

CONTINUATION OF BUSINESS FOR JULY19, 2017

Commissioner Creech moved to adopt the following resolution.

Commissioner Robertson seconded the motion for adoption.

PREBLE COUNTY COMMISSION RESOLUTION

#400-17-180

RESOLUTION MODIFYING THE CURRENT BUILDING & ZONING FEE SCHEDULES

WHEREAS, The Board of Preble County Commissioners have concluded that the current building and zoning fee schedules are insufficient for the operation of the Preble County Building Inspection and Zoning Department; and,

WHEREAS, The last amendment to the current building and zoning fee schedule was November 1, 2013; and,

WHEREAS, Notice was given to the media of the two public hearings held of which one was held on July 12, 2017 and the second was held on July 19, 2017; and,

WHEREAS, After a review of the current building and zoning fee schedules it has been determined that the current fee schedule needs to be amended in order to efficiently and effectively operate each department; therefore, be it

RESOLVED, That the Board of Preble County Commissioners does hereby adopt Preble County Commission Resolution#400-17-180 which modifies the current Building & Zoning Fee Schedules to be effective September 1, 2017 as follows:

BUILDING FEE SCHEDULE - RESIDENTIAL:

HOUSE(1,2, & 3 family)	\$125.00* + \$0.09 per s.f.
DECK/BREEZEWAY/PORCH	\$ 50.00* + \$0.09 per s.f.
GARAGE OR CARPORT	\$ 50.00* + \$0.09 per s.f.
DETACHED ACCESS. STRUC. (Over 200 sf)	\$ 50.00* + \$0.09 per s.f.
ADDITIONS (PER ROOM)	\$ 50.00* + \$0.09 per s.f.
ROOF REPLACEMENT (with structural work)	\$ 50.00* + \$0.09 per s.f.
RECONSTRUCTION	\$125.00* + \$0.09 per s.f.
HVAC	\$ 60.00*
HVAC REPLACEMENT	\$ 60.00* SINGLE UNIT
HVAC NEW HOME	\$ 90.00* COMBINED (FURN. & AC)
HVAC NEW HOME	\$ 60.00* + \$0.09 per s.f.
GAS LINE RECONNECT (Per Inspection)	\$ 60.00*
NEW GAS LINE (Per Inspection)	\$ 75.00*
DUAL FUEL	\$ 90.00*
GEOHERMAL	\$ 120.00*
SECT. or PREFAB HOME FOUNDATION	\$ 125.00*
POOLS (See Electric Fees)	
RETAINING WALLS (Over 4 ft. from bottom of footing)	\$ 50.00* + \$2.00 per linear foot
FENCES (Over 6 ft. in Height)	\$ 50.00*
SOLAR (Also Requires Electrical Permit)	\$ 70.00* + \$2.00 per panel
WIND TURBINE (Each) (Also requires Electrical Permit)	\$ 70.00*
DEMOLITION (Per Building)	\$ 75.00*

ELECTRIC FEES:

NEW CONSTRUCTION SERVICE (includes service, permit fee & 3 inspections. Does not included temp pole)	\$ 70.00* + \$0.09 per s.f.
SERVICE UPGRADE/RECONNECT (includes service, permit fee & 1 inspection. Does not include add'l circuits)	\$ 70.00*
NEW SERVICE TO EXISTING STRUCTURE	\$ 70.00* + \$0.09 per s.f.
TEMPORARY POLE/ SERVICE	\$ 70.00*
SWIMMING POOL (In Ground or Above Ground)	\$ 70.00*
SOLAR (Also requires Building Permit)	\$ 70.00* + \$2.00 per panel
WIND TURBINE (Also requires Building Permit)	\$ 70.00*
GENERATOR	\$ 70.00*

RESIDENTIAL ADMINISTRATIVE FEES:

RE-INSPECTION (3rd & Subsequent)	\$ 70.00*
SPECIAL INSPECTION	\$150.00
INSPECTION BEYOND NORMAL HOURS	\$125.00 per hour (charged a minimum of 3 hrs per call out)
*STARTING WORK WITHOUT PERMIT	Double Permit Fee
COPY PLANS & RE-STAMP (Plus copy costs)	\$ 50.00 + Copy Costs
PLAN REVIEW (2nd & Subsequent)	\$ 60.00 per hour
REVISION TO APPROVED PLANS	\$ 60/hr plan review fees
PLAN REVISION W/Additional Square Footage	\$ 60/hr plan review fees + \$0.09 per s.f.
CERTIFICATE OF OCCUPANCY	\$ 50.00
TEMPORARY CERTIFICATE OF OCCUPANCY (30 Days)	\$ 50.00
AGRICULTURAL RELEASE (Elec. or Gas)	\$ 70.00 per inspection

*Non-refundable deposit

PENALTY FEE: ANYONE FAILING TO OBTAIN THE NECESSARY PERMIT(S) WILL BE CHARGED DOUBLE THE PERMIT FEE(S) (Work w/o permit(s) = Double Fees)

NOTE: Ohio Board of Building Standards Fee is 1% of Above Fees.

CONTINUATION OF BUSINESS FOR JULY 19, 2017

CONTINUED – PREBLE COUNTY COMMISSION RESOLUTION #400-17-180

BUILDING FEE SCHEDULE – COMMERCIAL:**STRUCTURAL FEES:**

PROCESS FEE	\$250.00* + \$0.12 per s.f. of floor area
RETAINING WALL (over 4 ft from bottom of footing)	\$250.00* + \$3.00 per linear foot
TEMPORARY STRUCTURES/TENTS/ETC. (erected for less than 180 days)	\$ 75.00*+ \$35.00 per each add'l structure
FENCES (over 6 ft. in Height)	\$250.00*
SOLAR (Also requires Electrical Permit)	\$250.00*+ \$3.00 per panel, 1 to 100 panels \$2.00 per panel, 101 to 1000 \$1.00 per panel, 1001 to 5000 \$0.50 per panel, 5001 and up
WIND TURBINE(Each-Also requires Electrical Permit)	\$250.00*
DEMOLITION (Per Building/ Structure)	\$100.00*

OR, PARTIAL PERMIT FEES:

FOOTER/FOUNDATION - Process Fee	\$200.00* + \$0.05 per s.f. of floor area
EXTERIOR SHELL – Process Fee	\$200.00* + \$0.05 per s.f. of floor area
TENANT BUILD-OUT – Process Fee	\$200.00* + \$0.05 per s.f. of floor area
ROOF REPLACEMENTS – Process Fee	\$250.00*
STORAGE RACK SYSTEM – Process Fee	\$250.00* + \$0.02 per s.f. of floor area

MECHANICAL FEES:

PROCESS FEE	\$250.00* + \$0.06 per s.f. of floor area
UNIT HEATERS & REPLACEMENTS - Process Fee	\$150.00* for 1 st unit + \$50.00 for each add'l unit (on same permit)
KITCHEN EXHAUST HOOD - Process Fee	\$250.00*
PRESSURE PIPING	\$250.00
GAS PIPING	\$250.00

ELECTRICAL FEES:

PROCESS FEE	\$250.00* + \$0.06 per .s.f of floor area
TEMPORARY SERVICE	\$ 70.00*
SOLAR (Also requires Building Permit)	\$250.00*+ \$3.00 per panel, 1 to 100 panels \$2.00 per panel, 101 to 1000 \$1.00 per panel, 1001 to 5000 \$0.50 per panel, 5001 and up
WIND TURBINE (Also requires Building Permit)	\$250.00*
GENERATORS (Each)	\$250.00*

FIRE SUPPRESSION SYSTEMS (All Suppressed Areas):

PROCESS FEE	\$250* + \$0.06 per s.f. of floor area
HOOD SUPPRESSION SYSTEMS - Process Fee	\$250.00* for 1 st unit + \$50.00 for each add'l unit (on same permit)

FIRE ALARM SYSTEMS:

PROCESS FEE	\$250.00* + \$4.50 per device
-------------	-------------------------------

UNDERGROUND FIRE LINE:

\$250.00*+ \$1.00 per linear foot

INDUSTRIALIZED UNIT FEES:

PROCESS FEE	\$200.00* + \$0.02 per s.f. of floor area
-------------	---

MINOR ALTERATION:

PROCESS FEE	\$ 75.00*
(Per Each Type of Permit; Building, Electric, HVAC, Gas, Utility reconnections, Etc.)	

SIGN FEES:

LARGE SIGNS (More than 10' pole to bottom of pole or sign face more than 50 sq. ft.)	
Sign Only	\$250.00*
Sign including electric	\$300.00*
SMALL SIGNS (All not included above)	
Sign Only	\$150.00*
Sign including electric	\$200.00*

*Non-refundable deposit

PENALTY FEE: ANYONE FAILING TO OBTAIN THE NECESSARY PERMIT(S) WILL BE CHARGED DOUBLE THE PERMIT FEE(S) (Work w/o permit(s) = Double Fees)

Note: State Board of Building Standards Fee 3% of Sub Total

CONTINUATION OF BUSINESS FOR JULY 19, 2017

CONTINUED – PREBLE COUNTY COMMISSION RESOLUTION #400-17-180

COMMERCIAL ADMINISTRATIVE FEES:

CERTIFICATE OF OCCUPANCY	\$100.00
TEMPORARY CERTIFICATE OF OCCUPANCY	\$100.00
PLAN REVIEW FEE	\$100.00 per hour
SPECIAL INSPECTIONS	\$150.00
RE-INSPECTION (3rd & Subsequent)	\$100.00
INSPECTION BEYOND NORMAL HOURS	\$125.00 per hour (charged a minimum 3 hours per call out)
REVISION TO APPROVED PLANS	\$100.00/hr plan review fees
PLAN REVISION W/Addt'l S.F.	\$100/hr. plan review fees + cost per s.f. (cost dependent on type of construction i.e., new, partial)
STARTING WORK WITHOUT A PERMIT	Double Permit Fee
COPY PLANS & RE-STAMP (Plus copy costs)	\$ 50.00 + Copy Costs
AGRICULTURAL RELEASE (Electric or Gas)	\$ 70.00 per inspection

*Non-refundable deposit

PENALTY FEE: ANYONE FAILING TO OBTAIN THE NECESSARY PERMIT(S) WILL BE CHARGED DOUBLE THE PERMIT FEE(S) (Work w/o permit(s) = Double Fees)

Note: State Board of Building Standards Fee 3% of Sub Total

ZONING FEE SCHEDULE:

ZONING PERMITS/CERTIFICATES

NEW DWELLING	\$100.00
ADDITIONS	\$ 50.00
ACCESSORY BLDGS.	\$ 50.00
COMMERCIAL BLDGS.	\$150.00 for first 1,000 s.f. \$ 10.00 each addt'l 1,000 s.f.
COMMERCIAL WIND TURBINE	\$150.00
COMMERCIAL SOLAR FARM	\$150.00
SIGNS	\$ 20.00 first 20 s.f. plus \$5.00 for each addt'l 10 s.f.

APPEALS BOARD APPLICATIONS

TEMPORARY USE APPLICATIONS (Fee Doubled If Work Begins Before Approval)	\$ 75.00
CONDITIONAL USE APPLICATIONS (Fee Doubled If Work Begins Before Approval)	\$150.00
VARIANCE APPLICATIONS (Fee Doubled If Work Begins Before Approval)	\$150.00
APPEALS APPLICATIONS (Fee Doubled If Work Begins Before Approval)	\$150.00
RE-ADVERTISING FEE	\$ 30.00

REZONING

REZONING APPLICATIONS (Fee Doubled If Work Begins Before Approval)	\$350.00
RE-ADVERTISING FEE	\$ 50.00

ON CALL OF ROLL AND UPON ACCEPTANCE OF THE SAME, THE VOTE WAS AS FOLLOWS:

Commissioner Creech, Yes
 Commissioner Robertson, No
 Commissioner Day, Yes

CERTIFICATION OF CLERK

I, Connie L. Crowell, being the duly appointed Clerk of the Board of Preble County Commissioners do hereby attest that the foregoing is a true exact copy of Preble County Commission Resolution #400-17-180 approved and adopted on this 19th day of July, 2017 in a meeting open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Connie L. Crowell, Commission Clerk
 Board of Preble County Commissioners