

**ORDINANCE NO. 2016-11**

**AN ORDINANCE AMENDING HURON CODIFIED ORDINANCE SECTIONS 1321.06- BUILDING FEES; CONSTRUCTION, ALTERATIONS AND ADDITIONS, 1321.07 – FEES FOR MOVING BUILDINGS, 1321.10- PLUMBING FEES, 1321.11- ELECTRICAL FEES AND THE ESTABLISHMENT OF SECTION 1321.14-ADMINISTRATIVE FEES WITHIN THE BUILDING CODE**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:**

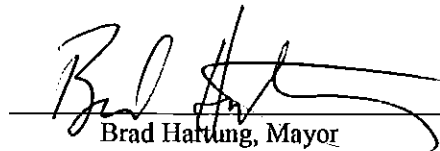
**SECTION 1.** That Section 1321.06 Building Fees; Construction, Alterations and Additions, Section 1321.07 Fees for Moving Buildings, 1321.10 Plumbing Fees, and 1321.11 Electrical Fees within the Building Code of the Codified Ordinances of the City of Huron, Ohio **WHICH CURRENTLY READ AS FOLLOWS** (refer to Exhibit "A" attached) shall be and hereby are amended,

**SECTION 2.** That Section 1321.06 Building Fees; Construction, Alterations and Additions, Section 1321.07 Fees for Moving Buildings, 1321.10 Plumbing Fees, and 1321.11 Electrical Fees within the Building Code of the Codified Ordinances of the City of Huron, Ohio is hereby amended and Section 1321.14- Administrative Fees established to read as follows (refer to Exhibit "B" attached)

**SECTION 3.** Codified Ordinance Section 1321.06 Building Fee; Construction, Alterations and Additions, Section 1321.07 Fees for Moving Buildings, Section 1321.10 Plumbing Fees and Section 1321.11 Electrical Fees within the Building Code as existing prior to the adoption of this Ordinance shall be, and the same hereby is, repealed.

**SECTION 4.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O. R.C. 121.22.

**SECTION 5.** In accordance with Section 3.06 of the Charter of the City of Huron, Ohio, this Ordinance shall take effect thirty (30) days from adoption.

  
Brad Hartung, Mayor

ATTEST:   
Clerk of Council

ADOPTED: JUL 26 2016

**1321.04 FEE REQUIRED PRIOR TO PERMIT ISSUANCE.**

(a) No permit as required by the Building Code shall be issued until the fee prescribed in this chapter has been paid. Nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the estimated cost of the building or structure, has been paid.

(b) In addition to the fee herein required to be paid, no permit as required by the Building Code shall be issued until the Department of Finance has endorsed on the application for such permit that the contractor or other applicant for such permit has registered with the Department of Finance the name, place of business and person or persons to whom correspondence shall be directed of the contractor, subcontractor or other person or persons who will be performing the work for which the permit is being issued.  
(Ord. 2012-33. Passed 7-24-12.)

**1321.05 WORK ABANDONMENT OR DISCONTINUANCE; REFUND.**

In case of abandonment or discontinuance, the cost of work performed under a permit may be estimated, an adjustment of the fee made and the portion of the fee for uncompleted work returned to the permit holder, provided that no refund of a prescribed minimum fee shall be made. If such discontinuance is due to revocation of permit, a similar adjustment and return may be made; provided that no refund shall be made until all penalties incurred or imposed by due authority have been collected. After such refund has been made no work shall be resumed until a new application has been made and a new permit has been issued.  
(Ord. 2012-33. Passed 7-24-12.)

**1321.06 BUILDING FEES; CONSTRUCTION, ALTERATIONS AND ADDITIONS.**

For a permit for the construction or alteration of a building or structure, the following schedule of fees shall prevail:

- (a) Residential. (New construction including attached garages) 1/4 of 1% of estimated value plus \$1.00 per 100 square feet floor area.
- (b) Residential Garages. (New construction) (see "e")
- (c) Industrial. (New construction)  
1/4 of 1% of estimated value plus \$1.00 per 100 square feet floor area.
- (d) Commercial. (new construction)  
1/4 of 1% of estimated value plus \$1.00 per 100 square feet floor area.
- (e) Alterations and Additions or Reconstruction. (All types including detached garages, fences, etc.)

<u>Estimated Cost</u>	<u>Fee</u>
\$ 50 to 2,500	\$10.00
2,501 to 5,000	15.00
5,001 to 7,500	20.00
7,501 to 10,000	25.00
10,001 to 12,500	30.00
12,501 to 15,000	35.00

For each additional \$1,000 add \$2.00 to above plus \$1.00 per 100 square feet of additional floor area.

No fee nor permit required for alterations costing less than \$50.00.

- (f) Fee for Starting Work Without Permit. Any permit not applied for and issued before work is in progress shall be subject to a 200% penalty in addition to the normal permit fee.  
(Ord. 2012-33. Passed 7-24-12.)

#### **1321.07 FEE FOR MOVING BUILDINGS.**

(a) For permit for the renewal of a building or structure from one lot to another, the fee shall be at the rate of one dollar (\$1.00) per one thousand dollars (\$1,000) of the estimated value of the building or structure in its completed condition after removal.

(b) For a permit for the removal of a building or structure to a new location within the same lot, the fee shall be at the rate of one dollar (\$1.00) per one thousand dollars (\$1,000) of the estimated cost of moving, of new foundations and of work necessary to put the building or structure in usable condition in its new location.  
(Ord. 2012-33. Passed 7-24-12.)

#### **1321.08 DEMOLITION FEE.**

For a permit for the demolition of a building or structure, the fee shall be at the rate of five dollars (\$5.00) for each ten feet in the height of such building or structure plus one percent additional for each foot of street frontage of the building or structure in excess of fifty feet.  
(Ord. 2012-33. Passed 7-24-12.)

#### **1321.09 HEATING FEES.**

Heating appliances and systems shall be subject to the fees as defined in Section 1321.06.  
(Ord. 2012-33. Passed 7-24-12.)

#### **1321.10 PLUMBING FEES.**

Plumbing permits, for both commercial/industrial and residential fall under the authority of the Erie County Health Department.  
(Ord. 2012-33. Passed 7-24-12.)

#### **1321.11 ELECTRICAL FEES.**

(a) Prior to the installation of any electrical wiring in a residential, commercial or industrial building or structure, a permit shall be obtained from the Building Official. Permit and inspection fees to be paid to the City for the permit and inspection of electrical wiring installations shall be as follows:

(1)	<u>Residential.</u>	
	1, 2 and 3 Family Dwellings-	
	New construction/major remodeling & additions, rough & final inspections per dwelling unit	\$ 175.00
	Additions & remodeling (not considered major)	125.00
(2)	Service change	75.00
	<u>Commercial/Industrial.</u>	
	New construction/major remodeling & additions	250.00
	Additions & remodeling (not considered major)	150.00
	Service change (per meter)	100.00

- (3) General.
  - Temporary wiring during construction 75.00
  - Electric signs 75.00
- (4) Inspections made necessary because of incompetent, incomplete or negligent work (per inspection) 75.00
- (5) Fees for starting work without a permit. Any permit not applied for and issued before work is in progress shall be subject to a 200% penalty in addition to the normal permit fee.

(b) Fire Demand Certificate. Any building or structure in which the electrical wiring has been damaged or rendered defective by fire, shall have a fire demand certificate posted in it by the Building Official, specifying what portion or portions of the electrical wiring shall be repaired or replaced.

(c) Disconnecting Current. The Chief of the Fire Division, the Building Official, or any other competent person delegated by either of them shall have the authority to cause the turning off of all electrical currents or to cut or disconnect, in cases of emergency, any wires where such electrical currents are dangerous to life or property or where such wires may interfere with the work or progress of the Fire Division.

(d) Service Entrance Equipment. Service entrance equipment shall be a minimum of 100 ampere capacity per family in single or multiple dwellings either of the automatic breaker or the safety-type fuse switch.  
(Ord. 2012-33. Passed 7-24-12.)

#### 1321.12 MISCELLANEOUS FEES.

(a) Fees for an application for appeal before the Board of Building and Zoning Appeals as required by Section 1131.02 shall be one hundred fifty dollars (\$150.00).

(b) Fees for a site development plan reviewed by the Planning Commission as required by Section 1313.04 shall be one hundred fifty dollars (\$150.00).

(c) Fees for an amendment or re-districting as required by Section 1131.03 shall be two hundred fifty dollars (\$250.00).

(d) Fees for the issuance of a permit for a sign, including a portable or temporary sign, shall be as follows:

<u>Sq. Ft.</u>	<u>Base Fee</u>	<u>Area Fee</u>
50 sq. ft. of less	\$100.00	.25 per sq. ft.
51 - 200 sq. ft.	\$150.00	.25 per sq. ft.
over 200 sq. ft.	\$200.00	.25 per sq. ft.

(e) Fees for the review of commercial/industrial projects by the Design Review Committee shall be one hundred and fifty dollars (\$150.00) for projects determined by the Building Official to be "major" and fifty dollars (\$50.00) for projects determined by the Building Official to be "minor". (Ord. 2012-33. Passed 7-24-12.)

**1321.13 ZONING FEES,**

- (a) Residential Structure: \$100.00 + .05/sq ft
  - (b) Additions to Structure: \$75.00 + .05/sq ft
  - (c) Accessory Building: Under 200 sq ft \$25.00  
Over 200 sq Ft \$25.00 + .05/sq ft
  - (d) Pools: \$75.00
  - (e) Porch / Deck: \$25.00
  - (f) Fence: \$25.00 + .20 per lineal ft of fence
  - (g) Commercial Structure: \$200.00 + .05/sq ft
  - (h) Commercial Addition: \$150.00 + .05/sq ft
  - (i) Parking Lots: \$100.00 + .05/sq ft
- (Ord. 2012-33. Passed 7-24-12.)

## EXHIBIT "B"

### 1321.06 BUILDING PERMIT FEES.

In addition to Structural Plan Review fees as prescribed by the Ohio Building Code, OBC Table 115.2, the following fees shall be applicable prior to obtaining a permit for the construction and/or alteration of a building or structure:

(a) Residential.

1. New construction. Notwithstanding other fees identified in Chapter 1321 et seq., the cost of a permit for residential new construction shall be 1/4 (one quarter) of one percent (1%) of estimated value plus \$1.00 per 100 square feet of gross floor area.

2. Alterations, Additions, or Re-Constructions. Notwithstanding other fees identified in Chapter 1321 et seq., the cost of a permit for residential alterations, additions, or reconstructions shall be in accordance with the following table. Residential alterations, additions, or reconstruction shall include additions, renovations, detached buildings, swimming pools and decks.

Estimated Value	Processing Fee	Floor Area Square Footage
\$0.00 to \$10,000.00	\$25.00	\$1.00 per 100 sq ft.
\$10,001.00-\$15,000.00	\$35.00	\$1.00 per 100 sq ft.
\$15,001.00-\$20,000.00	\$45.00	\$1.00 per 100 sq ft.
\$20,001.00-\$25,000.00	\$55.00	\$1.00 per 100 sq ft.
\$25,001.00-\$30,000.00	\$65.00	\$1.00 per 100 sq ft.
For each \$1,000.00 in valuation above \$30,000.00, an additional \$2.00 will be charged to the Processing Fee in addition to \$1.00 per 100 sq. ft..		

3. Roof Replacement (shingles, roof deck, etc.). Notwithstanding other fees identified in Chapter 1321 et seq., the cost of a permit for the replacement of a residential roof shall be in accordance with the following table.

Residential	Less than \$10,000.00 project cost	\$50.00	1% processing fee
Residential	More than \$10,000.00 project cost	\$100.00	1% processing fee

(b) Commercial.

1. New construction. Notwithstanding other fees identified in Chapter 1321 et seq., the cost of a permit for residential new construction shall be 1/4 (one quarter) of one percent (1%) of estimated value plus \$1.00 per 100 square feet of gross floor area.

2. Alterations, Additions, or Re-Constructions. Notwithstanding other fees identified in Chapter 1321 et seq., the cost of a permit for residential alterations, additions, or reconstructions shall be in accordance with the following table. Residential alterations, additions, or reconstruction shall include additions, renovations, detached buildings, swimming pools and decks.

Estimated Value	Processing Fee	Floor Area Square Footage
\$0.00 to \$10,000.00	\$25.00	\$1.00 per 100 sq ft.
\$10,001.00-\$15,000.00	\$35.00	\$1.00 per 100 sq ft.
\$15,001.00-\$20,000.00	\$45.00	\$1.00 per 100 sq ft.
\$20,001.00-\$25,000.00	\$55.00	\$1.00 per 100 sq ft.
\$25,001.00-\$30,000.00	\$65.00	\$1.00 per 100 sq ft.
For each \$1,000.00 in valuation above \$30,000.00, an additional \$2.00 will be charged to the Processing Fee in addition to \$1.00 per 100 sq. ft..		

3. Roof Replacement (shingles, roof deck, etc.). Notwithstanding other fees identified in Chapter 1321 et seq., the cost of a permit for the replacement of a residential roof shall be in accordance with the following table.

Commercial	Less than \$10,000.00 project cost	\$50.00	3% processing fee
Commercial	More than \$10,000.00 project cost	\$100.00	3% processing fee

(d) Fee for Starting Work Without Permit. Work started without the required permit, whether for a structural or electrical project, will be assessed a two hundred percent (200%) penalty in addition to the required fee.

(Ord. 2016-11, Passed 7-26-16)

#### 1321.07 FEE FOR MOVING BUILDINGS.

(a) For permit for the removal of a building or structure from one lot to another, the fee shall be at the rate of one dollar (\$1.00) per one thousand dollars (\$1,000) of the estimated value of the building or structure in its completed condition after removal.

(b) For a permit for the removal of a building or structure to a new location within the same lot, the fee shall be at the rate of one dollar (\$1.00) per one thousand dollars (\$1,000) of the estimated cost of moving, of new foundations and of work necessary to put the building or structure in usable condition in its new location.  
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#### 1321.08 DEMOLITION FEE.

For a permit for the demolition of a building or structure, the fee shall be at the rate of five dollars (\$5.00) for each ten feet in the height of such building or structure plus one percent additional for each foot of street frontage of the building or structure in excess of fifty feet. (Ord. 2012-33. Passed 7-24-12.)

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#### 1321.10 PLUMBING FEES.

Plumbing permits, for both commercial/industrial and residential fall under the authority of the Erie County Health Department and shall be obtained prior to the commencement of construction

(Ord. 2016-11. Passed 7-26-16.)

1321.11 ELECTRICAL FEES.

(a) Prior to the installation of any electrical wiring in a residential, commercial, or industrial building or structure, a permit shall be obtained from the Building Official. Electrical permit and inspection fees to be paid shall be in accordance with the following schedule:

1) Residential: (1, 2, & 3 family dwellings)

New construction, major remodeling & major additions (per dwelling unit)	\$175.00
Additions, remodeling...(other than major)	\$125.00
Service entrance only (change)	\$ 75.00
Additional meters (each)	\$ 75.00
Re-inspections: each re-inspection made necessary by incompetent, incomplete, or negligent work (per inspection)	\$ 75.00

The penalty for starting work without the required permit shall be 200% of the permit fee plus the required fee.

2) Commercial/Industrial: (Workshop, factories, apartments over  
3 suites, condominiums, mercantile, offices, etc..)

New construction, major remodeling, & major additions (Includes four inspections-additional inspections-\$75 each)	\$250.00
Additions and remodeling...(other than major) (Includes three inspections-additional inspections-\$75 each)	\$200.00
Service entrance only (change)	\$ 75.00
Additional meters (each)	\$ 75.00
Re-inspections: each re-inspection made necessary by Incompetent, incomplete, or negligent work (per inspection)	\$ 75.00

The penalty for starting work without the required permit shall be 200% of the permit fee plus the required fee.

(b) Fire Demand Certificate. Any building or structure in which the electrical



wiring has been damaged or rendered defective by fire, shall have a fire demand certificate posted in it by the Building Official, specifying what portion or portions of the electrical wiring shall be repaired or replaced.

(c) Disconnecting Current. The Chief of the Fire Division, the Building Official, or any other competent person delegated by either of them shall have the authority to cause the turning off of all electrical currents or to cut or disconnect, in cases of emergency, any wires where such electrical currents are dangerous to life or property or where such wires may interfere with the work or progress of the Fire Division.

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(g) Commercial Structure: \$200.00 + .05/sq ft

(h) Commercial Addition: \$150.00 + .05/sq ft

(i) Parking Lots: \$100.00 + .05/sq ft

(Ord. 2012-33. Passed 7-24-12.)

**1321.14 ADMINISTRATIVE FEES.**

Notwithstanding other fees identified in Chapter 1321 et seq., there shall be a fifteen percent (15%) administrative surcharge added to fees for services identified in Sections 1321.06 – 1321.11 which shall be retained by the City of Huron.

(Ord. 2016-11. Passed 7-26-16.)