

ORDINANCE NO. C-30-88

AN ORDINANCE TO AMEND THE BUILDING CODE OF THE  
CODIFIED ORDINANCES OF THE CITY OF GROVE CITY  
-----

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

SECTION 1. Section 1305.05(b) of the Building Code is hereby repealed and new Section 1305.05(b) is enacted and shall read:

(b) Plans and specifications for buildings shall be prepared by a licensed architect, engineer or qualified draftsman and be drawn to scale upon a substantial paper or cloth of sufficient clarity to indicate the nature and extent of the work proposed and to show in detail that it will conform to the provisions of the Building Code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the lot number and subdivision name, the street address of the work and the name of the owner or agent and person who prepared them. Plans shall include a plot plan signed by a registered surveyor showing the location of the proposed building and of every existing building adjacent on the property and shall conform to Section 1141.06 of the Zoning Code.

The outline of the proposed building shall be staked out on the ground by a registered surveyor with sufficient permanency that the Inspector may determine that the footers and walls are constructed according to the layout stakes.

SECTION 2. Section 1305.061 of the Building Code is hereby amended to include subparagraphs (d) and (e) which shall read:

(d) Previously performed construction in an unworkmanship manner. See Section 1321.04.

(e) Failure to comply to a written directive from the City pertaining to building, site improvement, or landscaping or any other violation of City Ordinances.

SECTION 3. Section 1305.11 NEW BUILDING PERMIT FEES which reads:

All fees shall be computed on a square foot (sq.ft.) per floor basis, including basement and sub-basements, measuring the outside dimensions at each floor level.

(a) One Family Residential:

\$125.00 per building.

Two and Three family Residential:

\$125.00 for the first unit; \$100.00 each additional unit

(b) Additions, Garages, Accessory Buildings in Residential Areas Including Attached Carports, Patios and Porches and Enclosed Patios and Porches:

\$50.00 up to and including 700 square feet

Over 700 square feet, \$50.00 plus \$5.00 per 100 square feet or fraction thereof.

IS HEREBY AMENDED TO READ;

All fees shall be computed on a square foot (sq.ft.) per floor basis, including basement and sub-basements, measuring the outside dimensions at each floor level except where a fixed, base fee has been established.

- (a) One Family Residential:  
\$150.00 per building
- Two and Three Family Residential:  
\$150.00 for the first unit; \$100.00 each additional unit
- (b) Additions, Garages, Accessory Buildings in Residential Ares Including Attached Carports, Patios and Porches, Enclosed Patios and Porches and Decks  
\$50.00 up to and including 700 square feet.  
Over 700 square feet, \$50.00 plus \$5.00 per 100 square feet or fraction thereof.  
\$15.00 for open decks with no solid roofs.

SECTION 4. Section 1307.02 INSPECTION RECORD CARD which reads: Work requiring a building permit shall not be commenced until the permit holder or his agent has posted an inspection record card in a conspicuous place on the premises and in such position as to allow the Building Inspector conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained in such a position by the permit holder until the certificate of occupancy has been issued.

IS HEREBY AMENDED TO READ;

1307.02 INSPECTION RECORD CARD

Work requiring a building permit shall, at the Building Inspector's discretion, not be commenced until the permit holder or his agent has posted an inspection record and in a conspicuous place on the premises and in such position as to allow the Building Inspector conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained in such a position by the permit holder until the certificate of occupancy has been issued.

SECTION 5. Section 1309.04 REQUIREMENTS FOR TEMPORARY CERTIFICATE is hereby repealed and new Section 1309.04 is hereby enacted and shall read:

1309.04 REQUIREMENTS FOR TEMPORARY CERTIFICATE

On the following conditions, a temporary Certificate of Occupancy may be granted by the Building Inspector only during the months of December through May when weather conditions have caused a delay in completion of the project:

- (a) The requirements of Section 1309.02(a) of the Building Department have been met;
- (b) The requirements of Section 1309.02(f) of the Jackson Township Fire Department have been met;
- (c) The requirements of Section 1309.02(b), (c), (d), and (e) that have not been met may be delayed for valid reasons by the Building Department without endangering the health and safety of any resident of the City.

At the time of the issuance of a temporary certificate, the time of complete compliance with the requirements for an occupancy permit shall be stated on the temporary Certificate of Occupancy. Failure to obtain a Final Occupancy Permit within six (6) months of issuance of the temporary Certificate of Occupancy may result

IS HEREBY AMENDED TO READ;

All fees shall be computed on a square foot (sq.ft.) per floor basis, including basement and sub-basements, measuring the outside dimensions at each floor level except where a fixed, base fee has been established.

- (a) One Family Residential:  
\$150.00 per building
- Two and Three Family Residential:  
\$150.00 for the first unit; \$100.00 each additional unit
- (b) Additions, Garages, Accessory Buildings in Residential Ares Including Attached Carports, Patios and Porches, Enclosed Patios and Porches and Decks  
\$50.00 up to and including 700 square feet.  
Over 700 square feet, \$50.00 plus \$5.00 per 100 square feet or fraction thereof.  
\$15.00 for open decks with no solid roofs.

SECTION 4. Section 1307.02 INSPECTION RECORD CARD which reads: Work requiring a building permit shall not be commenced until the permit holder or his agent has posted an inspection record card in a conspicuous place on the premises and in such position as to allow the Building Inspector conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained in such a position by the permit holder until the certificate of occupancy has been issued.

IS HEREBY AMENDED TO READ;

1307.02 INSPECTION RECORD CARD

Work requiring a building permit shall, at the Building Inspector's discretion, not be commenced until the permit holder or his agent has posted an inspection record and in a conspicuous place on the premises and in such position as to allow the Building Inspector conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained in such a position by the permit holder until the certificate of occupancy has been issued.

SECTION 5. Section 1309.04 REQUIREMENTS FOR TEMPORARY CERTIFICATE is hereby repealed and new Section 1309.04 is hereby enacted and shall read:

~~1309~~.04 REQUIREMENTS FOR TEMPORARY CERTIFICATE

A request for a temporary Certificate of Occupancy may be granted by the Building Inspector for buildings only during the months of December through May when weather conditions may prohibit a Final upon the following:

- (a) The requirements of Section 1309.02(a) of the Building Department have been met;
- (b) The requirements of Section 1309.02(f) of the Jackson Township Fire Department have been met;
- (c) The requirements of Section 1309.02(b), (c), (d), and (e) that have not been met may be delayed for valid reasons by the Building Department without endangering the health and safety or any resident of the City.

At the time of the issuance of a temporary certificate, the time of complete compliance with the requirements for an occupancy permit shall be stated on the temporary Certificate of Occupancy. Failure to obtain a Final Occupancy Permit within six (6) months of issuance of the temporary Certificate of Occupancy may result

in the refusal of future building permits.

SECTION 6. Section 1309.06 FEES is hereby repealed and new Section 1309.06 is hereby enacted to read:

1309.06 FEES

The fee for a Certificate of Occupancy shall be fifty dollars (\$50.00) and is nonrefundable.

The fee for a Certificate of Occupancy for multi-family dwellings shall be fifty dollars (\$50.00) for the first unit and twenty-five dollars (\$25.00) for each additional unit per building.

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

SECTION 7. Section 1325.02 PERMIT AND AUTHORIZATION REQUIRED; is hereby amended in subparagraph (d); to read:

(d) The fee for an inground swimming pool shall be fifty dollars (\$50.00).

The fee for an aboveground swimming pool shall be twenty-five dollars (\$25.00)

Subparagraph (e) is hereby enacted and shall read:

(e) The fee for a public swimming pool, privately owned, shall be based upon the square footage of the area covered by concrete construction and shall be the same as a Commercial fee as set forth in Section 1305.11(c)(2) of this code.

SECTION 8. Section 1325.04 ENCLOSURES is hereby repealed and new section 1325.04 is hereby enacted and shall read:

1325.04 ENCLOSURES

No person shall locate, construct, install, make, change, maintain or use a private swimming pool unless the pool or the premises upon which it is located is enclosed by a fence or other boundaries not less than sixty inches in height, measured from the ground level, so constructed and of such strength that children under the age of seven years are unable to pass through. Any entrance or exit gate in such fence shall be equipped with a spring latching type lock or catch and shall automatically close by spring action to the locked or latched position or shall be equipped with a lock requiring a key or the working of a combination to open and be kept securely locked at all times.

SECTION 8. That part of Section 1331.04(c) which reads:

(c) Permit fees shall be the following:

First fixture outlet:	\$8.00
Each additional fixture or fixture outlet	4.00
Repair or alteration, waste or vent pipe	8.00
Hot water heater replacement	8.00

IS HEREBY AMENDED TO READ;

(c) Permit fees shall be the following:

First fixture outlet:	\$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

SECTION 9. Section 1331.05(b) which reads:

(b) A fee of two dollars (\$2.00) shall be assess and collected for the second and subsequent inspections and no further permits will be granted to the offender until the provisions of this regulation are complied with.

IS HEREBY AMENDED TO READ:

(b) A fee of twenty-five dollars (\$25.00) shall be assessed and collected for the second and subsequent inspections and no further permits will be granted to the offender until the provisions of this regulation are complied with.

SECTION 10. Section 1331.10 (a) is hereby amended to include the following paragraph:

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 said year, there is need for another permit, then the remaining forty-dollars (\$40.00) shall be charged as stated in the paragraph above.

SECTION 11. Section 1341.03 (e) is hereby repealed and new Section 1341.03(e) is hereby enacted and shall read:

(e) Fee Schedule

RESIDENTIAL:

Heating (Warm Air, Heat Pump, etc.):	\$30.00
Cooling:	30.00
When installing heating & cooling at same time:	50.00

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

Alteration to existing system:	15.00
--------------------------------	-------

COMMERCIAL, INDUSTRIAL, ETC.:

WARM AIR FURNACES & BOILERS:

Up to 100,000 BTU or 29,300 Watts	\$30.00
200,000 BTU or 58.6 KW	45.00
300,000 BTU or 87.9 KW	55.00
Over 300,000 BTU or 87.9 KW add for each additional 100,000 BTU	15.00

---

ELECTRIC PERIMETER RADIANT HEATING:

The fee for electric baseboard or radiant heating shall be based on the total wattage as set forth above.

---

HEAT PUMPS:

1/2 ton but not 1 ton	\$40.00
1 ton but 5 tons	50.00
5 tons but not 10 tons	60.00
Each additional 5 tons for fraction	15.00

AIR CONDITIONING SYSTEMS:

All up to but not 5 tons	\$25.00
per ton over 5 tons	1.00

---

VENTILATING SYSTEMS:

201 to 1,000 cfm	\$12.50
1,001 to 5,000 cfm	17.50
5,000 to 10,000 cfm	22.50
Each additional 10,000 cfm	12.50

---

COMMERCIAL ALTERATIONS WHERE UNIT NOT BEING CHANGED:

Per opening:	\$ 5.00
--------------	---------

---

FIREPLACES & CHIMNEYS:

Prefabricated, solid fuel fireplaces either free-standing or constructed exposed against wall, will be considered as a heating appliance and require a permit.  
Fee \$20.00

NOTE: Flues extended above roof more than three feet or exposed to exterior shall be encased in a decorative chase matching in appearance the exterior finish of dwelling or structure.

SECTION 12. Section 1341.05(a) is hereby amended to include a new paragraph which shall read:

There shall be a \$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 said year, there is need for another permit, then the remaining \$40.00 shall be charged as stated in the paragraph above.

SECTION 13. Section 1343.02 is hereby repealed and new Section 1343.02 is hereby enacted and shall read:

REFRIGERATION:

Up to 1/2 hp	\$10.00
1/2 to 1 hp	15.00
1hp to 5 hp	20.00
Over 5 hp	50.00

SECTION 14. Section 1351.02 (b) is hereby amended to include a new paragraph which shall read:

There shall be a \$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 said year, there is need for another permit, then the remaining \$40.00 shall be charged as stated in the paragraph above.

SECTION 15. Section 1351.03 (b) which reads in part "Fees. The base fee for an electrical permit shall be \$5.00 plus the following:

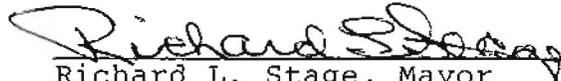
IS HEREBY AMENDED TO READ:

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

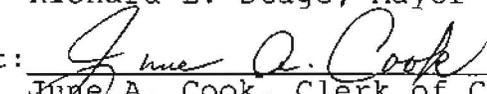
SECTION 16. This ordinance shall take effect at the earliest opportunity allowed by law.

  
\_\_\_\_\_  
Earl R. Nicholson, President of Council

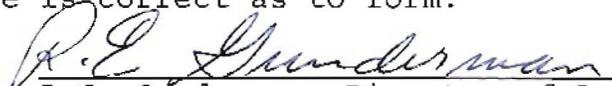
Passed: 5/16/88

  
\_\_\_\_\_  
Richard L. Stage, Mayor

Effective: 6/15/88

Attest:   
\_\_\_\_\_  
June A. Cook, Clerk of Council

I Certify that this ordinance is correct as to form.

  
\_\_\_\_\_  
R.E. Gunderman, Director of Law