

TITLE THREE - Licensing and Fees
Chap. 1321. Permit, Inspection and License Fees.

CHAPTER 1321
Permit, Inspection and License Fees

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CROSS REFERENCES

Overweight vehicle fee - see TRAF. 339.02
 CATV franchise fee - see BUS. REG. 747.05
 Deposit for sewers in new subdivision - see S.U. & P.S. 915.02
 Waste collection fees - see S.U. & P.S. 941.05
 Deposit or bond for moving trees - see S.U. & P.S. 945.09
 Zoning hearing fee - see DEV. 1181.13(b)
 Permit protest and issuance - see BLDG. Ch. 1331
 Bond or insurance for topsoil stripping and removal – see BLDG. 1339.04

1321.01 PLAN EXAMINATION FEES.

Plan and examination fees are payable at the time of submission of the first set of plans and fifty percent (50%) is refundable if proposed final plans are not submitted within one (1) year.

(a) New Residential Construction:

- (1) One and two-family: \$250.00 lump sum.
- (2) Single-family attached: \$500.00 up to three (3) units; \$100.00 each unit over three (3).
- (3) Apartments: \$600.00 up to six (6) units; \$100.00 each unit over six (6).
- (4) Additions and remodeling: \$10.00 per one hundred (100) sq. ft. of floor area.

(b) Local or General Business and Office Buildings:

New construction, remodeling, additions and/or modifications alterations, site improvements, utilities, etc.:

\$10.00 per one hundred (100) sq. ft. of building area affected, or \$4.00 per \$1,000 valuation, where square footage of building is not an appropriate method of calculation.

(c) Places of Assembly:

Restaurants, schools, etc. as per the Ohio Building Code: \$15.00 per one hundred (100) sq. ft. where applicable, or \$4.00/\$1,000 valuation.

(Ord. No. 139-02. Passed 9/23/02.)

(d) Signs: \$10.00 base fee and \$2.00/sq. ft. over 25 sq. ft.

(e) Subdivision Plats:

\$50.00 lump sum up to six (6) lots; \$10.00 each lot over six (6).

(f) Miscellaneous:

All other items for which plans are required and not listed above: \$25.00 lump sum.

(Ord. No. 130-08. Passed 12/22/08.)

1321.02 PERMIT FEES.

(a) Building Fees:

- (1) All new residential 1, 2, and 3 family dwellings and additions: \$20.00 base fee, plus \$20.00 per 100 square feet of floor area.
- (2) Residential 1, 2, and 3 family, remodeling, alterations and repairs: \$20.00 base fee, plus \$3.00 per \$1,000 valuation as estimated by the Building Commissioner.
- (3) All new commercial, assembly or multi-family buildings and additions: \$50.00 base fee, plus \$25.00 per 100 square feet of floor area.
- (4) Commercial, assembly, multi-family remodeling, alterations, and repairs: \$50.00 base fee, plus \$5.00 per \$1,000 valuation as estimated by the Building Commissioner.

(b) Electrical Permit Fees:

- (1) Residential 1, 2, and 3 family buildings: \$25.00 base fee, plus \$1.00 per outlet, fixture, plus \$5.00 per panel, service, or motor.
- (2) Commercial, assembly, or multi-family buildings: \$50.00 base fee, plus \$2.00 per outlet, fixture, plus \$10.00 per panel, service, transformer, motor.

(c) Plumbing Permit Fees:

- (1) Residential 1, 2, and 3 family buildings: \$25.00 base fee, plus \$5.00 per fixture, appliance, floor drain, hot water tank, one hundred (100) foot increment of exterior sewer, gas, waterline.
- (2) Commercial, assembly, or multi-family buildings: \$50.00 base fee, plus \$5.00 per fixture, appliance, floor drain, hot water tank, one hundred (100) foot increment of exterior sewer, gas, waterline.

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- (d) Heating and Air Conditioning Permit Fees:
- (1) Residential 1, 2, and 3 family buildings: \$25.00 base fee, plus \$15.00 per heating and air conditioning unit.
 - (2) Commercial, assembly, or multi-family buildings: \$50.00 base fee, plus \$25.00 per heating and air conditioning and air handling unit.
- (e) Paint Removal and Exterior Surface Cleaning: \$35.00 application fee plus deposits as required under Section 1374.02(b).
- (f) Fire Sprinkler System:
- (1) Residential: \$25.00 base fee, plus \$1.00 per sprinkler head.
 - (2) Commercial: \$50.00 base fee, plus \$1.00 per sprinkler head.
 - (3) Commercial Kitchen Hood Fire System: \$50.00.
- (g) Waterproofing: \$30.00 flat fee.
- (h) Pools:
- (1) Above ground - \$25.00.
 - (2) In ground - \$75.00.
- (i) Miscellaneous: Decks, arbors, fences, sheds, driveways, retaining walls, and all other items not listed above: \$25.00 flat fee.
- (j) Signs: New, modifications or alterations: \$25.00 base fee, plus \$2.00 per square foot of sign area.
(Ord. No. 130-08. Passed 12/22/08.)

1321.03 INSPECTION FEES.

- (a) Initial or first time inspections as per the following specific itemized list are included in the fee for the building permit:
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| (1) Excavation. | (4) Plumbing rough-in. |
| (2) Drains and sewers. | (5) Electrical rough-in. |
| (3) Framing. | (6) Final and occupancy. |
- (b) Reinspection or repeat inspections for any purpose other than the convenience of the City: \$20.00.
- (c) Special conditions, in apartments, office or other buildings completed in phases, such as by unit, floor, wing, etc., the initial inspections as per Subsection (a) hereof may be performed for each such phase as determined by the Building Commissioner to be required. In such case, the initial inspection in each phase shall be considered to be covered by the fee for the building permit.

(d) Special inspections on street openings by the gas, electricity and telephone utilities shall be at the rate of Fifteen Dollars (\$15.00) per hour. This is for the services of the Inspector, as specified in Section 901.09 of the Codified Ordinances of the City of Rocky River.
(Ord. No. 139-02. Passed 9/23/02.)

(e) Street openings by the Cleveland Water Department shall be at the rate of Sixty Dollars (\$60.00) per opening for inspection and restoration of the pavement.

(f) Sewers and streets in new subdivisions: The work rates and charges deducted from deposits shall be at the rate of Twelve Dollars (\$12.00) per hour for an Inspector. For work performed by the City crews in cleaning and similar operations, the charges against the deposit shall be the actual cost to the City for such services.

(g) Any special inspections performed by anyone other than City employees may be authorized and/or required by the Mayor for any new building application, proposed development or redevelopment. All costs to the City that are incurred for such special inspections shall be reimbursed by the developer. From the date of billing by the City, the developer shall have 30 days to pay such costs. If such costs are not timely paid by the developer, the Director of Law is hereby authorized to initiate legal proceedings to collect same.
(Ord. No. 41-05. Passed 4/11/05.)

1321.04 APPLICATION FILING FEES.

(a) Subdivision filing fees shall be the cost of County recording plus Twenty-Five Dollars (\$25.00).

(b) A filing fee of \$50.00 shall be paid for any application requiring review and action by the Planning Commission.

(c) A filing fee for application to the Board of Zoning and Building Appeals for review and action on a variance request shall be paid as follows:

(1) Commercial - \$50.00 for the first variance request and \$15.00 for each additional variance request.

(2) Residential - \$30.00 for the first variance request and \$15.00 for each additional variance request.

(Ord. No. 130-08. Passed 12/22/08.)

1321.05 MISCELLANEOUS PERMIT FEES.

(a) Street Openings. One Hundred Dollars (\$100.00) plus Five Hundred Dollars (\$500.00) deposit refundable when the street has been restored to the complete satisfaction of the Director of Public Safety-Service. If the permittee does not make prompt restoration, it may be accomplished by City forces and the cost therefor deducted from the deposit at the actual cost to the City. (See Sections 901.02 and 901.06 of the Codified Ordinances.)

(b) Curb Cutting and Private Driveways: Twenty-Five Dollars (\$25.00) per cut plus One Hundred Dollars (\$100.00) deposit to cover the cost of restoration of pavement in a manner to the complete satisfaction to the Director of Public Safety-Service. If the permittee does not make prompt restoration, it may be accomplished by City forces and the cost therefor deducted from the deposit at the actual cost to the City. (See Section 905.01 of the Codified Ordinances.)

(c) Sidewalk and Curb Crossing: Twenty-Five Dollar (\$25.00) fee plus One Hundred Dollars (\$100.00) deposit to cover the cost of restoration of the sidewalk, curb and tree lawn to its original condition, and to the complete satisfaction of the Director of Public Safety-Service. If the permittee does not make prompt restoration, it may be accomplished by City forces and the cost therefor deducted from the deposit at the actual cost to the City. (See Section 907.02 of the Codified Ordinances.)

(d) Obstructing Tree Lawns, Streets and Sidewalks: Twenty-five Dollars (\$25.00) fee plus Fifty Dollars (\$50.00) deposit. (See Section 909.06 of the Codified Ordinances.)

(e) Decorative Devices for Tree Lawns: Twenty-five Dollar (\$25.00) fee plus Fifty Dollar (\$50.00) deposit. See Section 910.03 of the Codified Ordinances.)

(f) Street Cleaning: Twenty-five Dollar (\$25.00) fee plus Two Hundred Dollar (\$200.00) deposit for each One Hundred Thousand (\$100,000) cost of construction or fraction thereof.

(g) Demolition: Fifty Dollar (\$50.00) initial fee for one (1), two (2) or three (3) family dwellings or accessory buildings plus One Hundred Dollar (\$100.00) deposit, commercial buildings - One Hundred Dollar (\$100.00) for the first two (2) stories, plus Fifty Dollars (\$50.00) per story in excess of two (2) stories plus Two Hundred Fifty Dollar (\$250.00) deposit. Deposits in each case are to cover police guards and street cleaning. (See Section 1354.01.)

Twenty Dollar (\$20.00) flat fee residential garage demolition.

(h) Housing Moving: One Hundred Dollars (\$100.00) per building plus Five Hundred Dollar (\$500.00) deposit for moving buildings onto a different lot. The fee includes the moving and foundation permit. The deposit is to cover the cost of a police escort and street cleaning. The escort shall be performed by off-duty policemen at a fee to be negotiated between them and the mover and to be deducted from the deposit. The cleaning service shall be either performed by the mover to the satisfaction of the City or shall be performed by City crews and the cost therefor deducted from the deposit on the basis of the actual cost to the City. Whether a house is to be moved to a different location on the same lot or onto a separate lot, the electrical, plumbing, gas, sewer and drainage permit fees provided for in Section 1321.02(a)(2) are to be charged. (See Section 1355.01, 1355.02 and 1355.06 of the Codified Ordinances.)

(i) Outdoor Shows: Two Hundred Dollar (\$200.00) fee plus Three Hundred Dollars (\$300.00) deposit. (See Section 725.04 and 725.05 of the Codified Ordinances.)

(j) Recreation Equipment: Fifty Dollar (\$50.00) one-time fee in all residential districts. (See Chapter 1141 of the Codified Ordinances.)

(k) Alarm Systems: Permit and inspection fee of Twenty-Five Dollars (\$25.00) each with a separate permit and fee for each alarm. (See Section 973.09 of the Codified Ordinances.) Automatic dialing device fee of Fifty Dollars (\$50.00) per year per subscriber. (See Section 973.06(f) of the Codified Ordinances.) False Alarm fee of Twenty-five Dollars (\$25.00). (See Section 973.05(a)(1) and (2) of the Codified Ordinances.) (Ord. No. 139-02. Passed 9/23/02.)

(l) Direct Satellite Receiving Stations: For all residential districts, a plan review fee of Twenty Dollars (\$20.00) and an inspection and permit fee of Thirty Dollars (\$30.00). For all districts other than residential, a plan review fee of Thirty Dollars (\$30.00) and an inspection and permit fee of Fifty Dollars (\$50.00).

(m) Going Out of Business Sales: A Fifty Dollar (\$50.00) fee for each license or license renewal for any thirty (30) day period or part thereof as described in Section 749.03.

1321.06 LICENSE FEES.

(a) Barbershops: Twenty-Five Dollars (\$25.00) renewable annually. (See Section 705.04 of the Codified Ordinances.)

(b) Beauty Shops and Hairdressers: Twenty-five Dollars (\$25.00) renewable annually.

(c) Gaming Rooms: For each device as described in Section 709.01 of the Codified Ordinances of the City of Rocky River, there shall be an annual charge of One Hundred Dollars (\$100.00). If a device is approved and installed after July 1 of any calendar year, the initial charge therefor shall be Fifty Dollars (\$50.00) and thereafter the annual charge shall be One Hundred Dollars (\$100.00).

(d) Bowling Alleys: each additional lane; renewable annually. (See Section 717.09 of the Codified Ordinances.)

(e) Temporary Stores: Fifty Dollars (\$50.00) fee. License expires at the end of the term for which it is issued, but not to exceed thirty (30) days from the date of issue. (See Section 729.04 of the Codified Ordinances.)

(f) Peddlers: Five Dollars (\$5.00) per calendar day. (See Section 729.04 of the Codified Ordinances.)
(Ord. 81-97. Passed 4-7-97.)

(g) Taxicabs: Fifty Dollars (\$50.00) plus Ten Dollars (\$10.00) for each cab, renewable annually. (See Section 737.02 of the Codified Ordinances.)

(h) Restaurants: Including drive-ins and establishments serving beer and wine only, Fifteen Dollars (\$15.00) for first fifty (50) seats; Ten Dollars (\$10.00) for each additional fifty (50) seats permitted; renewable annually. (See Section 743.03 of the Codified Ordinances.)

(i) Commercial Solid Waste Collectors: Fifty Dollar (\$50.00) fee per year, renewable annually. (See Section 941.10 of the Codified Ordinances.)

(j) Alarm Systems:

<u>Type</u>	<u>Per Year</u>
Alarm business	\$ 50.00
Alarm agent initial	10.00
Alarm agent renewal	5.00

(See Section 971.11 of the Codified Ordinances.)

(k) Sales Outside An Enclosed Building: Fifty Dollar (\$50.00) fee. License expires at the end of the sale period for which it is issued. (See Sec. 731.04 of the Codified Ordinances.)
(Ord. No. 130-08. Passed 12/22/08.)

1321.07 CONDITIONS FOR ISSUANCE OF BUILDING PERMITS.

The Building Commissioner shall issue no building or occupancy permit for any building, structure, use or change of use during the period in which an ordinance or other measure which would forbid the action authorized under such permit is pending before Council pursuant to its own action, has been recommended to Council by the Planning Commission or is before the Planning Commission for its recommendation and/or approval, having been referred to the Planning Commission by Council, or referendum is pending thereon. However, no permit shall be withheld for more than ten (10) months after the application was submitted or after the final action by Council has been taken, whichever is the shorter period.

1321.08 FEE FOR SPECIAL BOARD OR COMMISSION MEETINGS.

If a developer or builder desires a special meeting of the Board of Building and Zoning Appeals, or a special meeting by the Planning Commission, he may request this special meeting, and shall pay a fee of Two Hundred Dollars (\$200.00) for the services rendered, unless it is termed a regular meeting of such Board or Commission.

1321.09 REFUNDS.

Upon submission to the Building Division of a written application for the refund of unused deposits, the Building Commissioner may approve the refund of any balance of the deposit.

(Ord. 1-97. Passed 1-13-97.)

1321.10 DEVELOPER SHALL PAY COSTS OF PROFESSIONAL SERVICES NEEDED FOR NEW DEVELOPMENT OR REDEVELOPMENT PROJECTS

In the event the City or an applicant is required, upon the recommendation of City Council, the Mayor, the Planning Commission or the Board of Zoning & Building Appeals, to obtain the assistance of outside professional services, including, but not limited to, architectural, engineering and traffic, the developer shall reimburse the City for the same. From the date of billing by the City, the developer shall have thirty (30) days to pay said costs. The costs set forth herein shall be paid irrespective of the fact that the plan is approved or disapproved.

(Ord. No. 32-05. Passed 4/11/05.)

1321.11 PENALTY.

Any applicant who fails to secure the appropriate permit or approval prior to construction, installation, or project performance, shall pay double the fee required for the permit or approved process as provided in this Chapter, consistent with the enforcement procedures outlined in CO 1181.04.

(Ord. No. 130-08. Passed 12/22/08.)