

## 214.08 FEES IN THE BUILDING AND HOUSING CODE.

The following fees shall be charged for the various types of permits for construction, alterations or additions to dwellings, commercial buildings, industrial buildings, or similar construction installations.

- (a) Duties of Building Commissioner; Determination of Fees.
  - (1) The Building Commissioner shall examine and approve all plans and specifications and authorize the issuance of a permit or certificate as required by the Building and Housing Code and shall designate thereon the character and other legal data and requirements related to the building, structure or other element of construction or use covered by such permit or certificate.
  - (2) The Building Commissioner or his duly authorized representative shall fix the nonrefundable permit or inspection fee to be paid prior to the issuance of such permit or certificate and shall advise the Finance Department of such fee for collection and a receipt to be given for same. The fees to be paid shall be as set forth in this Chapter.
  - (3) For purposes of this chapter, the Building Commissioner may utilize the following abbreviations to identify Codes:
    - (A) BHC - North Royalton Building and Housing Code (Part 14 of these Codified Ordinances)
    - (B) BVD - Building Valuation Data (Section (214.08(a)(3) of these Codified Ordinances)
    - (C) OBC - Ohio Building Code (Chapter 1420 of these Codified Ordinances)
    - (D) PZC - North Royalton Planning and Zoning Code (Part 12 of these Codified Ordinances)
    - (E) RCO - Residential Code of Ohio FOR One-, Two-, and Three Family Dwellings (Chapter 1426 of these Codified Ordinances)
  - (4) For purposes of this chapter, the following words shall have the following meaning, unless the context clearly indicates that a different meaning is intended:
    - (A) "Building Valuation Data" or "BVD" published by the International Code Council means the "average construction costs per square foot table" and is one of the factors used for determining permit cost in the City of North Royalton.
    - (B) "Gross area" or "GA" is the sum of the gross floor area of all floors in the proposed building or structure. Where an owner or applicant proposes an alteration or change of use, gross area shall be determined by the Building Commissioner based on the actual area affected by the alteration or change of use which may extend beyond the limits of construction.

- (C) "Square Foot Construction Cost" or "SFCT" as determined by the "Building Valuation Data Table" provides average construction costs per square foot. The square foot construction cost table presents factors that reflect relative value of one construction classification/ occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.
- (D) "Permit Fees" or "PF"

(b) Commercial (Non-Residential) Building Plan Examination, Permit and Inspection Fees.

- (1) The Building Commissioner shall maintain active membership in the International Code Council (ICC) and shall utilize the type of construction method, gross area modifier and use group classification therein published semi-annually by ICC and known as the "Building Valuation Data" which is a part of the Permit Fee Schedule to determine the fees established by this Chapter, except where specific fees are set. Such gross area modifier and type of construction factor shall be multiplied by the factors hereinafter set out in this Chapter to determine fees, except where specific fixed fees are stipulated in this Chapter.
- (2) The Building Commissioner shall utilize BVD and the Tables set forth hereafter identified as numbers 214.08(b)(3)(A), 214.08(b)(3)(B), 214.08(b)(3)(C) and associated formulae to determine fees under this Chapter where indicated in the fee schedule(s) by the abbreviations for the applicable formula.
- (3) The following fees shall be paid by the applicant for the occupancies and items listed below at the time an application is made and/or at the time such fees are determined, but in any event no later than at the time of issuance of the permit:

TABLE 214.08(b)(3)(A) - COMMERCIAL (NON-RESIDENTIAL) PERMIT FEES			
	NEW	ADDITIONS	ALTERATIONS
Building Permit	GA X SFCT X 0.0054 = PF	GA X SFCT X 0.0054 = PF	Value Range Table 214.08(c)(1)(C)
Electrical Permit	12% PF	12% PF	Value Range Table 214.08(c)(1)(C)
HVAC Permit	12% PF	12% PF	Value Range Table 214.08(c)(1)(C)
Plumbing Permit	12% PF	12% PF	Value Range Table 214.08(c)(1)(C)
Plan Review Fee	12% PF	12% PF	12% of PF
Certificate of Occupancy	\$100.00	\$100.00	\$50.00
3% State Tax	3% of above total	3% of above total	3% of above total
Excessive Loads Fee	\$100.00	\$100.00	\$100 As determined by scope of work

TABLE 214.08(b)(3)(B) - COMMERCIAL (NON-RESIDENTIAL) MISCELLANEOUS PERMIT FEES		
Deck	Value Range Table 214.08(c)(1)(C)	
Electrical Permit	Value Range Table 214.08(c)(1)(C)	
Fence	Value Range Table 214.08(c)(1)(C)	
Fire Protection System	Value Range Table 214.08(c)(1)(C)	
Heating Ventilaion Air Conditioning and Refrigeration (HVACR) Permit	Value Range Table 214.08(c)(1)(C)	
Miscelaneous	Value Range Table 214.08(c)(1)(C)	
Paving	Value Range Table 214.08(c)(1)(C)	
Plan Review - Resubmission due to Adjudication Order	50% of the initial Plan Review fee	
Plan Review - Resubmission due to a Nonconformance Approval	25% of the initial Plan Review fee	
Plumbing Permit	Value Range Table 214.08(c)(1)(C)	
Pool	Value Range Table 214.08(c)(1)(C)	
Reroof		\$75.00 plus \$50 for each 5,000 sf or portion thereof above 5,000 sf.
Right-of-way opening		\$75 per side
Sewer	Value Range Table 214.08(c)(1)(C)	
Signs	Value Range Table 214.08(c)(1)(C)	
Storage tanks		\$150.00
Street opening		\$150.00
Towers/Antennas	Value Range Table 214.08(c)(1)(C)	But not less than \$5,000 for a new facility and \$1,000 for alterations. \$250 annual inspection required.
Waterproofing / Water Control	Value Range Table 214.08(c)(1)(C)	

TABLE 214.08(b)(3)(C) - COMMERCIAL (NON-RESIDENTIAL) PERMIT RANGE TABLE				
Valuation Range		Base Fee	Plus	Permit Fee (PF)
From	To			
\$0.00	\$500.00	\$50.00 +	\$0.00 =	\$50.00
\$500.01	\$2,000.00	\$50.00 +	\$2 per \$100 =	Permit Fee
\$2,000.01	\$25,000.00	\$80.00 +	\$12 per \$1000 =	Permit Fee
\$25,000.01	\$50,000.00	\$356.00 +	\$10 per \$1000 =	Permit Fee
\$50,000.01	\$100,000.00	\$606.00 +	\$7 per \$1000 =	Permit Fee
\$100,000.01	\$500,000.00	\$956.00 +	\$6 per \$1000 =	Permit Fee
\$500,000.01	\$1,000,000.00	\$3,356.00 +	\$5 per \$1000 =	Permit Fee
\$1,000,000.01	and greater	\$5,856.00 +	\$4 per \$1000 =	Permit Fee

Note: Plan Review Fees shall be calculated based on the percentages and values listed in Table 214.08(c)(1)(A) and Table 214.08(c)(1)(B).

(c) Miscellaneous Building Permit and Inspection Fees.

- (1) In addition to the fees set forth in this Chapter, the Building Commissioner shall collect on behalf of the Board of Building Standards of the Department of Industrial Relations of the State of Ohio a fee equal to three percent (3%) of those fees imposed for permits governed by the OBC, and a fee equal to one percent (1%) of those fees imposed for permits by the Residential Code of Ohio, the acceptance and approval of plans and specifications, and for the making of inspections pursuant to Ohio Administrative Code Section 4101:2-1-50 and 4101:8-1-03
  - (2) When an inspection is required and made and the work is found to be either incomplete or not in compliance with the applicable building code(s), or at a variance with the approved plans and specifications, a charge for each re-inspection required to verify compliance shall be made at the rate per inspection of forty dollars (\$40.00). This fee shall be paid prior to re-inspection.
  - (3) Where work has been commenced without the application for or issuance of a permit and payment of the required fee, a penalty fee of double the amount of the ordinary fee otherwise required in this Chapter shall be charged for a subsequent application for permit.
  - (4) There shall be no refund or transfer made of any building permit fee after the fee has been paid.
  - (5) Clearing Permit fee \$40.00 plus the developer shall install one tree two inches in diameter, eight to ten feet in height or pay eighty percent (80%) of the installed tree cost as determined by the City of North Royalton for each four thousand (4,000) square feet of area cleared/prepared for development or portion thereof.
- (d) One-, Two-, and Three-Family Residential Plan Examinations
- (1) Residential one-, two-, and three-family per adopted code.
    - (A) A fee of twelve cents (\$0.12) per square foot of area measured from outside dimensions of all levels, including garage, decks and porches, shall be paid in advance for each plan examined by the Building for one-, two-, and three-family dwellings.
    - (B) Above fees shall be placed into the General Fund to be used for payment to general consultants for reviewing and upgrading the City's planning and zoning codes, and the like, from time to time, as council deems necessary.
- (e) Residential One-, Two-, and Three-Family Permit Fees
- (1) The construction permit fee for new residential one-, two-, and three-family dwellings shall be as follows:
    - (A) A fee of forty cents (\$0.40) per square foot of area for all levels measured from the outside dimensions.

- (B) Attached garages: A fee of fifteen cents (\$0.15) per square foot of area measured from the outside dimensions. Such fees shall be inclusive of plumbing, electrical and HVAC permits.
  - (C) Detached garages and accessory structures over 100 square feet in area shall be twenty cents (\$0.20) per square foot of area.
- (2) Additions to one-, two-, and three-family dwellings shall be one hundred dollars (\$100.00) plus twenty cents (\$0.20) per square foot of area inclusive of electric, heating and plumbing.
- (3) The following items shall require a "no fee permit" for existing residential maintenance:
- (A) Any maintenance repair and replacement of windows and doors; repair and replacement of siding and roofing; repair of garages, decks, storage building, sidewalks, handicap accessories, driveways, fences; replacement of water heaters, furnaces, air conditioners; any appliance replacement such as dishwasher, garbage disposals, water closets, sinks, cabinets, floor coverings, wall coverings, insulation or anything related to repair/ maintenance.
    - (1) The following fees shall be waived for new fences, storage buildings less than 100 square feet in area, all permits for persons over 65 years of age providing they own the property and reside at same with the exception of remodeling and additions in excess of \$10,000.00 time and material cost. Such "No Fee Permit" shall not include any new electrical installations, basement waterproofing or new plumbing that requires the installation of tie-ins, traps or taps to any sanitary sewer or storm water drainage system.
  - (B) Such "no fee permits" shall be for a period of one year beginning January 1st of each year by proclamation of the Mayor. The Mayor shall be permitted to revoke "no fee permits" for economic reasons at any time with approval of the simple majority of council.
- (4) Additional Fees for Single family one-, two-, and three-family residential (per unit):
- |                                     |         |
|-------------------------------------|---------|
| (A) Alarm / fire / security systems | \$40.00 |
| (B) Alterations and/or remodeling   | \$80.00 |
| (C) Certificate of Occupancy        | \$40.00 |
| (D) Culverts / drive pipes          | \$40.00 |
| (E) Decks and/or porches            | \$80.00 |
| (F) Electrical                      | \$40.00 |
| (G) Exterior coverings and siding   | \$40.00 |
| (H) Fences                          | \$40.00 |
| (I) Fireplaces and stoves           | \$40.00 |

(J)	Fire suppression system	\$150.00
(K)	Foundations – poured cement	\$40.00
(L)	Gas pipe installation	\$40.00
(M)	Grading / clearing	\$40.00
(N)	Heating Ventilation and Air Conditioning	\$40.00
(O)	Irrigation	\$40.00
(P)	Landscaping	\$40.00
(Q)	Paving – resurfacing or sealing	\$40.00
(R)	Paving – new asphalt or concrete	\$100.00
(S)	Paving – driveway aprons	\$20.00
(T)	Plumbing	\$40.00
(U)	Pools - In-ground	\$120.00
(V)	Pools - Above-ground (24” deep and greater)	\$40.00
(W)	Right-of-way openings (each side of street)	\$60.00
(X)	Roof coverings	\$40.00
(Y)	Satellite dishes	\$40.00
(Z)	Specialty Permits or Miscellaneous Permits	\$40.00
(AA)	Street openings	\$150.00
(BB)	Sump pumps and lift pumps	\$40.00
(CC)	Water heaters	\$40.00
(DD)	Waterproofing and/or water control	\$50.00

- (5) Development clearing for P.U.D., single family cluster development or any single family development of three single family homes or more.

Clearing Permit fee \$40.00 plus the developer shall install one tree two inches in diameter, eight to ten feet in height or pay eighty percent (80%) of the installed tree cost as determined by the City of North Royalton for each four thousand (4,000) square feet of area cleared/prepared for development or portion thereof.

- (6) Handicapped: In the event that the remodeling is necessitated to accommodate the installation of facilities for the handicapped, the permit fee shall be twenty-five dollars (\$25.00). This includes handicapped ramps, rails, etc. where necessary.

- (f) Moving of Buildings.

- (1) When moving any building within, into or through the Municipality which movement requires the passage over any highway, street, avenue, alley, a sidewalk or public ground open to the use of the public, the fee for the permit to move such a building shall be one thousand dollars (\$1,000) per building moved.
  - (2) In addition, the mover shall post with the Building Commissioner a bond in the amount of five thousand dollars (\$5,000), to be approved by the Director of Law and executed by the mover as principal and by a competent bonding company as surety, conditioned upon the faithful and prompt performance of the moving of the building as described in the application to be submitted to the Building Commissioner.
  - (3) The mover shall further deposit with the Building Commissioner a minimum cash deposit of one-thousand dollars (\$1,000.00), which deposit shall be used to cover all costs incurred by the Municipality in connection with the proposed moving, including, but not limited to, costs of raising wires, services of the Police Department, the Fire Department, the Department of Public Service and Properties and the Division of Buildings, calculated at hourly rates, reimbursement to the Municipality for the cost per mile of the Municipality's vehicles used by employees and officials of the Municipality in supervising the moving as well as the costs for inspecting the building, before and after relocation. Additional charges shall be applied if necessary. Unused funds will be returned to depositor.
  - (4) The mover, further, shall deposit with the Building Commissioner a fully paid policy of insurance in an amount and form satisfactory to the City Engineer and the Director of Law, which insurance shall fully indemnify the Municipality from any liability incurred in connection with or arising out of the moving of the building.
- (g) Razing of Buildings. Any person desiring to raze any primary building in the Municipality shall deposit with the Building Commissioner a cash bond of five hundred dollars (\$500.00), conditioned upon the faithful and prompt performance of such razing as described in the application submitted to the Building Commissioner. This amount shall be returned to the depositor upon a determination by the Building Commissioner, after final inspection, that the razing has been properly and satisfactorily completed. Permit fees shall be applied per the appropriate schedule.

If the building is razed by means of burning by the Fire Department in a drill duly scheduled for the purpose of training, and approved by the Mayor, no bond shall be required, but a five hundred dollar (\$500.00) permit fee will be charged.

(h) Engineer Fees.

- (1) Topo review and field check. A fee of \$850.00 shall be charged to an applicant for a building permit for review of topographical plans and confirmation of finished grades, payable as follows:

A. Review of submitted topographical site plan      \$220.00

- B. Check of building footer elevation and sediment and erosion control compliance  
\$180.00

Re-inspection \$50.00

A fee shall be charged for each re-inspection made necessary by inaccurate information on a permit or application, or on plans, specifications, profiles or other materials submitted in connection therewith, or by faulty or incomplete work or materials. Fee to be paid prior to reinspection.

- C. Check compliance of finished grade with topographical site plan submitted  
\$360.00

Re-inspection \$50.00

A fee shall be charged for each re-inspection made necessary by inaccurate information on a permit or application, or on plans, specifications, profiles or other materials submitted in connection therewith, or by faulty or incomplete work or materials. Fee to be paid prior to reinspection.

- D. Preparation of "as built" drawings \$90.00

- E. Ponds and Lakes – Review of topographical site plan \$150.00

(2) Review of buildings.

First 1,000 square feet \$300.00

Each additional 1,000 square feet or fraction thereof \$50.00

In addition to this fee, review fees of any consultant, as needed, shall be paid in full to the City before the issuance of a building permit.

For all multifamily projects, including P.U.D., one-half of the total payment is due prior to review of the plans and one-half is due upon approval of the plans.

(3) Subdivision review.

\$330.00 per lot for the first 50 lots and \$150.00 per lot thereafter.

One-half of the total payment is due prior to review of the improvement plans and one-half is due upon approval of the plans.

(4) Other work. For work not covered by the above schedule in this subsection, fees shall be based upon the wages and benefits per hour, per each employee's time spent on the job.

(5) Fees for approval of preliminary plan or final plat:

- A. The developer shall deposit a certified check, payable to the City of North Royalton, in the amount established by the schedule of fees, along with the preliminary plan, to be credited to the General Fund for expenses incurred by the City in plan review.

B. The fee for engineering review, inspection and legal expenses shall not be less than the expenses incurred by the City of North Royalton, and the developer shall deposit with the City an amount not less than three percent of the estimated cost of the improvements for the services.

(i) Performance and Completion Cash Bonds. Performance and completion bonds, in cash, shall be required for the following types of construction to ensure completion and compliance with the ordinances of the City:

(1)	Single-family Residential	\$1,000.00
(2)	Commercial	\$1,500.00
(3)	Public facilities	\$1,500.00
(4)	Two-family, three-family and townhouse, per building	\$1,500.00
(5)	Apartments, per building	\$2,000.00
(6)	Industrial	\$2,000.00

(j) Contractors

(1) There shall be an initial registration fee of one hundred fifty dollars (\$150.00) and a renewal registration fee of one hundred dollars (\$100.00) for a license for all contractors who desire to perform work or engage in contracts for work as listed in 1444.01(a) within the City of North Royalton. Such registration shall be obtained prior to commencement of any work within the City of North Royalton. All registrations are for a period of one year or portion thereof depending on date of registration.

(2) Every applicant for registration as a worker in various trades, contracting work and crafts shall, upon the approval of his or her application, furnish and file with the Building Department a bond in the penal amount of twenty-five thousand dollars (\$25,000) for each of the contracting capacities in which he or she desires to perform work in the City. Such bonds shall be approved as to form by the Director of Law and as to sufficiency of surety by the Mayor. Such bonds shall guarantee full and faithful compliance by the applicant with all provisions and regulations of applicable building codes of the City, the State or any subdivision thereof now or hereafter having power and authority to regulate the construction of buildings or having structures in the City.

(3) Every applicant for registration shall deposit with the Building Department evidence of a public liability insurance policy insuring the City against any loss or damage to persons or property resulting from or growing out of work being done or uncompleted. The amount of such insurance shall be at least one million dollars (\$1,000,000). The amount of such insurance shall be at least two hundred-fifty thousand dollars (\$250,000) in case of injury or death to one person, and five hundred thousand dollars (\$500,000) in case of injury or death to more than one person. In case of property damage resulting from but not limited to uncompleted work or damages caused by accident, the limits of liability shall be five hundred thousand dollars (\$500,000) per non-completion or accident, with a total aggregate liability of one million dollars (\$1,000,000). All policies shall be subject to the approval of the Director of Law.

(4) Where work has commenced without the completion of an application for contractor registration and payment of the associated fees has not been made, a penalty fee of double the amount of the ordinary fee otherwise required in this Chapter shall be charged for the contractor registration.

(k) Zoning Certificates. Each applicant for a building permit, who in fact does place upon the land of the City any permanent object or structure governed by the Zoning Code of the City, shall apply and obtain a Zoning Certificate as described in Section 1262.02 of the Zoning Code.

The fees for this certificate in the different categories shall be as follows:

(1)	Fence	\$15.00
(2)	Accessory Bldg. Or Pool	\$5.00
(3)	Residential Addition	\$10.00
(4)	One-, Two-, and Three-Family Residence (per unit)	\$20.00
(5)	New Commercial Building Or Addition	\$30.00
(6)	Multifamily (four or more attached units)	\$35.00
(7)	New Industrial Building Or Addition	\$40.00

(l) Bond for Cleaning, Damage to and Repairs of Rights of Way. Before a permit shall be issued for the construction of any building within the Municipality, the builder shall post with the Director of Finance a cash bond in the amount of one thousand dollars (\$1,000.00), to be deposited in the Building Construction Bond Fund. Thereafter, upon the builder's request for final inspection, the Streets Supervisor shall inspect the street right of way. Upon the Streets Supervisor's approval of the right of way, said bond shall be reimbursed to the builder. Should the right of way be in need of cleaning or repairs or have damage caused by the builder, said bond shall be held and a certified letter shall be mailed to the builder's address as set forth in the building permit. This letter shall state what cleaning or repairs must be completed or what damage must be corrected before said bond can be reimbursed. The builder shall have fifteen days from receipt of said letter to comply and must inform the Division of Streets, Motor Vehicles and Equipment Maintenance of such compliance and request a second inspection of the right of way. Upon the second and final inspection by the Streets Supervisor, the street bond shall be approved for reimbursement or forfeited for noncompliance to the Street, Construction, Maintenance and Repair (SCM&R) Fund. If the builder does not contact the Division of Streets, Motor Vehicles and Equipment Maintenance within the allotted fifteen-day period, said bond shall be automatically forfeited by the builder to the SCM&R Fund.