

# COUNCIL CHAMBER

City of Berea, Ohio

Ordinance No. 2018-17

By Jim Maxwell Sponsored By Mayor Cyril M. Kleem  
AN ORDINANCE

AMENDING BEREA CODIFIED ORDINANCE CHAPTER 1311, CONSTRUCTION AND INSPECTION FEE SCHEDULE, AND ENACTING NEW CHAPTER 1312, RESIDENTIAL CONSTRUCTION AND INSPECTION FEE SCHEDULE, IN PART THIRTEEN, BUILDING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF BEREA, AND DECLARING AN EMERGENCY.

WHEREAS, the experience of the City over the past several years has shown that the fees currently charged for Construction and Inspection fees presently charged by the City 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; and

WHEREAS, it has been determined that separating the Commercial construction and inspection fee schedule and the Residential construction and inspection fee schedule will provide more clarity and assist in alleviating the confusion that people may currently experience when attempting to decipher their appropriate construction and inspection fees.

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

SECTION 1. That Chapter 1311, "Construction and Inspection Fee Schedule", in Part Thirteen, Building Code, of the Codified Ordinances of the City of Berea, which has heretofore read as follows in Exhibit "A", 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 new Chapter 1312, "Residential Construction and Inspection Fee Schedule", in Part Thirteen, Building Code, of the Codified Ordinances of the City of Berea, be hereby enacted to read as follows in Exhibit "C", attached hereto and incorporated herein.

SECTION 3. 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.

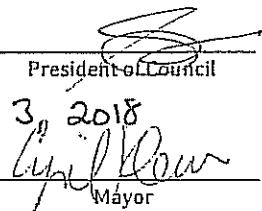
SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, or providing for the usual daily operation of a municipal department, and for the further reason that it is critical to have the construction and inspection fee schedules available to the public as soon as possible as the construction season is quickly approaching. 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: April 2, 2018

  
President of Council

ATTEST: Allyson E.  
Clerk of Council

APPROVED: April 3, 2018

  
Mayor

Approved as to form:

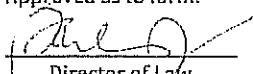
  
Director of Law

Exhibit  
"A"

**CHAPTER 1311**  
**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.		

**CROSS REFERENCES**

Street excavation fees - see S.U. & P.S. 301.02, 301.09  
 Sidewalk permit and fees - see S.U. & P.S. 303.04, 303.06  
 House moving permit - see BLDG. 1325.01  
 Alarm system fees - see BLDG. 1327.15  
 Fees for certificate of occupancy - see BLDG. 1347.07, 1347.08

**1311.01 FILING FEES FOR PLANS EXAMINATION.**

**a      New Construction.**

<b>1      <u>Residential: One, two and three-family dwellings.</u></b>		
A      Base fee per dwelling unit of		\$200.00
B      Plus fee per 100 square foot gross floor area.		15.00
C      Each garage (attached or detached) per space.		25.00
D      All accessory structures and appurtenances thereto		5.00
<b>2      <u>All other buildings.</u></b>		
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      Additions, Alterations, Renovations or Repairs.**

<b>1      <u>Residential: One, two and three-family dwellings.</u></b>		
A      Base fee per dwelling unit of		100.00
B      Plus a fee per 100 sq. ft. of gross floor area or fraction thereof		5.00
C      When gross floor area is not calculated in the addition, alteration, renovation or repair, then the fee shall be the base fee plus a fee for each \$1,000 estimated valuation (as determined by the Building Inspector) or fraction thereof, at a rate of		3.00
<b>2      <u>All other buildings.</u></b>		
A.      Base fee per structure of		250.00
B.      Plus fee per 100 square foot gross floor area		5.00

**c      Wrecking, Demolition or Razing.**

<b>1      <u>Residential: One, two and three-family dwellings.</u></b>		
A      Base fee per dwelling unit of		100.00

	B	All accessory structures and appurtenances thereto	20.00
2	<u>All other 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>Residential: One, two and three-family dwellings.</u>		
	A	Base fee per dwelling unit of	100.00
	B	All accessory structures and appurtenances thereto	25.00
2	<u>All other 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 Change In Plans. 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>Residential: One, two and three family dwellings.</u>		
	A	Base fee per dwelling unit	\$500.00
	B	Plus fee per 100 square foot gross floor area	10.00
	C	Each garage (attached or detached) per space	50.00
	D	All accessory structures or appurtenances thereto	30.00
2	<u>All other 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>Residential: One, two and three family dwellings.</u>		
	A	Base fee per dwelling unit	100.00
	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 project (as determined by the Building Inspector) as follows:	
	i	Up to \$1,000 at the rate of	50.00
	ii	Plus a fee for each \$1,000 of additional valuation or fraction thereof, at the rate of	15.00
2	<u>All other 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>Residential: One, two and three-family dwellings.</u>	
	A Base fee per structure or unit	200.00
	B All accessory structures and appurtenances thereto	50.00
2	<u>All other 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>Residential: One, two and three family dwellings.</u>	
	A. Base fee per structure or unit	250.00
	B. All accessory structures and appurtenances thereto	50.00
2	<u>All other 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>Residential: One, two and three family dwellings.</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	50.00
	ii Driveway apron only	50.00
	iii Roofs (not more than 2 layers)	50.00
	iv Siding	50.00
	v Fences	50.00
	vi Sheds	50.00
	vii Gutters	50.00
	viii Awnings	50.00
	ix Insulation/Sound Proofing	50.00
	x Decks/patios	50.00
	xi Walkways	50.00
	xii Windows/Doors	50.00
	plus a fee per opening	5.00
	D Site development or redevelopment:	
	i Fencing required – base fee (during construction)	50.00
	ii Temporary trailers (12 month period)	150.00
	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 (\$25.00) shall be made for each reinspection found necessary by the Building Inspector.

F	Detailed inspection reports, if requested.	100.00
G	Subsoil drainage point of discharge	30.00
H	Engineering grade establishment review fees: i One, two and three family base topo review fee/lot	300.00
I.	Engineering Department Subdivision review fees The Engineering Department review fees shall be \$500.00 per lot up to the first 100 lots, then \$200.00/lot for each lot thereafter.	
J	Final grading bond i Residential: A \$1,000 cash grading bond shall be submitted for each dwelling unit by the builder.	
K	Engineering Inspection: \$45.00 per hour Engineering Department Inspection for all utility and subdivision construction.	
2	<u>All other 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) plus a fee for each 500 sq. ft. of roof area	100.00
	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 plus a fee per opening	100.00
	xiii Temporary Sign plus \$1.00 for each day over 10 days	5.00
D	Site development or redevelopment: i Parking spaces and/or grading fee base fee	10.00
	plus a fee for each 500 sq. ft. of site	250.00
	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	<u>Change in Plans.</u> 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	<u>New Construction.</u>	
1	<u>Residential: One, Two and Three-family Dwellings.</u>	
A	Base fee per structure or unit	\$150.00
B	Plus a fee for each lighting outlet or fixture	2.00
C	All accessory structures and appurtenances thereto (including garages, greenhouses, sheds, etc.)	
	i Base fee per structure or unit	50.00
	ii Plus a fee for each lighting outlet or fixture	2.00
D	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 fluorescent 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	

	(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	100.00
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)	10.00
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

**E Heating outlets:**

i	Up to 10 KW	8.00
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

**2 All other 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 fluorescent 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	

	batteries, rectifiers, motors including controls, distributions and connections as follows:	
(b)	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>Residential: One, two and three-family dwellings.</u>	
A	Base fee per structure or unit	50.00
B	Plus any applicable fees as per new construction	
C	Plus a fee for each lighting outlet or fixture	2.00
	***	

	thereto (including garages, greenhouses, Sheds, etc.)	
i	Base fee per structure or unit	25.00
ii	Plus a fee for each lighting outlet or fixture	2.00
E	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:	
(e)	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)	5.00
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
xiv	Fixed outdoor lighting (per pole)	10.00
xv	Wind Turbine	1,000.00
xvi	Conduit	10 per 100 feet
xvii	Lightning Arrestors	10.00
xviii	Fuse Cutout	10.00
xxix	Solar Panel	50.00
xxx	Any electrical outlets or equipment	

		project cost
2	<u>All other buildings.</u>	
	A      Base fee per structure or unit	200.00
	B      Plus any applicable fees as per new construction	
c	<u>Illuminated Signs.</u> Permanent signs base fee	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	<u>Change In Electric Plans.</u> 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	<u>New Construction.</u>	
	1 <u>Residential: One, two and three-family dwellings.</u>	
	A      Base fee per structure or unit	\$100.00
	B      Connection to sanitary sewer	1,000.00
	C      Connection to storm sewer	1,000.00
	D      Installation of any of the following as indicated:	
	i      Water closet	3.00
	ii      Bathtub	3.00
	iii      Shower stall	3.00
	iv      Lavatory	3.00
	v      Washing machine	6.00
	vi      Kitchen sink	3.00
	vii      Laundry tray	3.00
	viii      Domestic hot water heater	6.00
	ix      Floor drain	3.00
	x      Catch basins	25.00
	xi      Water filter or conditioning equipment	6.00
	xii      Dishwasher	3.00
	xiii      Sump pump	6.00
	xiv      Garbage disposal unit	3.00
	xv      Bar sink	3.00
	xvi      Jacuzzi or hot tub	35.00
	xvii      Access panel	6.00
	xviii      Water distribution system	100.00
	xix      Air admittance valve	10.00
	xx.      Back water valve	35.00
	xxi.      Underground piping sanitary/ storm water	10 per 100 feet
	xxii.      Any installation of any other item legally considered of residential nature	10.00
	xxiii.      Water tap-in fee	1,500.00
	xxiv.      Gas line	100.00
	xxv.      Water meters	(see current Water Dept. price list)
2	<u>All other buildings.</u>	
	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

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	<u>Residential: One, two and three-family dwellings.</u>	
A	Base fee per structure or unit	50.00
B	Connection to sanitary sewer	1,000.00
C	Connection to storm sewer	1,000.00
D	Installation of any of the following as indicated	
i	Water closet	5.00
ii	Bathtub	5.00
iii	Shower stall	5.00
iv	Lavatory	5.00
v	Washing machine	6.00
vi	Kitchen sink	3.00
vii	Laundry tray	3.00
viii	Domestic water heater	10.00
ix	Floor drain	3.00
x	Catch basins	25.00
xi	Water filter or conditioning equipment	6.00
xii	Dishwasher	3.00
xiii	Sump pump	6.00
xiv	Garbage disposal unit	3.00
xv	Bar sink	3.00
xvi	Jacuzzi or hot tub	50.00
xvii	Access panel	6.00
xviii	Water distribution system	100.00
xix	Air admittance valve	10.00
xx	Water control/Waterproofing	150.00
xxi	Gas line	100.00
xxii	Back water valves	35.00
xxiii	Underground piping sanitary/storm water	10 per 100 feet

	legally considered of residential nature	10.00
xxv	Water tap-in fee	1,500.00
xxvi	Water meters (see current Water Dept. price list)	
E	Alterations to water distribution system	25.00
F	Repair or replace water service or sewers	100.00
2	<u>All other buildings.</u>	
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	<u>Underground Storage Tanks.</u> 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	<u>Above Ground Storage Tanks.</u> 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	<u>Change In Plumbing Plans.</u> 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.

1 Residential: One, two and three-family dwellings.

A Base fee 100.00

B Plus a fee for the installation of each new  
warm air furnace and boiler (including  
solar energy) as follows:

i. Up to and including 150,000 BTUH  
input 20.00

ii. Over 150,000 BTUH input capacity 25.00  
Plus a fee for each additional

iii. 100,000 BTUH, or fraction thereof 6.00

C New air conditioning base fee (no ductwork) 50.00

i. Up to and including 1 ton capacity 5.00

ii. Up to and including 2 ton capacity 10.00

iii. Up to and including 3 ton capacity 15.00

iv. 3 ton capacity and over 30.00

D New air conditioning base fee (with ductwork) 100.00

E All accessory structures and

appurtenances thereto as follows:

i. Base fee per structure or unit 10.00

ii. Plus any applicable fees for  
equipment stipulated elsewhere  
in this section.

2 All other buildings.

A Base fee per structure or unit for the installation

		(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		<u>Additions, Alterations or Repairs.</u>	
1		<u>Residential: One, two and three-family dwellings.</u>	
A		Base fee per structure or unit	75.00
B		Plus a fee for the installation of each new warm air furnace and boiler (including solar energy) as follows:	
	i	Up to and including 150,000 BTUH input	20.00
	ii	Over 150,000 BTUH input capacity	25.00
	iii	Plus a fee for each additional 100,000 BTUH, or fraction thereof	6.00
C		New air conditioning base fee (no duct work)	75.00
	i	Up to and including 1 ton capacity	5.00
	ii	Up to and including 2 ton capacity	10.00
	iii	Up to and including 3 ton capacity	15.00
	iv	3 ton capacity and over	30.00
D		New air conditioning base fee (with ductwork)	100.00
E		All accessory structures and appurtenances thereto as follows:	
	i	Base fee per structure or unit	10.00
	ii	Plus any applicable fees for equipment stipulated elsewhere in this section.	
2		<u>All other buildings.</u>	
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

		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.		
3	<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>Residential: One, two and three-family dwellings.</u>		
A	Base fee per structure or unit	\$100.00	
B	Plus a fee per head or nozzle	2.00	
C	Fire and Alarm Panels	25.00	
D	Installation of any of the following: Base fee	100.00	
i	Fire Department connections	25.00	
ii	Yard hydrants	25.00	
iii	...	25.00	

iv	Fire extinguishers	10.00
v	Back flow prevention device	25.00
vi	New fire service water line (per inspection)	50.00
vii	Hoods	25.00
viii	Supp. Open & Base	2.00
ix	Chimney – Mason	10.00
x	Chimney – Metal	10.00
xi	Alarms Opening	2.00
xii	Solid Fuel Appliance	10.00
xiii	Access Panel	2.00
<b>2</b>	<b>All other buildings.</b>	
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** Zoning Permit (Site plan, Landscaping plan, Lighting plan individually or in combination).

1	<u>Residential: One, two and three-family dwellings.</u>	\$100.00
2	<u>All other buildings.</u>	250.00

**b** Planning Commission Review Fees.

1	<u>Residential: One, two and three-family dwellings.</u>	
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	<u>All other buildings.</u>	
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
	20,001 SF and more	400.00

	v	50,001 SF and greater	750.00
3	<u>Miscellaneous.</u>		
	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	<u>Heritage Architectural Review Board ("HARB") fees.</u>		
1	HARB review		35.00
d	<u>Sustainability zoning permit and review fees.</u>		
1	<u>Residential: One, two and three-family dwellings.</u>		
	A	Rain barrels	Free
	B	Wind conversion plus a fee of \$10.00 per \$1,000.00 of total project cost	50.00
	C	Solar energy system an electrical permit is also required, see Section 1311.03	50.00
	D	Green roof system	50.00
	E	Geothermal wells plus a fee of \$100.00 per well	50.00
2	<u>All other buildings.</u>		
	A	Rain barrels	Free
	B	Wind conversion plus a fee of \$10.00 per \$1,000.00 of total project cost	100.00
	C	Solar energy system an electrical permit is also required, see Section 1311.03	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
e	<u>Miscellaneous.</u>		
1	Residential dumpsters and PODs plus a fee of \$1 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

### 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.

Exhibit  
"B"

**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      Additions, Alterations, Renovations or Repairs.**

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      Wrecking, Demolition or Razing.**

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      Moving Structures.**

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      Change In Plans.** 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      New Construction.**

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	<u>Change in Plans.</u> 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.</u> Permanent signs base fee	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		Fixtures (lighting, etc.)	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:	

ii	Plus any applicable fees for equipment stipulated elsewhere in this section.	
<b>2 All buildings and/or installation where applicable.</b>		
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	All buildings.	
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	

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	<u>Zoning Permit (Site plan, Landscaping plan, Lighting plan individually or in combination).</u>	
1	All buildings.	250.00
b	<u>Planning Commission Review Fees.</u>	
1	All 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 SF – 50,000 SF	500.00
	v 50,001 SF and greater	750.00
3	<u>Miscellaneous.</u>	
	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	<u>Heritage Architectural Review Board ("HARB") fees.</u>	
1	HARB review	35.00
d	<u>Sustainability zoning permit and review fees.</u>	
1	All buildings.	
	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	<u>Miscellaneous.</u>	
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.

**CHAPTER 1312**  
**RESIDENTIAL CONSTRUCTION AND INSPECTION FEE SCHEDULE**

Exhibit  
11C 11

<b>1312.01</b> <u>RESIDENTIAL FILING FEES FOR PLANS EXAMINATION</u>		<u>BASE FEE</u>	<u>SQUARE FOOTAGE FEE</u>	<u>1%BBS FEE</u>
A	NEW CONSTRUCTION	\$200.00	SQ. FT. x \$0.15	Y
B	ALTERATIONS, ADDITIONS, & RENOVATION	\$100.00	SQ. FT. x \$0.10	Y
C	WRECKING, DEMOLITION, OR RAZING			
	1 DEMOLITION HOUSE	\$100.00		Y
	2 DEMOLITION ACCESSORY STRUCTURE	\$20.00		Y
D	MOVING STRUCTURE			
	1 MOVING STRUCTURE	\$100.00		Y
	2 MOVING ACCESSORY STRUCTURE	\$25.00		Y

<b>1312.02</b> <u>RESIDENTIAL SITE DEVELOPMENT FEES</u>		<u>BASE FEE</u>	<u>SQUARE FOOTAGE FEE</u>	<u>1%BBS FEE</u>
A	GRADING	\$50	SQ.FT. x \$0.02	N
B	FENCING REQUIRED (DURING CONSTRUCTION)	\$50.00		N
C	TEMPORARY TRAILERS (12 MONTH PERIOD)	\$150.00		N

<b>1312.03</b> <u>RESIDENTIAL ENGINEERS REVIEW FEE</u>		<u>BASE FEE</u>	<u>SQUARE FOOTAGE FEE</u>	<u>1%BBS FEE</u>
A	ONE, TWO, AND THREE BASE TOPO REVIEW FEE/LOT	\$300.00		N
B	ENGINEERING DEPARTMENT SUBDIVISION REVIEW FEES:			
	1 PER LOT UP TO FIRST 100 LOTS	\$500.00		N
	2 LOT FOR EACH THEREAFTER	\$200.00		N
C	DETAILED INSPECTION REPORT	\$100.00		N
D	SUBSOIL DRAINAGE POINT OF DISCHARGE	\$30.00		N
E	FINAL GRADING BOND	\$1,000.00		N
	RESIDENTIAL: a \$1000 CASH GRADING BOND SHALL BE SUBMITTED FOR EACH DWELLING UNIT BY THE BUILDER			
F	ENGINEERING INSPECTION	\$45.00 PER HOUR ENGINEERING DEPARTMENT INSPECTION FOR ALL UTILITY AND SUBDIVISION CONSTRUCTION		

<b>1312.04</b> <u>RESIDENTIAL BUILDING PERMITS</u>		<u>BASE FEE</u>	<u>SQUARE FOOTAGE FEE</u>	<u>1%BBS FEE</u>
A	NEW CONSTRUCTION	\$500.00	SQ. FT. x \$0.10	Y
	1 CONNECTION TO SANITARY SEWER	\$1,000.00		N
	2 CONNECTION TO STORM SEWER	\$1,000.00		N
	3 WATER TAP-IN FEE	\$1,500.00		N
B	ALTERATIONS, ADDITIONS & RENOVATION	\$100.00	SQ. FT. x \$0.10	Y
C	WRECKING, DEMOLITION, OR RAZING			
	1 DEMOLITION HOUSE	\$200.00		Y
	2 DEMOLITION ACCESSORY STRUCTURE	\$50.00		Y
D	MOVING STRUCTURE			
	1 MOVING STRUCTURE	\$250.00		Y
	2 MOVING ACCESSORY STRUCTURE	\$50.00		Y

**CHAPTER 1312**  
**RESIDENTIAL CONSTRUCTION AND INSPECTION FEE SCHEDULE**

<b>1312.05</b> <b>RESIDENTIAL MISC. BUILDING PERMITS</b>		<b>BASE FEE</b>	<b>SQUARE FOOTAGE FEE</b>	<b>1% BBS FEE</b>
A	ROOFING	\$50.00		Y
B	SIDING	\$50.00		Y
C	WINDOW REPLACEMENT	\$50.00		Y
D	DOOR REPLACEMENT	\$50.00		Y
E	GUTTER	\$50.00		Y
F	ACCESSORY STRUCTURE	\$50.00		Y
G	DECKS	\$50.00		Y
H	FENCE	\$50.00		Y
I	PERGOLA	\$50.00		Y
J	TRELLIS	\$50.00		Y
K	DRIVEWAY (CONCRETE/ASPHALT)	\$50.00		Y
L	APRON	\$50.00		Y
M	PATIO	\$50.00		Y
N	SIDEWALK	\$50.00		Y
O	WALKWAY	\$50.00		Y
P	GARAGE FLOOR REPLACEMENT	\$50.00		Y
Q	SWIMMING POOL, HOT TUB, DECORATIVE FOUNTAIN	\$50.00		Y
R	RETAINING WALL	\$50.00		Y
S	WATER PROOFING	\$50.00		Y
T	WATER CONTROL	\$50.00		Y
U	UNDERGROUND SANITARY SEWER	\$50.00	PER 100 FT. \$10.00	Y
V	UNDERGROUND STORM SEWER	\$50.00	PER 100 FT. \$10.00	Y

<b>1312.06</b> <b>RESIDENTIAL ELECTRICAL PERMITS</b>		<b>BASE FEE</b>	<b>SQUARE FOOTAGE FEE</b>	<b>1% BBS FEE</b>
A	NEW CONSTRUCTION & ADDITIONS	\$150.00	SQ. FT. x \$0.17	Y
B	ALTERATIONS & RENOVATION	\$50.00	SQ. FT. x \$0.16	Y
*C	TEMPORARY ELECTRIC SERVICE	\$75.00		Y
*D	NEW ELECTRIC SERVICE	\$125.00		Y
E	ELECTRIC PANEL, SUB PANEL, RESTORE POWER	\$50.00		Y
*F	GENERATOR	\$125.00		Y
G	SOLAR PANELS (See section 1311.17 (d) for base fee)	\$0.00	\$50.00 PER PANEL	Y

<b>1312.07</b> <b>RESIDENTIAL PLUMBING PERMITS</b>		<b>BASE FEE</b>	<b>SQUARE FOOTAGE FEE</b>	<b>1% BBS FEE</b>
A	NEW CONSTRUCTION & ADDITIONS	\$150.00	SQ. FT. x \$0.12	Y
B	ALTERATIONS & RENOVATION	\$50.00	SQ. FT. x \$0.11	Y
C	HOT WATER HEATER	\$50.00		Y
D	WATER SUPPLY LINES	\$30.00	PER 100 FT. \$10.00	Y
E	WATER DRAIN LINES	\$30.00	PER 100 FT. \$10.00	Y
F	GAS LINE	\$50.00	PER 100 FT. \$10.00	Y
G	WATER METER			
	1 3/4" METER	\$220.00		N
	2 1" METER	\$300.00		N

**CHAPTER 1312**  
**RESIDENTIAL CONSTRUCTION AND INSPECTION FEE SCHEDULE**

<b>1312.08</b>   <b>RESIDENTIAL HVAC PERMITS</b>		<u>BASE FEE</u>	<u>SQUARE FOOTAGE FEE</u>	<u>1%BBS FEE</u>
A	NEW CONSTRUCTION & ADDITIONS	\$150.00	SQ. FT. X \$0.03	Y
B	ALTERATIONS & RENOVATION	\$50.00	SQ. FT. X \$0.02	Y
*C	FURNACE	\$75.00		Y
*D	AIR CONDITIONING COMPRESSOR	\$75.00		Y
*E	HEAT PUMP	\$75.00		Y

<b>1312.09</b>   <b>CHANGE IN RESIDENTIAL PLANS, WORK STARTED WITHOUT PERMITS, AND RE-INSPECTION FEE</b>				
A	CHANGE IN PLANS:	50% OF THE ORIGINAL FEE		
	WHEN MAJOR REVISIONS ARE DECIDED ON AFTER THE ORIGINAL CONSTRUCTION PERMIT(S) HAVE BEEN ISSUED FOR PERMITS ISSUED UNDER SECTION 1311.01 THRU 1311.08, AN ADDITIONAL FEE OF THE ORIGINAL CONSTRUCTION PERMIT FEE(S) SHALL BE COLLECTED FOR CONSIDERATION OF SUCH REVISIONS REVISIONS			
B	WORK STARTED WITHOUT PERMITS:	Double Fee		
	WHEN WORK HAS STARTED PRIOR TO OBTAINING THE NECESSARY PERMITS REQUIRED UNDER SECTION 1311.01 THRU 1311.08, THE PERMIT FEE(S) SHALL BE DOUBLED THE COST FOR ALL PERMITS REQUIRED			
C	RE-INSPECTION:	\$25.00 PER INSPECTION		
	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 WITH ANY APPROVED SPECIFICATIONS OR PLANS, A CHARGE SHALL BE MADE FOR REINSPECTION FOUND NECESSARY BY THE BUILDING INSPECTOR			