three Family Residential:
\$250.00 for the first unit; \$150.00 each additional unit.
- (b) Additions, Garages, Accessory Buildings and Residential Areas including Attached Carports, Patios and Porches, Enclosed Patios and Porches and Decks.
*\$65.00 up to and including 700 square feet.
Over 700 square feet, \$65.00 plus \$5.00 per 100 square feet or fraction thereof.
\$25.00 for open decks with no solid roofs.*
- (c) Ohio Basic Building Code:
All other building and additions thereto as defined in the Ohio Basic Building Code Occupancy Chapters:
- (1) Plan Examination Fee:
\$150.00 per structure or addition plus \$4.00 per each 100 square feet or fraction thereof. Plan examination is payable upon application for building permit and is nonrefundable.
- (2) Building Permit fee:
\$200.00 plus \$5.00 per each 100 square feet or fraction thereof.
- (3) Sprinkler Plan Examination Fee:
\$150.00 of sprinklered area plus \$3.20 per each 100 square feet or fraction thereof.
- (d) Parking Lots.
When a parking lot is not constructed at the same time as the building, under the same permit fee, a separate permit is required.
Total area less than 1,500 square feet -- *\$25.00*
Total area of 1,500 square feet or more - *\$50.00*
- (e) Maximum Fee:
The fee for a single building permit shall not exceed *\$20,000.00.*

SECTION 6. Section 1305.11 (h) is hereby added and shall read:

- (h) *In accordance with and pursuant to S. B. 359 and Rule 4101:2-1-50 of the Ohio Administrative Code adopted by the Board of Building Standards, the City of Grove City shall collect for the Board of Building Standards a fee of three percent (3%) for the acceptance and approval of plans and specifications and for the making of all inspections pursuant to division (E) of section 3781-102 of the Ohio Revised Code and remit said fees monthly within sixty (60) days of the close of said month for those structures governed by the Ohio Basic Building Code.*

SECTION 7. Section 1305.12(a) which reads, in part:

- (a) The fees for all type alterations on one, two and three-family dwellings shall be twenty-five dollars (\$25.00) except a five dollar (\$5.00) fee shall be charged . . .

IS HEREBY AMENDED TO READ, IN PART:

- (a) The fee for all type alterations on one, two and three-family dwellings shall be *seventy-five dollars (\$75.00) if less than 700 square feet in size except a ten dollar (\$10.00) fee shall be charged . . .*

SECTION 8. Section 1305.12(b)(2) is hereby amended to read as follows:

(b)(2) Square Feet

Additions over 700 square feet shall be charged as follows:

1,000 or less	\$100.00
1,001 to 3,000	\$150.00
3,001 to 6,000	\$200.00
6,001 to 10,000	\$300.00
over 10,000	\$400.00

SECTION 9. Section 1305.14(b) which reads:

- (b) The fee for buildings or structures containing more than 6,500 cubic feet and not more the 20,000 cubic feet is twenty dollars (\$20.00).

IS HEREBY AMENDED TO READ:

- (b) The fee for buildings or structures containing more than 6,500 cubic feet and not more the 20,000 cubic feet is *thirty dollars (\$30.00)*.

SECTION 10. Section 1305.14(c) which reads:

- (c) The fee for buildings or structures containing more than 20,000 cubic feet is thirty dollars (\$30.00).

IS HEREBY AMENDED TO READ:

- (c) The fee for buildings or structures containing more than 20,000 cubic feet is *fifty dollars (\$50.00)*.

SECTION 11. Section 1305.15, which reads:

The fee for shoring a building or structure or any part thereof is three dollars (\$3.00) plus fifty cents (50¢) for each 100 square feet of wall or floor area shored.

IS HEREBY AMENDED TO READ:

The fee for shoring a building or structure or any part thereof is fifty dollars (\$50.00).

SECTION 12. Section 1305.16, which reads in part:

. . . , with a minimum of ten dollars (\$10.00).

IS HEREBY AMENDED TO READ, IN PART:

. . . , with a minimum of *twenty-five dollars (\$25.00)*.

SECTION 13. Section 1305.17(a), which reads:

(a) The fee for moving buildings or structures of 1,000 cubic feet or more is fifteen dollars (\$15.00).

IS HEREBY AMENDED TO READ:

(a) The fee for moving buildings or structures of 1,000 cubic feet or more is *one hundred dollars (\$100.00) plus a required one thousand dollar (\$1,000.00) bond*.

SECTION 14. Section 1305.18, which reads:

The fee for each tent shall be ten dollars (\$10.) for each calendar month or fraction thereof.

IS HEREBY AMENDED TO READ:

The fee for each tent shall be *fifty dollars (\$50.00)* for each calendar month or fraction thereof.

SECTION 15. Section 1309.06(c) which reads:

(c) The fee for a temporary Certificate of Occupancy shall be seventy-five dollars (\$75.00) and is nonrefundable.

IS HEREBY AMENDED TO READ:

(c) The fee for a temporary Certificate of Occupancy shall be seventy-five dollars (\$75.00) and is nonrefundable; *one thousand dollars (\$1,000) for yard grading and seeding or sod and landscaping; one thousand (\$1,000) for sidewalks and/or driveway of which all but fifty dollars (\$50.00) will be refunded upon satisfactory completion and approval required by the Building Official or in the alternative, provide an escrow agreement of equal amount or greater from a lending institution or bank.*

SECTION 16. *Section 1321.02(a) through (g) is hereby repealed and replaced with the following:*

1321.02 RESIDENTIAL SPACE REQUIREMENTS.

Requirements are subject to CABO One & Two-Family Dwelling Code.

SECTION 17. Section 1331.04(c) which reads:

(c) Permit fees shall be the following:

First fixture outlets:	\$25.00
Each additional fixture or fixture outlet:	\$ 5.00
Repair or alteration, waste or vent pipe:	\$25.00
Hot water heater replacement	\$25.00

IS HEREBY AMENDED TO READ:

(c) Permit fees shall be the following:

First fixture outlets:	\$25.00
Each additional fixture or fixture outlet:	\$ 6.00
Repair or alteration, waste or vent pipe:	\$25.00
Hot water heater replacement	\$25.00
<i>Industrialized units</i>	<i>\$50.00 per unit</i>

SECTION 18. Section 1331.05(a) which reads, in part:

(a) Whenever work is ready for inspection or reinspection, at least twenty-four hours of notice shall be given to the Building Inspector, . . .

IS HEREBY AMENDED TO READ, IN PART:

a) Whenever work is ready for inspection or reinspection, at least twenty-four hours of notice shall be given to the *Plumbing Department*, . . .

SECTION 19. Section 1331.05(b) which reads, in part:

(b) . . . no further permits will be granted to the offender until the provisions of this regulation are complied with.

IS HEREBY AMENDED TO READ, IN PART:

(b) . . . no further permits will be granted to the offender until the provisions of this regulation are complied with *and paid directly to the Franklin County Board of Health*.

SECTION 20. Section 1341.03(e)(1), (2), (7) and (f) are hereby amended to read as follows:

(e) Fee Schedule.

(1) Residential:

Heating (warm air, heat pump, etc.)	\$50.00
Cooling:	\$50.00
When installing heating and cooling at the same time:	\$75.00

NOTE: Each unit in a multi-family dwelling shall be considered as a single unit and permitted as such.

Alteration to existing system:	\$50.00
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(2) Commercial, industrial, etc.

Warm air furnaces and boilers:	
Up to 100,000 BTU or 29,300 watts	\$50.00
200,000 BTU or 58.6 KW	\$75.00
300,000 BTU or 87.9 KW	\$100.00
Over 300,000 BTU or 87.9 KW add for each additional 100,000 BTU	\$25.00

(7) Commercial alterations where unit not being changed:

Per opening	\$10.00
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| (f) | <u>Steam or Hot Water Heating Plant Fee:</u> | |
| | New installation, each boiler | \$50.00 |
| | Replacement of boiler or units | \$50.00 |

SECTION 21. Section 1351.02(a) which reads, in part:

(a) . . . , and proof of holding a valid electric contractor's license issued by either the State of Ohio or any State certified city building department or Franklin County, or satisfactorily passing the test administered by the City Building Department.

IS HEREBY AMENDED TO READ, IN PART:

(a) . . . , and proof of holding a valid electric contractor's license issued by either the State of Ohio or any State certified city building department or Franklin County. *The perspective license holder shall provide proof of liability insurance in the minimum amount of \$300,000.00.*

SECTION 22. Section 1351.02(b) *is hereby amended to read as follows:*

(b) There shall be a ten dollar (\$10.00), one-time license, charged per year for those contractors who do not regularly do work within the corporate limits of the City. If, during such year, there is need for another permit, then the remaining forty dollars (\$40.00) shall be charged as stated in Section 1351.02(a).

SECTION 23. Section 1351.03(b) which reads:

Fees. The base fee for an electrical permit shall be \$15.00 plus the following:

IS HEREBY AMENDED TO READ:

Fees. The base fee for an electrical permit shall be \$25.00 plus the following:

SECTION 24. Section 1351.03(b)(1) & (5) are hereby amended to read:

(b)(1) The service entrance fee shall be *five cents (\$0.05)* per ampere rating of the switch for each permanent and/or temporary service.

(b)(5) Radiant panel heater: Each radiant panel *shall have a minimum fee of \$5.00 per panel up to and including ten panels.* For over ten panels, the fee shall be \$3.00 per panel. Maximum fee for any one dwelling unit shall be \$50.00.

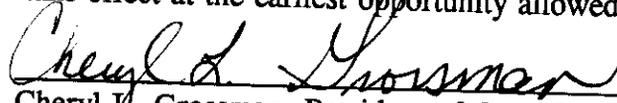
SECTION 25. Section 1305.011(c) is hereby amended to read as follows:

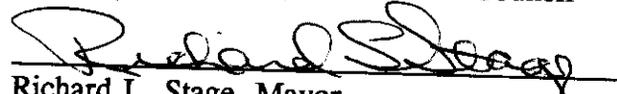
(c) *Before issuance of a license under the provisions of this chapter, each licensee shall furnish proof of premises operations liability insurance with a minimum combined bodily injury and property damage limit of three hundred thousand dollars (\$300,000) or equivalent.*

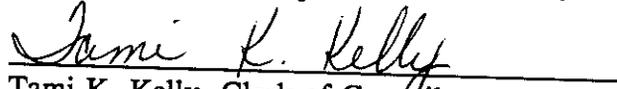
SECTION 26. Section 1341.05(a), paragraph one, is hereby amended to include the following:

- (a) In addition thereto, the licensee shall furnish proof of premises operations liability insurance with a minimum combined bodily injury and property damage limit of three hundred thousand dollars (\$300,000) or equivalent.

SECTION 27. This ordinance shall take effect at the earliest opportunity allowed by law.


Cheryl V. Grossman, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, Clerk of Council

Passed: 4-18-94
Effective: 5-18-94

Attest:

I Certify that this ordinance is correct as to form.

Thomas Clark, Director of Law