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Section 11.
Revised by
4113.01 C-31-66

C.17.860 ✓

ORDINANCE NO. No. ~~4113-66~~

For Building Permits and to establish, fix therefor and to declare an emergency

WHEREAS, an emergency exists in the daily operation of the City of Grove City with respect to the transition from Village to City status and the establishment of proper ordinances under the charter of the City of Grove City; now, therefore,

Be It Ordained by the Council of the City of Grove City:

4113.01 Section 1. Permits required. No person shall commence to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure in the City, or cause the same to be done, without first obtaining a separate permit for each such building or structure from the Building Inspector. (See Chap 43 SS.011)

2 Section 2. Application. To obtain a permit the applicant shall first file an application therefor in writing on a form furnished for that purpose. Every Such application shall:

- (a) Describe the land on which the proposed work is to be done, by lot, block, tract, house and street address, or similar description that will readily identify and definitely locate the proposed building or work;
- (b) Show the use or occupancy of all parts of the building;
- (c) Be accompanied by plans and specifications as required in Grove City Code 4113.03;
- (d) State the valuation of the proposed work;
- (e) Give such other information as reasonably may be required by the Building Inspector.

3 Section 3. Plans and specifications. Each application for a permit shall be accompanied by two sets of plans and specifications.

Plans and specifications need not be submitted for small and unimportant work when authorized by the Building Inspector.

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Section 4. Information on plans and specifications.

Plans and specifications for buildings shall be prepared by a licensed architect, engineer, or a qualified draftsman, and shall be drawn to scale upon a substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of this Building Code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the house and street address of the work and the name of the owner, or agent and person who prepared them. Plans shall include a plot plan showing the location of the proposed building and of every existing building adjacent on the property. In lieu of detailed specifications the Building Inspector may approve references on the plans to a specific section or part of this Building Code or other ordinances or laws, Computations, stress diagrams, and other data sufficient to show the correctness of the plans, shall be submitted when required by the Building Inspector.

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Section 5. Exception to plans. For Group 1 occupancies and buildings of structures accessory thereto, plans need not be prepared by a licensed architect or engineer, but all other above provisions shall apply to such plans.

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Section 6. Issuance of permits. The application, plans and specifications filed by an applicant for a permit shall be examined by the Building Inspector. Such plans shall be forwarded to other departments of the City for review if deemed necessary by the Building Inspector, to determine compliance with the laws and ordinances under their jurisdiction. If the Building Inspector is satisfied that the work described in the application for permit and the plans filed therewith conform to the requirements of this Building Code and other pertinent laws and ordinances, he shall issue a permit therefor to the applicant.

No building permit shall be issued without compliance with G. C. C. 2721.02 of the Air Pollution Code.

When the Building Inspector issues the permit, he shall endorse in writing or stamp on both sets of plans and specifications "APPROVED." Such approved plans and specifications from the Building Inspector shall be kept on the job during all time work is being carried on and all work shall be done in accordance with

the approved plans, which shall not be changed without written authorization of the Building Inspector.

07
Section 7. Retention of plans. One set of approved plans, specifications and computations shall be retained by the Building Inspector for a period of not less than ninety days from date of completion of the work covered therein, and one set of the approved plans and specifications shall be returned to the applicant which set shall be kept on such building or work at all times during which the work authorized thereby is in progress.

08
Section 8. Effect of permit issuance. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of this Building Code.

The issuance of a permit based upon plans and specifications shall not prevent the Building Inspector from thereafter requiring the correction of errors in such plans and specifications or from preventing building operations being carried on thereunder when in violation of this Building Code or of any other ordinance of the City.

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Section 9. Expiration. A permit under which no work is commenced within six months after issuance or under which work is commenced and later discontinued for at least six months shall expire by limitation and a new permit shall be secured before work is started or resumed, as the case may be.

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Section 10. Fees required. Any person desiring to do or to cause to be done any work for which a permit is required by this Building Code, shall at the time the permit is issued therefor pay to the City Treasurer a fee in the amount fixed by this chapter. ^{START.} [The City Treasurer shall deposit all fees so received in the Division of Building Regulation Fund, which Fund is hereby created, in the City Treasury. The funds so deposited shall be used solely for defraying the cost of administering this Building Code.] Rescind by C-3-61

Where work for which a permit is required by this Building Code is started or proceeded with, prior to obtaining such permit, the fees shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Building Code in the execution of the work nor from any other penalties prescribed.

Revised by C-31-66

Section 11. New building permit fees. New building permit

fees for buildings and additions to existing buildings shall be as follows:

(a) Dwellings for one or two families not more than two stories in height: Minimum fee fifteen dollars (\$15.00) up to and including one thousand square feet. In excess of one thousand square feet the fee shall be fifteen dollars (\$15.00) plus five (\$5.00) for each five hundred square feet or fraction thereof in excess of one thousand square feet thereafter.

Garages and accessory buildings in residential areas; including attached carports, patios and porches: Minimum fee seven dollars and fifty cents (\$7.50) for the first five hundred square feet. In excess of five hundred square feet, but not more than one thousand square feet, the fee shall be fifteen dollars (\$15.00). In excess of one thousand square feet, the fee shall be fifteen dollars (\$15.00) plus five dollars (\$5.00) for each five hundred square feet or fraction thereof in excess of one thousand square feet thereafter.

(b) All other buildings and any additions thereto: Minimum fee thirty-five dollars (\$35.00) up to and including one thousand square feet. In excess of one thousand square feet, the fee shall be thirty-five dollars (\$35.00) plus six dollars (\$6.00) for each five hundred square feet or fraction thereof in excess of one thousand square feet thereafter.

(c) Maximum fee: Maximum fee shall be five thousand dollars (\$5,000.00).

(d) Basis of Computation.

Dwellings for one or two families not more than two stories in height: One story dwellings—square area shall be that area directly above grade. One and one-half story dwellings — square area shall be that area directly above grade plus one-half of the area directly below the second floor area. Two story dwellings — square area shall be twice the area directly above grade. Attached garages shall have their square area included in the dwelling square area. Basement square area and attic square areas shall not be included when computing fees.

All other buildings and any additions thereto:

One story buildings—square area shall be that area directly above grade.

More than one story—square area shall be that area directly above grade, plus the square area of each floor.

One story buildings more than fifteen feet in height—square area shall be that area directly above grade plus one square area, equal to the square area beneath, for each fifteen feet of vertical height or fraction thereof.

Basement square areas and attic square areas shall not be included when computing fees.

Exception: When multiple basements are extended below grade, only one basement square area shall be excluded when computing fees.

TABLE NO. 2-A
FEES FOR BUILDING PERMIT
Square Foot System Replacing
Cubic Foot System

Square Footage Area	Garages, Accessory Buildings-Residential	One and Two Family Dwellings	All other Buildings and Additions
500	*\$7.50		
1000	15.00	*\$15.00	\$35.00
1500		20.00	41.00
2000		25.00	47.00
2500		30.00	53.00
3000		35.00	59.00
3500		40.00	65.00
4000		45.00	71.00
4500		50.00	77.00
5000		55.00	73.00 83.00
5500		60.00	89.00
6000		65.00	95.00
6500		70.00	101.00
7000		75.00	107.00
7500		80.00	113.00
8000		85.00	119.00
8500		90.00	125.00
9000		95.00	131.00
9500		100.00	137.00
10000		105.00	143.00

*83.00
— 2000 sq ft + physical error.*

Editor's Note: Asterisks in above Table 2-A denote minimum fees.

Rescinded by 31-66

12

Section 12. Fees for alterations. Building permit fees for alterations to buildings:

(a) The cost of which is one hundred dollars or less, the fee shall be the sum of three dollars (\$3.00).

(b) The cost of which is more than one hundred dollars and not more than five hundred dollars the fee shall be the sum of four dollars (\$4.00).

(c) The cost of which is more than five hundred dollars and not more than one thousand dollars the fee shall be the sum of five dollars (\$5.00).

(d) The cost of which is more than one thousand dollars, the fee shall be the sum of five dollars (\$5.00). for each one thousand dollars or fraction thereof.

(e) In case of an alteration and addition to the same building covered by the same plans, the fee for such combined alteration and addition permit shall be the fee fixed for such alteration, plus the square foot area fee for such addition.

13 Section 13. Plumbing, heating, electrical and refrigeration permits.

- (a) Plumbing permit fees. (See G. C. C. 4319.04)
- (b) Heating, ventilating, and air conditioning permit fees. (See Grove C. C. 4322.02)
- (c) Electrical permit fees. (See G. C. C. 4327.03)
- (d) Refrigeration permit fees. (See G. C. C. 4323.03)

14 Section 14. Wrecking permits.

Wrecking permit fees shall be: (See Chapter 4341.)

(2) No fee shall be charged for a permit to wreck any building containing sixty-five hundred cubic feet or less.

(b) The fee for buildings or structures containing more than sixty-five hundred cubic feet and not more than twenty thousand cubic feet, is five dollars (\$5.00).

(c) The fee for buildings or structures containing more than twenty thousand cubic feet is ten dollars (\$10.00)

15 Section 15. Shoring permit fees. Shoring permit fees shall be as follows: (See Chapter 4341.)

The fee for shoring a building or structure or any part thereof is three dollars (\$3.00) plus fifty cents (\$.50) for each one hundred square feet of wall or floor area shored.

16 Section 16. Sidewalk or street occupancy permits. Sidewalk or street occupancy permit fees shall be as follows:

The fee to occupy public property for a period of each four months or fraction thereof shall be two cents (\$.02) per square foot, with a minimum of three dollars (\$3.00).

17 Section 17. Moving permits.

Moving permit fees shall be as follows: (See Chapter 4341.)

(a) The fee for buildings or structures of one thousand cubic feet or more, is fifty cents (\$.50) per one thousand cubic feet or fraction thereof with a minimum of three dollars (\$3.00).

(b) Buildings or structures eight feet or less in width, and not exceeding one thousand cubic feet do not require a permit.

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Section 18. Tent permits. The fee for each tent shall be two dollars (\$2.00) for each calendar month or fraction thereof.

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Section 20. Junk yards or shops. The fee for junk yards and junk shops shall be as provided in G. C. C. 4353.03

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Section 21. Certificate of occupancy. No change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Inspector has issued a certificate of occupancy. The fee for such certificate shall be five dollars (\$5.00). (See Chapter 4117.)

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Section 22. Revocation of permit.

Each and every permit issued by the Building Inspector shall be subject to revocation by the Building Inspector whenever it appears that such building or structure is being so constructed that the same, or any part thereof, encroaches upon any street, alley or other public place, or is being so constructed as to violate any of the terms or conditions of this Building Code or any other ordinance of the City or any statute of the State, relating to the location, erection, alteration, or repair of buildings. The revocation of the permit shall be in writing and shall be served upon the owner or upon the superintendent or contractor in charge of the work and posted upon the building or structure for which such permit was granted, and from and after such revocation of such permit and the posting of such notice all work of every kind and character on such building or structure shall be discontinued.

23
[Section 23. Exemptions. The City, the County of Franklin, the State of Ohio, the Columbus Board of Education, and the United States of America, shall be exempt from the paying of any building permit fee.] Repealed - 2-3-61

Passed: February 15, 1960

Approved: February 15, 1960

Attest: Richard Dubach, Clerk

Effective: February 15, 1960

Anton C. Lopez
Mayor

Frank ...
Pres. of Council