

# COUNCIL CHAMBER

City of Berea, Ohio

ORDINANCE No. 2019-6

By Nick Haschka Sponsored By Mayor Cyril M. Kleen

## AN ORDINANCE

AMENDING BERA CODIFIED ORDINANCE CHAPTER 1311, NON-RESIDENTIAL CONSTRUCTION AND INSPECTION FEE SCHEDULE, IN PART THIRTEEN, BUILDING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF BERA, AND DECLARING AN EMERGENCY.

WHEREAS, the experience of the City over the past several years has shown that the fees currently charged by the City for non-residential construction and inspection are lower than the actual expense incurred in the conduct of issuing permits and carrying out inspections; and

WHEREAS, the Council desires that the fees charged more accurately reflect the expense of their issuance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Berea, State of Ohio:


SECTION 1. That Chapter 1311, "Non-Residential Construction and Inspection Fees", which has heretofore read as follows in Exhibit "A", which is attached hereto and incorporated herein, be and the same is hereby amended in its entirety to read as follows in Exhibit "B" which is attached hereto.


SECTION 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

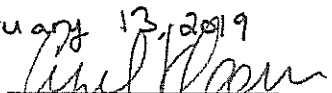
SECTION 3. That the effective date of the changes of fees set forth herein shall be implemented and be in effect starting on February 1, 2019.

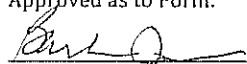
SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, or providing for the usual daily operation of a municipal department, and for the further reason that it is critical to have the construction and inspection fee schedules available to the public as soon as possible so that companies can prepare for the construction season. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: February 4, 2019

  
\_\_\_\_\_  
President of Council

ATTEST:   
\_\_\_\_\_  
Clerk of Council

APPROVED: February 13, 2019  
  
\_\_\_\_\_  
Mayor

Approved as to Form:  
  
\_\_\_\_\_  
Director of Law

**CHAPTER 1311  
Non-Residential Construction and Inspection Fee Schedule**

1311.01	Filing fees for plans examination.	1311.06	Fire protection system permit and inspection fees.
1311.02	Building construction permit and inspection fees.	1311.07	Zoning permit and inspection fees.
1311.03	Electrical permit and inspection fees.	1311.08	Annual inspection and review fee for tax-abated commercial and industrial properties
1311.04	Plumbing permit and inspection fees.		
1311.05	Heating, ventilating, air conditioning and refrigeration fees.		

**1311.01 FILING FEES FOR PLANS EXAMINATION.**

a	<u>New Construction.</u>		
	1 <u>All buildings</u>		
	A Base fee		500.00
	B Plus fee per 100 square foot gross floor area		5.00
	C If multi-family of four or more units, base fee plus a fee per dwelling unit of		50.00
	D All accessory structures and appurtenances		10.00
b	<u>Additions, Alterations, Renovations or Repairs.</u>		
	1 <u>All buildings.</u>		
	A. Base fee per structure of		250.00
	B. Plus fee per 100 square foot gross floor area		5.00
c	<u>Wrecking, Demolition or Razing.</u>		
	1 <u>All buildings.</u>		
	A Base fee per structure of		250.00
	B Plus fee per 100 square foot gross floor area		5.00
d	<u>Moving Structures.</u>		
	1 <u>All buildings.</u>		
	A Base fee per structure of		250.00
	B Plus a fee per 100 sq. ft. of gross floor area		5.00
	C All accessory structures and appurtenance thereto		40.00
e	<u>Change In Plans.</u> When revised plans are submitted after original construction permit(s) have been issued, an additional fee of fifty percent (50%) of the original filing fees shall be collected for consideration of such revised plans. (Ord. 2003-1, Passed 1-6-03.)		

**1311.02 BUILDING CONSTRUCTION PERMIT AND INSPECTION FEES.**

**\*\*Beginning work without permits penalty is double the cost of all permits required**

a	<u>New Construction.</u>		
	1 <u>All buildings.</u>		
	A Base fee per structure or dwelling unit		750.00

	B	Plus fee per 100 square foot gross floor area	25.00
b	<u>Additions, Alterations, Renovations or Repairs.</u>		
	1	<u>All buildings.</u>	
	A	A base fee per structure of	500.00
	B	Plus fee per 100 square foot gross floor area	5.00
	C	When gross floor area is not calculated in the addition, alteration, renovation or repair, then the fee shall be based on the estimated value of the addition, alteration, renovation or repair (as determined by the Building Inspector) as follows:	
	i	Up to \$1,000 at the rate of	250.00
	ii	Plus a fee for each \$1,000 of additional valuation or fraction thereof, at the rate of	10.00
c	<u>Wrecking, Demolition or Razing.</u>		
	1	<u>All buildings.</u>	
	A	Base fee per structure or unit	500.00
	B	Plus a fee for each 100 sq. ft. of gross floor area or fraction thereof.	5.00
d	<u>Moving Structures.</u>		
	1	<u>All buildings.</u>	
	A	Base fee per structure or unit	1,000.00
	B	Plus a fee per 100 sq. ft. of gross floor area	20.00
	C	All accessory structures and appurtenances thereto	20.00
e	<u>Miscellaneous Building Permit Fees.</u>		
	1	<u>All buildings.</u>	
	A	Curb installation and/or alterations (Prior written approval of the Service Director, Safety Director or City Engineer is required)	100.00
	B	Sidewalks (see Section 303.06)	
	i	Base Fee	50.00
	ii	For each lineal foot of public sidewalk	.40
	iii	No charge shall be made when it is determined that only minor repairs are necessary.	
	C	Installation, alteration and/or improvements as follows:	
	i	Driveway with/without apron	100.00
	ii	Driveway apron only	100.00
	iii	Roofs (not more than 2 layers)	100.00
		plus a fee for each 500 sq. ft. of roof area	10.00
	iv	Siding	100.00
	v	Fences	100.00
	vi	Sheds	100.00
	vii	Gutters	100.00
	viii	Awnings	100.00
	ix	Insulation/Sound Proofing	100.00
	x	Decks/patios	100.00
	xi	Walkways	100.00
	xii	Windows/Doors	100.00
		plus a fee per opening	5.00
	xiii	Temporary Sign	10.00
		plus \$1.00 for each day over 10 days	
	D	Site development or redevelopment:	
	i	Parking spaces and/or grading fee base fee	250.00

	plus a fee for each 500 sq. ft. of site	10.00
ii	Fencing required – base fee (during construction)	50.00
iii	Temporary trailers (12 month period)	250.00
E.	Re-inspection: (building or mechanical systems) When an inspection is requested and is made and the work is found to be either incomplete or not in conformity with the applicable Code(s) or at variance with any approved specifications or plans, a charge of twenty-five (\$50.00) shall be made for each reinspection found necessary by the Building Inspector.	
F	Detailed inspection reports, if requested.	150.00
G	Subsoil drainage point of discharge	30.00
H	Engineering grade establishment review fees:	
i	Engineering Department Commercial/ Industrial Reviews for the first 1,000 square feet plus an additional \$35.00 per each 1,000 square feet or fraction thereof.	500.00
I	Engineering Department Subdivision review fees. The Engineering Department review fees shall be \$500.00 per lot up to the first 100 lots, then \$200/lot for each lot thereafter.	
J	Final grading bond	
i	Commercial/Industrial: A \$2,500 cash grading bond shall be submitted for each structure by the builder.	
K	Engineering Inspection - \$45.00 per hour Engineering Department inspection. For all utility and subdivision construction.	

f **Change in Plans.** When major revisions are decided on after the original construction permit(s) have been issued, an additional fee of fifty percent (50%) of the original construction permit fee(s) shall be collected for consideration of such revisions. (Ord. 2003-1, Passed 1-6-03.)

### 1311.03 ELECTRICAL PERMIT AND INSPECTION FEES.

**\*\*Beginning work without permits penalty is double the cost of all permits required**

#### A New Construction.

##### 1 All buildings.

A	Base fee per structure or unit	250.00
B	Plus a fee for each lighting outlet or fixture	2.00
C	A fee for each of the following items included, in any electrical installation, as follows:	
i	Ranges and similar heating devices	6.00
ii	When fixtures contain more than four florescent tubes, each four tubes shall be deemed to be a separate lighting fixture, at	2.00
iii	Motors up to 3/4 HP	3.00
iv	For each power outlet, including transformers, capacitors, generators, batteries, rectifiers, motors including controls, distributions and connections as follows:	
(a)	From 3/4 HP to, but not to exceed 3 HP	5.00

	(b)	Over 3 HP but not to exceed 5 HP	10.00
	(c)	Over 5 HP but not to exceed 10 HP	15.00
	(d)	Over 10 HP but not to exceed 15 HP	20.00
	(e)	In excess of 15 HP	28.00
v		For each power outlet requiring a 220 volt circuit for operation of an electrical device as follows:	
	(a)	Not to exceed 3 KW	6.00
	(b)	Over 3 KW but not to exceed 10 KW	9.00
	(c)	Over 10 KW	15.00
vi		Junction boxes (used or unused)	2.00
vii		Per six-foot section of multi-outlet	3.00
viii		Thermostats	2.00
ix		Telephone, cable TV or antenna outlets	2.00
x		Bells and alarms (smoke, fire or security)	2.00
xi		Transformers (per 10 w of voltage)	10.00
xii		High intensity fixtures	2.00
xiii		Switches	2.00
xiv		Battery packs (emergency lighting)	2.00
xv		Exit signs (AC or DC)	2.00
xvi		Panels (each)	50.00
xvii		Metering (each)	25.00
xviii		Ground fault circuit interceptors	5.00
xix		Grounding methods (each)	5.00
xx		Lighting track and accessories (each six feet)	3.00
xxi		Temporary lighting (per floor or site)	20.00
xxii		Gasoline dispensing pumps (each)	25.00
xxiii		Bath fans	10.00
xxiv		Fixed outdoor lighting (per pole)	10.00
xxv		Wind Turbine	1,000.00
xxvi		Conduit	10 per 100 feet
xxvii		Lightning Arrestors	10.00
xxviii		Fuse Cutout	10.00
xxix		Solar Panel	50.00
xxx		Any electrical outlets or equipment not listed above	10 per \$100 of total project cost
D		Heating outlets:	
	i	Up to 10 KW	5.00
	ii	Over 10 KW to 15 KW	10.00
	iii	Over 15 KW to 20 KW	15.00
	iv	Over 20 KW to 25 KW	20.00
	v	Over 25 KW	25.00
b		<u>Additions, Alterations, Renovations or Repairs.</u>	
	1	<u>All buildings.</u>	
	A	Base fee per structure or unit	200.00
	B	Plus any applicable fees as per new construction	
c		<u>Illuminated Signs. Permanent signs base fee</u>	100.00
	1	Plus per 10 sq. ft. of signage	5.00
d		<u>Miscellaneous Electric Permit Fees.</u>	
	1	Inspection of carnival, bazaar and other similar temporary electrical installations or facilities	250.00
	2	Temporary service for construction	150.00
	3	Fixed outdoor lighting (per pole)	10.00

- e Change In Electric Plans. When major revisions are decided on after the original construction permit(s) have been issued, an additional fee of fifty percent (50%) of the original construction permit fee(s) shall be collected for consideration of such revisions.

1311.04 PLUMBING PERMIT AND INSPECTION FEES.

**\*\*Beginning work without permits penalty is double the cost of all permits required**

a New Construction.

1 All buildings.

A	Base fee per structure or unit	250.00
B	Connection to sanitary sewer	2,000.00
C	Connection to storm sewer	2,000.00
D	Installation of any of the following equipment:	
i	Any applicable fees for installation of any item as set out in subsection 1311.04(a)(1)(D) shall be computed at double the schedule fees.	
ii	Installation of any of the following:	
a	Interceptors plus .10 per gallon	25.00
b	Janitor's sink	6.00
c	Shampoo bowl	6.00
d	Urinal	6.00
e	Drinking fountain	6.00
f	Dental chair	6.00
g	Pot Sink	12.00
h	Hot water heater up to 150 gallons	50.00
i	Hot water heater from 150 gallons to 300 gallons	100.00
j	Hot water heater over 300 gallons	200.00
k	Backflow prevention devices:	40.00
k-1:	Two inch and under	50.00
k-2:	2½ and larger	100.00
l	Trap-priming devices	5.00
m	Indirect wastes	5.00
n	Gas line	200.00
o	Back water valves	50.00
p	Underground piping sanitary/ storm water	20 per 100 feet
q	Water tap-in fee	2,500.00
r	Water meters (see current Water Dept. price list)	

b Additions, Alterations, Renovations or Repairs.

1 All buildings.

A	Base fee per structure or unit	200.00
B	Connection to sanitary sewer	1,000.00
C	Connection to storm sewer	1,000.00
D	Plus any applicable fees as set out in subsection 1311.04(a)(2)(D) hereof, under new construction at the same fee.	
E	Alterations of water distribution system	100.00
F	Repair or replace water service or sewers	100.00

c Underground Storage Tanks. Any underground storage tank shall require a fee as follows:

1	Base fee per tank	250.00
2	Plus a fee for each 1000-gallon capacity, or fraction thereof	5.00

- d Above Ground Storage Tanks. Any above ground storage tank shall require a fee as follows:
- |   |  |        |
|---|--|--------|
| 1 | Base fee per tank  | 200.00 |
| 2 | Plus a fee for each 100 gallon capacity, or fraction thereof | 5.00   |
- e Change In Plumbing Plans. When major revisions are decided on after the original construction permit(s) have been issued, an additional fee of fifty percent (50%) of the original construction permit fee(s) shall be collected for consideration of such revisions.

1311.05 HEATING, VENTILATING, AIR CONDITIONING AND REFRIGERATION FEES.

**\*\*Beginning work without permits penalty is double the cost of all permits required**

- a New Construction.
- 2 All buildings.
- |      |  |        |
|------|--|--------|
| A    | Base fee per structure or unit for the installation of each new warm air furnace and boiler (including solar energy) as follows: | 200.00 |
| B    | Plus a fee for each of the following:  |        |
| i    | Up to and including 150,000 BTUH input   | 30.00  |
| ii   | Over 150,000 BTUH input  | 40.00  |
| iii  | Plus a fee for each 100,000 BTUH at the rate of  | 10.00  |
| C    | Installation of each air conditioning unit: (Base Fee)   | 150.00 |
| i.   | Up to and including 3 ton capacity   | 30.00  |
| ii.  | Up to and including 6 ton capacity   | 40.00  |
| iii. | Up to and including 10 ton capacity  | 50.00  |
| iv.  | 10 ton capacity and over   | 70.00  |
| D    | New air conditioning base fee (with ductwork)  | 150.00 |
| E    | All accessory structures and appurtenances thereto as follows:   |        |
| i    | Base fee per structure or unit   | 30.00  |
| ii   | Plus any applicable fees for equipment stipulated elsewhere in this section.   |        |
- b Additions, Alterations or Repairs.
- 1 All buildings.
- |     |  |        |
|-----|--|--------|
| A   | Base fee per structure or unit for the installation of each new warm air furnace and boiler (including solar energy) as follows: | 200.00 |
| B   | Plus a fee for each of the following:  |        |
| i   | Up to and including 150,000 BTUH input   | 30.00  |
| ii  | Over 150,000 BTUH input  | 40.00  |
| iii | Plus a fee for each 100,000 BTUH at the rate of  | 10.00  |
| C   | Installation of each new air conditioning unit: (Base Fee)   | 150.00 |
| i   | Up to and including 3 ton capacity   | 30.00  |
| ii  | Up to and including 6 ton capacity   | 40.00  |
| iii | Up to and including 10 ton capacity  | 50.00  |
| iv  | 10 ton capacity and over   | 70.00  |
| D   | Installation of each new air conditioning unit: (Base Fee)   | 150.00 |
| E   | All accessory structures and appurtenances thereto as follows:   |        |
| i   | Base fee per structure or unit   | 30.00  |

	ii	Plus any applicable fees for equipment stipulated elsewhere in this section.	
2	<u>All buildings and/or installation where applicable.</u>		
	A	Overhead, wall mounted and/or space heating appliances, whether electric, gas or oil fueled as follows: (Base Fee)	200.00
	i	Up to and including 75,000 BTUH input	25.00 pu
	ii	Over 75,000 BTUH input capacity	50.00 pu
	iii	Plus a fee for each additional 10,000 BTUH input or fraction thereof at the rate of	4.00
	B	Installation of gas or electric infrared units as follows: (Base Fee)	200.00
	i	Up to and including 50,000 BTUH input	12.00
	ii	Over 50,000 BTUH input capacity	15.00
	iii	Plus a fee for each additional 10,000 BTUH input or fraction thereof	4.00
	C	Installation of related equipment: Base fee of	150.00
	i	Back flow device – Boiler only	50.00
	ii	Solid fuel appliances and stoves	100.00
	iii	Commercial cook-line hood	100.00
	iv	Hood fire suppression system	100.00
	v	Air cleaner	50.00
	vi	Fire dampers	50.00
	vii	Chimneys	100.00
	viii	Masonry chimneys	100.00
	ix	Roof top units (sight buffering)	20.00
	x	Roof top units (cat walk)	20.00
	xi	Roof top units (service outlets)	10.00
	xii	Flue dampers	5.00
	xiii	Humidifier assembly	20.00
	D	Refrigeration (pounds of refrigerant in system)	
	i	One pound to five	10.00
	ii	Five pound(s) to twenty	20.00
	iii	Twenty pound(s) to one hundred	40.00
	iv	One hundred pounds and over	60.00

c Change In Plans. When major revisions are decided on after the original construction permit(s) have been issued, an additional fee of fifty percent (50%) of the original construction permit fee(s) shall be collected for consideration of such revisions.

1311.06 FIRE PROTECTION SYSTEM PERMIT AND INSPECTION FEES.

\*\*Beginning work without permits penalty is double the cost of all permits required

a New Construction and Additions, Alterations and Repairs.

1	<u>All buildings.</u>		
	A	Base fee per structure or unit	200.00
	B	Plus a fee per head or nozzle	3.00
	C	Fire and Alarm Panels	25.00
	D	Installation of any of the following: Base fee	200.00
	i	Fire Department connections	50.00
	ii	Yard hydrants	50.00
	iii	Stand pipes	50.00
	iv	Fire extinguishers	10.00
	v	Back flow prevention device	50.00
	vi	New fire service water line (per inspection)	100.00



vii	Hoods	50.00
viii	Supp. Open & Base	2.00
ix	Chimney – Mason	25.00
x	Chimney – Metal	25.00
xi	Alarms Opening	5.00
xii	Solid Fuel Appliance	25.00
xiii	Access Panel	5.00

- b **Change In Plans.** When major revisions are decided on after the original construction permit(s) have been issued, an additional fee of fifty percent (50%) of the original construction permit fee(s) shall be collected for consideration of such revisions.

1311.07 ZONING PERMIT AND INSPECTION FEES.

a	<b><u>Zoning Permit (Site plan, Landscaping plan, Lighting plan individually or in combination).</u></b>	
	1 <b><u>All buildings.</u></b>	250.00
b	<b><u>Planning Commission Review Fees.</u></b>	
	1 <b><u>All buildings.</u></b>	
	A Variance	75.00
	B Conditional use	150.00
	C Planned Unit Development	150.00
	D Business sign	50.00
	E Other applications, by building area	
	i 4,000 SF and less	250.00
	ii 4,001 SF – 10,000 SF	300.00
	iii 10,001 SF – 20,000 SF	350.00
	iv 20,001 SF – 50,000 SF	500.00
	v 50,001 SF and greater	750.00
	3 <b><u>Miscellaneous.</u></b>	
	A Zoning map amendment	50.00
	B Public hearing bond	50.00
	The City of Berea reserves the right to request additional bond money, should the cost of mailings exceed \$50.00	
c	<b><u>Heritage Architectural Review Board (“HARB”) fees.</u></b>	
	1 HARB review	35.00
d	<b><u>Sustainability zoning permit and review fees.</u></b>	
	1 <b><u>All buildings.</u></b>	
	A Rain barrels	Free
	B Wind conversion	100.00
	plus a fee of \$10.00 per \$1,000.00 of total project cost	
	C Solar energy system	100.00
	an electrical permit is also required, see Section 1311.03	
	D Green roof system	100.00
	plus a fee of \$10.00 per 100 SF of roof area	
	E Geothermal wells	250.00
	plus a fee of \$100.00 per well	
e	<b><u>Miscellaneous.</u></b>	
	1 Farmer’s Market	100.00
	2 Special recreational vehicle parking permit	10.00
	plus a fee of \$1.00 per day for each day over 10 days	

1311.08

**ANNUAL INSPECTION AND REVIEW FEE FOR TAX-ABATED  
COMMERCIAL AND INDUSTRIAL PROPERTIES**

**There is hereby imposed upon the owners of tax-abated commercial and/or industrial real properties located in the City an annual review and inspection fee of \$800 per tax-abated parcel, and payment of same shall be made to the City annually on or before completion of the annual review and inspection by the City of Berea.**

1311.01 DUTIES OF BUILDING COMMISSIONER; DETERMINATION OF FEES.

A. Duties of Building Commissioner; determination of Fees.

1. The Building Commissioner or his duly authorized representative shall examine and approve all plans and specifications and authorize the issuance of a permit or certificate 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. 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.
2. 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" hereafter known as "BVD" 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.
3. The Building Commissioner shall utilize BVD and the Tables set forth hereafter identified as numbers 1311.01 and associated formulae to determine fees under this Chapter where indicated in the fee schedule(s) by the abbreviations for the applicable formula.
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 costs in the City of Berea.
  - 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 which 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. "PF" – total permit fees.
5. The base fee for new construction and additions shall be based on the Type of Construction Method. This Method relies on modifying the building gross area by the average cost per square foot, which is termed the Square Foot Construction Costs. This number is then modified up or down by the Type of Construction Factor for the specific use group/type of construction of the given project. The table 1311.01 entitled "Square Foot Construction Costs" is a set of ratios that reflects the relative cost of construction for the 234 possible use group/type of construction combinations to the gross area modifier. The square foot area is the gross area of all levels. Use groups are as defined in the Ohio Building Code and/or by International Code Council. Additional fees as outlined in this schedule shall also apply.

B. Permit Fee Multiplier. The permit fee multiplier shall be determined as follows:

1. By using the total construction value which has occurred within the past five years, less any abnormal increase as determined by the Building Commissioner.
2. By calculating 18% of the Building Department's budget which has occurred within the past five years.

$$\frac{\text{Bldg. Dept. Budget} \times 18\%}{\text{Total Annual Construction Value}} = \text{Permit Fee Multiplier}$$

C. Permit fee:

1. The permit fee is determined using the building gross area, the square foot construction cost and the permit fee multiplier.
2. Permit fee = gross area x square foot construction cost based on Table 1311.01.

**Table 1311.01 Square Foot Construction Costs<sup>a,b</sup>**

Group (2018 Ohio Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 ASSEMBLY, THEATERS, WITH STAGE	0.9280	0.8975	0.8761	0.8398	0.7897	0.7669	0.8133	0.7214	0.6943
A-1 ASSEMBLY, THEATERS, WITHOUT STAGE	0.8871	0.8186	0.7972	0.7610	0.7118	0.6890	0.7344	0.6435	0.6164
A-2 ASSEMBLY, NIGHTCLUBS	0.7223	0.7020	0.6853	0.6574	0.6207	0.6035	0.6346	0.5618	0.5431
A-2 ASSEMBLY, RESTAURANTS, BARS, BANQUET HALLS	0.7185	0.6982	0.6777	0.6536	0.6131	0.5997	0.6308	0.5542	0.5393
A-3 ASSEMBLY, CHURCHES	0.8530	0.8225	0.8011	0.7648	0.7210	0.6982	0.7383	0.6526	0.6256
A-3 ASSEMBLY, GENERAL, COMMUNITY HALLS, LIBRARIES, MUSEUMS	0.7173	0.6868	0.6616	0.6292	0.5760	0.5572	0.6026	0.5078	0.4846
A-4 ASSEMBLY, ARENAS	0.0853	0.8148	0.7896	0.7572	0.7042	0.6852	0.7306	0.6359	0.6126
B BUSINESS	0.7443	0.7173	0.6950	0.6611	0.6045	0.5819	0.6358	0.5311	0.5079
E EDUCATIONAL	0.7883	0.7612	0.7414	0.7076	0.6598	0.6264	0.6834	0.5762	0.5597
F-1 FACTORY AND INDUSTRIAL, MODERATE HAZARD	0.4381	0.4180	0.3947	0.3794	0.3409	0.3251	0.3636	0.2804	0.2644
F-2 FACTORY AND INDUSTRIAL, LOW HAZARD	0.4343	0.4142	0.3947	0.3756	0.3409	0.3213	0.3598	0.2804	0.2606
H-1 HIGH HAZARD, EXPLOSIVES	0.4098	0.3897	0.3702	0.3511	0.3173	0.2977	0.3354	0.2568	N.P.
H-2, H-3, H-4 HIGH HAZARD	0.4098	0.3897	0.3702	0.3511	0.3173	0.2977	0.3354	0.2568	0.2369
H-5 HPM (Hazardous Production Materials)	0.7443	0.7173	0.6950	0.6611	0.6045	0.5819	0.6358	0.5311	0.5079
I-1 INSTITUTIONAL, SUPERVISED ENVIRONMENT	0.7409	0.7158	0.6950	0.6658	0.6133	0.5966	0.6661	0.5494	0.5323
I-2 INSTITUTIONAL, HOSPITALS	1.2452	1.2182	1.1959	1.1620	1.1015	N.P.	1.1367	1.0281	N.P.
I-2 INSTITUTIONAL, NURSING HOMES	0.8643	0.8373	0.8150	0.7811	0.7283	N.P.	0.7557	0.6549	N.P.
I-3 INSTITUTIONAL, RESTRAINED	0.8461	0.8191	0.7968	0.7629	0.7110	0.6846	0.7375	0.6376	0.6069
I-4 INSTITUTIONAL, DAY CARE FACILITIES	0.7409	0.7158	0.6950	0.6658	0.6133	0.5966	0.6661	0.5494	0.5323
M MERCANTILE	0.5379	0.5175	0.4970	0.4729	0.4341	0.4208	0.4501	0.3752	0.3604
R-1 RESIDENTIAL, HOTELS	0.7448	0.7228	0.7020	0.6727	0.6193	0.6026	0.6731	0.5554	0.5383
R-2 RESIDENTIAL, MULTIPLE FAMILY	0.6272	0.6021	0.5813	0.5520	0.5016	0.4849	0.5524	0.4377	0.4206
R-3 RESIDENTIAL, MORE THAN 3 FAMILY DWELLING UNIT	0.5854	0.5694	0.5547	0.5408	0.5210	0.5073	0.5317	0.4875	0.4589
R-4 RESIDENTIAL, CARE/ASSISTED LIVING FACILITIES	0.7409	0.7158	0.6950	0.6658	0.6133	0.5966	0.6661	0.5494	0.5323
S-1 STORAGE, MODERATE HAZARD	0.4060	0.3859	0.3626	0.3473	0.3097	0.2939	0.3316	0.2492	0.2331
S-2 STORAGE, LOW HAZARD	0.4022	0.3821	0.3626	0.3435	0.3097	0.2901	0.3278	0.2492	22.9292
U UTILITY, MISCELLANEOUS	0.3179	0.3002	0.2814	0.2674	0.2412	0.2254	0.2555	0.1907	0.1816

- a. Private Garages use Utility, Miscellaneous
- b. N.P. – not permitted

**1311.02 NON-RESIDENTIAL FILING FEES FOR PLANS EXAMINATION**

		BASE FEE	SQUARE FOOTAGE FEE	3%BBS FEE
A	NEW CONSTRUCTION	\$500.00	SQ. FT./100 x \$5.00	YES
1	ACCESSORY STRUCTURES		\$10.00 PER STRUCTURE	
B	ALTERATION, ADDITIONS & RENOVATIONS	\$500.00	SQ. FT./100 x \$5.00	YES
C	WRECKING, DEMOLITION, OR RAZING	\$250.00	SQ. FT./100 x \$5.00	YES
D	MOVING STRUCTURE	\$250.00	SQ.FT./100 x \$5.00	YES
1	ACCESSORY STRUCTURES		\$40.00 PER STRUCTURE	

**1311.03 NON-RESIDENTIAL SITE DEVELOPMENT FEES**

		BASE FEE	SQUARE FOOTAGE FEE	3%BBS FEE
A	PARKING SPACES AND/OR GRADING	\$250.00	SQ. FT./1000 x \$4.00	NO
B	FENCING REQUIRED (DURING CONSTRUCTION)	\$50.00		NO
C	TEMPORARY TRAILERS (12 MONTH PERIOD)	\$250.00		NO

**1311.04 NON-RESIDENTIAL ENGINEERS REVIEW FEES**

		BASE FEE	SQUARE FOOTAGE FEE	3%BBS FEE
A	ENGINEERING GRADE ESTABISHMNET REVIEW FEES:			
1	ENGINEERING DEPARTMENT NON-RESIDENTIAL/INDUSTRIAL REVIEWS	\$500.00	SQ.FT./1000 x \$35.00	NO
B	ENGINEERING DEPARTMENT SUBDIVISION REVIEW FEES:			
1	PER LOT UP TO 100 LOTS	\$500.00		NO
2	LOT FOR EACH THEREAFTER	\$200.00		NO
C	DETAILED INSPECTION REPORT	\$150.00		NO
D	SUBSOIL DRAINAGE POINT OF DISCHARGE	\$30.00		NO
E	FINAL GRADING BOND			
1	NON-RESIDENTIAL/INDUSTRIAL: GRADING BOND SHALL BE SUBMITTED FOR EACH STRUCTURE BY THE BUILDER	\$2500.00		NO
F	ENGINEERING INSPECTION FEE	\$45.00 PER HOUR ENGINEERING DEPARTMENT INSPECTION FOR ALL UTILITY AND SUBDIVISION CONSTRUCTION		

**1311.05 NON-RESIDENTIAL NEW CONSTRUCTION AND ADDITIONS PERMITS FEES**

**Table 1311.05 Non Residential Non Residential Structure and Use Permit Fees <sup>a,b,c</sup>**

		New Construction <sup>a,c</sup>	Additions <sup>a,c</sup>	3%BBS FEE <sup>b</sup>
A	BUILDING PERMIT	GA x SFCT = PF	GA x SFCT = PF	YES
B	ELECTRICAL PERMIT	12% x PF	12% x PF	YES
C	PLUMBING PERMIT	12% x PF	12% x PF	YES
D	HVAC PERMIT	12% x PF	12% x PF	YES
E	BUILDING PLAN REVIEW FEE	See 1311.02		YES
F	ENGINEERING REVIEW FEE	See 1311.04		NO
G	CONNECTION TO SANITARY SEWER	See 1311.06		NO
H	CONNECTION TO STORM SEWER	See 1311.06		NO
I	WATER TAP-IN FEE	See 1311.06		NO
J	CERTIFICATE OF OCCUPANCY	See 1311.06		Yes

- Building Valuation Data or "BVD" published by the International Code Council utilizes the "average construction costs per square foot table" and is one of the factors used for determining permit cost in the City of Berea. The average construction cost per square foot 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.
- A 3% tax is added to the building, electrical, mechanical and plumbing permits that are governed by the Residential Code of Ohio, pursuant to H.B. 175 and sections 103.2.4.2 and 103.2.4.1 of Rule 4101:8-1-03 of the Ohio Administrative Code adopted by the Board of Building Standards.
- Refer to the Building Value Range Table 1311.01 for appropriate permit fees.

**1311.06 NON-RESIDENTIAL ALTERATION, RENOVATIONS, & MISCELLANEOUS BUILDING PERMITS FEES**

		BASE FEE	SQUARE FOOTAGE FEE	3%BBS FEE
A	ALTERATION & RENOVATION	\$500.00	SQ. FT./100 x \$5.00	YES
B	WRECKING, DEMOLITION, OR RAZING	\$500.00	SQ. FT./100 x \$5.00	YES
C	MOVING STRUCTURE	\$1000.00	SQ.FT./100 x \$20.00	YES
1	ACCESSORY STRUCTURES		\$20.00 PER STRUCTURE	
D	CONNECTION TO SANITARY SEWER	\$2000.00		NO
E	CONNECTION TO STORM SEWER	\$2000.00		NO
F	WATER TAP-IN FEE	\$2500.00		NO
G	CERTIFICATE OF OCCUPANCY	\$100.00	SQ.FT./100 x .40	YES
H	ROOFING	\$100.00	SQ.FT./500 x \$10.00	YES
I	SIDING	\$100.00	SQ.FT./500 x \$10.00	YES
J	WINDOW REPLACEMENT	\$100.00	\$5.00 PER OPENING	YES
K	DOOR REPLACEMENT	\$100.00	\$5.00 PER OPENING	YES
L	GUTTERS	\$100.00		YES
M	ACCESSORY BUILDING	\$100.00		YES
N	FENCE	\$100.00		YES
O	PARKING LOT PAVING, RESURFACE, NEW & REPLACEMENT (CONCRETE/ASPHALT)	\$200.00	SQ.FT./1000 x \$4.00	YES
P	DRIVEWAY (CONCRETE/ASPHALT)	\$100.00		YES
Q	APRON	\$100.00		YES
R	SIDEWALK	\$50.00	.40 PER LINEAL FT.	YES
S	WALKWAYS	\$50.00	.40 PER LINEAL FT.	YES
T	STORM WATER/CATCH BASIN		\$25.00 PER BASIN	YES
U	RETAINING WALL	\$100.00		YES
V	WATERPROOFING/WATER CONTROL	\$100.00		YES
W	UNDERGROUND SANITARY SEWER REPLACEMENT	\$100.00	\$20.00 PER 100 FT. OF PIPE	YES
X	UNDERGROUND STORM SEWER REPLACEMENT	\$100.00	\$20.00 PER 100 FT. OF PIPE	YES
Y	UNDERGROUND STORAGE TANKS	\$250.00		YES
1	PLUS \$5.00 FEE FOR EACH 1000 GAL. CAPACITY OR FRACTION THEREOF			
Z	ABOVEGROUND STORAGE TANKS	\$200.00		YES
1	PLUS \$5.00 FEE FOR EACH 1000 GAL. CAPACITY OR FRACTION THEREOF			
AA	PERMANENT SIGNS	\$100.00	\$5.00 PER 10 SQ.FT. OF SIGNAGE	YES
BB	TEMPORARY SIGN	\$10.00	PLUS \$1.00 FOR EACH DAY OVER 10 DAYS	NO

**1311.07 NON-RESIDENTIAL MISCELLANEOUS ELECTRICAL PERMIT FEES**

		BASE FEE	SQUARE FOOTAGE FEE	3%BBS FEE
A	ALTERATIONS & RENOVATIONS	\$250.00	SQ.FT./100 x \$10.00	YES
B	NEW ELECTRICAL SERVICE	\$250.00		YES
C	TEMPORARY ELECTRICAL SERVICE	\$150.00		YES
D	ELECTRIC PANEL & SUB PANEL	\$100.00	PER PANEL	YES
E	RESTORE ELECTRICAL SERVICE INSPECTION	\$100.00		
F	GENERATOR	\$200.00		YES
G	SOLAR PANELS (See section 1311.11 (D)(1) (c) for base fee)		\$50.00 PER PANEL	YES
H	MISCELLANEOUS ELECTRICAL WORK	\$100.00		YES

**1311.08 NON-RESIDENTIAL MISCELLANEOUS PLUMBING PERMIT FEES**

		BASE FEE	SQUARE FOOTAGE FEE	3%BBS FEE
A	ALTERATIONS & RENOVATIONS	\$200.00	SQ.FT./100 x \$8.00	YES
B	WATER SUPPLY LINES	\$60.00	\$10.00 PER LINEAL FT.	YES
C	WATER DRAIN LINES	\$60.00	\$10.00 PER LINEAL FT.	YES
D	GAS LINE	\$100.00	\$10.00 PER LINEAL FT.	YES
E	HOT WATER TANK	\$100.00		Yes
	1 OVER 150 AND UP TO AND INCLUDING 300 gal. CAPACITY	\$110.00		YES
	2 OVER 300 gal. CAPACITY	\$130.00		YES
F	BACK FLOW VALVE	\$60.00		YES
G	WATER METER FEES: DETERMINED BY THE WATER DEPARTMENT			

**1311.09 NON-RESIDENTIAL MISCELLANEOUS HVAC PERMIT FEES**

		BASE FEE	SQUARE FOOTAGE FEE	3%BBS FEE
A	ALTERATIONS & RENOVATIONS	\$200.00	SQ.FT./100 x \$8.00	YES
B	INDIVIDUAL HEATING EQUIPMENT, UNIT, OR STRUCTURE	\$200.00		YES
	1 UP TO AND INCLUDING 150,000 BTU		\$30.00 EACH UNIT	YES
	2 OVER 150,000 BTU		\$40.00 EACH UNIT	YES
	3 PLUS A FEE FOR EACH 100,000 BTU		\$10.00 EACH UNIT	YES
C	INDIVIDUAL COOLING EQUIPMENT, UNIT, OR STRUCTURE	\$200.00		YES
	1 UP TO AND INCLUDING 3 TON		\$30.00 EACH UNIT	YES
	2 UP TO AND INCLUDING 6 TON		\$40.00 EACH UNIT	YES
	3 UP TO AND INCLUDING 10 TON		\$50.00 EACH UNIT	YES
	4 OVER 10 TON		\$70.00 EACH UNIT	YES
D	FURNACE (RESIDENTIAL UNIT)	\$100.00		YES
E	AIR CONDITIONING COMPRESSOR (RESIDENTIAL UNIT)	\$100.00		YES

**1311.10 NON-RESIDENTIAL FIRE PROTECTION SYSTEM PERMIT FEES**

		BASE FEE		3%BBS FEE
A	NEW CONSTRUCTION & ADDITIONS:			
	1 FIRE SUPPRESSION	\$200.00	\$3.00 PER HEAD	YES
	2 FIRE ALARM	\$200.00	\$1.00 PER DEVICE	YES
	3 FIRE ALARM PANELS/KNAC PANELS	\$25.00		YES
	4 HOOD SUPPRESSION	\$100.00	\$2.00 PER DEVICE	YES
B	ALTERATIONS & RENOVATION:			
	1 FIRE SUPPRESSION	\$100.00	\$3.00 PER HEAD	YES
	2 FIRE ALARM	\$100.00	\$1.00 PER DEVICE	YES
	3 FIRE ALARM PANELS/KNAC PANELS	\$25.00		YES
	4 HOOD SUPPRESSION	\$75.00	\$2.00 PER DEVICE	YES
C	MISCELLANEOUS FEES:			
	1 FIRE DEPARTMENT CONNECTION	\$50.00		YES
	2 YARD HYDRANT	\$50.00		YES
	3 STAND PIPE	\$50.00		YES
	4 BACK FLOW VALVE	\$50.00		YES

**1311.11 CHANGE IN NON-RESIDENTIAL PLANS, WORK STARTED WITHOUT PERMITS, AND RE-INSPECTION FEE**

**A. Change in plans:**

1. When major revisions are decided on after the original construction permit(s) have been issued for permits issued under section 1311.02 thru 1311.11, an additional fee of fifty percent (50%) of the original construction permit fee(s) shall be collected for consideration of such revisions.

**B. Work started without permit:**

1. When work has started prior to obtaining the necessary permits required under section 1311.02 thru 1311.10. The permit fee(s) shall be doubled the cost for all permits required.

**C. Re-inspection fee:**

1. When an inspection is requested and the work is found to be either incomplete or not in conformity with the applicable building code(s), Zoning code(s), or for any engineering related inspection; or at a variance with the approved plans and specifications, a charge for each re-inspection required to verify compliance shall be made at rate per inspection of fifty dollars (\$50.00).

**1311.12 ANNUAL INSPECTION AND REVIEW FEE FOR TAX-ABATED NON-RESIDENTIAL AND INDUSTRIAL PROPERTIES**

A. There is hereby imposed upon the owners of tax-abated non-residential and industrial real properties located in the City an annual review and inspection fee of \$800.00 per tax-abated parcel, and payment of same shall be mad to the City annually on or before completion of the annual review and inspection by the City of Berea



**\*CREATE A NEW CHAPTER FOR ZONING**

**\*CHANGE RESIDENTIAL CHAPTER 1313 INSTEAD OF 1312?**

**1315.01 ZONING PERMIT AND INSPECTION FEES.**

<b>A</b>	Zoning permit (Site plan, Landscaping plan, Lighting plan individually or in combination)	
1	Residential: One , two and three-family dwellings	\$100.00
2	All other Non-Residential Buildings	\$250.00
<b>B</b>	Planning Commission Review Fees	
1	Residential: One , two and three-family dwellings	
a	Subdivision	\$35.00 /lot
b	Variance	\$50.00
c	Conditional Use	\$100.00
d	Planned Unit Development	\$100.00
e	Other residential applications	\$35.00
2	All other Non-Residential Buildings	
a	Variance	\$75.00
b	Conditional use	\$150.00
c	Planned Unit Development	\$150.00
d	Business sign	\$50.00
e	Other applications, by building area	
i	4,000 SF and less	\$250.00
ii	4,001 SF – 10,000 SF	\$300.00
iii	10,001 SF – 20,000 SF	\$350.00
iv	20,001 – 50,000 SF	\$500.00
v	50,001 SF and greater	\$750.00
3	Miscellaneous	
a	Zoning map amendment	\$50.00
b	Public hearing bond	\$50.00
	*The City of Berea reserves the right to request additional bond money, should the cost of mailings exceed \$50.00	
<b>C</b>	Heritage Architectural Review Board (“HARB”) fees	
1	HARB review	\$35.00
<b>D</b>	Sustainability zoning permit and review fees	
1	Residential: One , two and three-family dwellings	
a	Rain barrels	Free
b	Wind conversion plus a fee of \$10.00 per \$1000.00 of total project cost	\$50.00
c	Solar energy system an electrical permit is also required, see section 1311.07	\$50.00
d	Green roof system	\$50.00
e	Geothermal wells plus a fee of \$100.00 per well	\$50.00
2	All other Non-Residential Buildings	
a	Rain barrels	Free
b	Wind conversion plus a fee of \$10.00 per \$1000.00 of total project cost	\$100.00
c	Solar energy system an electrical permit is also required, see section 1311.07	\$100.00
d	Green roof system plus a fee of \$10.00 per 100 SF of roof area	\$100.00
e	Geothermal wells plus a fee of \$100.00 per well	\$250.00
<b>E</b>	Miscellaneous	
1	Residential dumpster and PODs plus a fee of \$1.00 per day for each day over 10 days	\$10.00
2	Farmer’s Market	\$100.00
3	Special recreational vehicle parking permit plus a fee of \$1.00 per day for each day over 10 days	\$10.00