

CODIFIED ORDINANCES OF SUNBURY
PART THIRTEEN - BUILDING CODE

CHAPTER 1305
Building Code

1305.01 Adoption by reference.

1305.02 Building and zoning fees.

CROSS REFERENCES

- Dead bolt locks in apartment buildings - see Ohio R. C. 3781.103
- Smoke detection system for apartments and condominiums - see Ohio R. C. 3781.104; OAC Ch. 4101:2-89
- Use of public buildings by handicapped persons - see Ohio R. C. 3781.111
- Energy conservation - see Ohio R. C. 3781.181; OAC Art. 4101:2-25
- Safety glazing - see Ohio R. C. 3781.51 et seq.
- Abandoned service stations - see Ohio R. C. 3791.11 et seq.
- Safety standards for refuse containers - see Ohio R. C. 3791.21; OAC 4101:2-88-01 et seq.

1305.01 ADOPTION BY REFERENCE.

(a) The Building Code for Sunbury, Ohio, as revised codified, rearranged, and published in book form, and as reviewed and approved by Council is hereby adopted and enacted.

(b) One copy of the Building Code for Sunbury, Ohio, certified as correct by the Mayor and Fiscal Officer, as required by Ohio R. C. 731.23, shall be kept in its initial form on file in the office of the Fiscal Officer and retained as a permanent ordinance record of the Village. The Fiscal Officer is authorized and directed to publish a summary of all new matters contained in the Building Code for Sunbury, Ohio as required in Ohio R. C. 731.23.
 (Ord. 79-673. Passed 9-16-79.)

1305.02 BUILDING AND ZONING FEES.

- (a) New Construction - Residential: (single family, twin single and three/four family units):
- (1) Building Permit (valid for one (1) year from date of issue):
 - A. 1,400 square feet or less: \$1,500.00
 - B. Each additional 100 square feet or fraction thereof: \$150.00
 - (2) Heating Permit:
 - A. Without fireplace (metal or masonry) or wood burning stove: \$180.00
 - B. With fireplace (metal or masonry) or wood burning stove: \$270.00
 - (3) Temporary Electrical Permit: \$75.00
 - (4) Electrical Permit: \$240.00
- (b) Alterations, Additions and Remodeling (where a major structural modification is made):
- (1) Building Permit (valid for one (1) year from date of issue):
 - A. 500 square feet or less, if no new footer and foundation required: \$150.00
 - B. 500 square feet or less, with new footer and foundation: \$225.00
 - C. Each additional 100 square feet or fraction thereof: \$50.00
 - (2) Heating Permit:
 - A. Without fireplace (metal or masonry) or wood burning stove: \$40.00
 - B. With fireplace (metal or masonry) or wood burning stove: \$40.00.
 - (3) Electrical Permit: replace/update service: \$75.00
- (c) Detached Garages and Accessory Buildings:
- (1) Garage Building Permit (valid for one (1) year from date of issue): \$150.00
 - (2) Heating Permit: \$75.00
 - (3) Electrical Permit: \$75.00
 - (4) Storage (Accessory) Building less than 150 square feet of floor area with no foundation: No Charge
 - (5) Storage (Accessory) Building greater than 150 square feet of floor area with no foundation: \$75.00
 - (6) Storage (Accessory) Building with foundation: \$75.00
- (d) Miscellaneous Building Permits and Fees:
- (1) Building, heating and electrical permit (6 month extension) \$75.00
 - (2) Demolition or moving a building: Commercial: \$195.00
 - (3) Fireplace (metal or masonry) or wood burning stove permit: \$40.00
 - (4) Pools - above and below ground: \$100.00 to include all permits required (i.e., electrical, heating and plumbing)
 - (5) Hot tubs - above and below ground: \$ 100.00 to include all permits required (i.e., electrical, heating and plumbing)
 - (6) Decks: \$75.00
- (e) Zoning and Engineering Fees:
- (1) Appeals: \$100.00
 - (2) Conditional Use: \$300.00
 - (3) Certificate of Use:
 - A. Single employee: \$100.00
 - B. More than one employee: \$300.00

- (4) Minor Residential Subdivision / Lot Split (5 or less lots)
 A. Zoning Fee: \$300.00
 B. Engineering Review Fee: To be determined by the Village Engineer.
- (5) Major Residential Subdivision (more than 5 lots) / Planned Developments:
 A. Preliminary Plan / Plat - Zoning Fee:

No. of Lots	Base Fee	Additional Fee - Multiplier per Lot	
6-25	\$1,100	\$125.00	6 to 25 lots
26-50	\$3,625.00	\$100.00	Greater than 25 lots
51-100	\$6,125.00	\$75.00	Greater than 50 lots
Over 100	\$9,975.00	\$45.00	Greater than 100 lots

Minimum Fee - \$2,500
 No Maximum Fee

B. Preliminary Plan/Plat - Engineering Review Fee:

No. of Lots	Base Fee	Additional Fee - Multiplier per Lot	
6-25	\$500.00	\$40.00	6 to 25 lots
26-50	\$1,000.00	\$30.00	Greater than 25 lots
51-100	\$1,750.00	\$20.00	Greater than 50 lots
Over 100	\$2,750.00	\$10.00	Greater than 100 lots

Minimum Fee - \$1,000
 Maximum Fee - \$5,000

C. Improvement Plans - Engineering Review Fee:

No. of Lots	Base Fee	Additional Fee - Multiplier per Lot	
6-25	\$500.00	\$80.00	6 to 25 lots
26-50	\$2,000.00	\$60.00	Greater than 25 lots
51-100	\$3,500.00	\$40.00	Greater than 50 lots
Over 100	\$5,500.00	\$20.00	Greater than 100 lots

Minimum Fee - \$2,000
 Maximum Fee - \$7,500

D. Final Plat - Zoning Fee:

No. of Lots	Base Fee	Additional Fee - Multiplier per Lot	
6-25	\$1,100.00	\$125.00	6 to 25 lots
26-50	\$3,625.00	\$100.00	Greater than 25 lots
51-100	\$6,125.00	\$75.00	Greater than 50 lots
Over 100	\$9,975.00	\$45.00	Greater than 100 lots

Minimum Fee - \$2,500

No Maximum Fee

E. Final Plat - Engineering Review Fee:

No. of Lots	Base Fee	Additional Fee - Multiplier per Lot	
6-25	\$500.00	\$30.00	6 to 25 lots
26-50	\$750.00	\$25.00	Greater than 25 lots
51-100	\$1,375.00	\$20.00	Greater than 50 lots
Over 100	\$2,375.00	\$15.00	Greater than 100 lots

Maximum Fee - \$1,000

Maximum Fee - \$5,000

(6) Residential Site Plan Review Fees:

- A. Zoning Fee (based on building size): \$100.00 for first 5,000 sq. ft. plus \$75.00 for each additional 1,000 sq. ft.
- B. Engineering Review Fee: To be determined by the Village Engineer when required by the Planning and Zoning Clerk.

(7) Commercial / Industrial Site Plans:

- A. Zoning Fee: \$0.10 per square foot of building area
- B. Engineering Review Fee (Based on Site Area):

Site Area	Fee
1 acre or less	\$1,000.00
1 to 2 acres	\$2,000.00
2 to 5 acres	\$3,000.00
5 to 10 acres	\$4,000.00
10 to 15 acres	\$5,000.00
15 to 50 acres	\$6,000.00
50 to 100 acres	\$7,000.00
Greater than 100 acres	Estimated by Engineer

Note: Site plan resubmission fee - to be determined by Village Engineer.

C. Architectural Plan Review Fee: To be determined by the Village Engineer.

(8) Miscellaneous Engineering Review Fees (No Zoning Fee):

Item	Fee
Traffic Impact Study	Estimated by Engineer
Right-of-Way Dedication Plat	\$500.00
Annexation Plat	\$500.00

(9) Construction Inspection Review Fees:

A. Public Improvements (Based on Percentage of Construction Costs):

Estimated Construction Cost	Initial Deposit (Billed Hourly)
Less than \$100,000	8% of Estimated Cost + 20% Village Administrative Fee
\$100,000 - \$500,000	\$8,000 + 7% over \$100,00 + 18% Village Administrative Fee
\$500,000 - \$1,000,000	\$36,000 + 5% over \$500,000 + 16% Village Administrative Fee
Over \$1,000,000	\$61,000 + 3% over \$1,000,000 + 14% Village Administrative Fee

B. Construction Inspection - Private Site Improvements:

Item	Fee
Residential Site Inspection Fee (based on site area)	\$200.00
Commercial Site Inspection	Estimated by Engineer + 20% Village Administrative Fee
Industrial Site Inspection	Estimated by Engineer + 20% Village Administrative Fee

(10) Rezoning:

A. Residential: \$200.00

B. Commercial/Industrial: \$400.00

(11) Variance:

A. Residential: \$100.00

B. Commercial/Industrial: \$300.00

****NOTE:** The applicant shall be responsible for all actual costs incurred for the engineering review and inspection fees. The above costs are estimated for the purposes of establishing a fee to be submitted to the Village prior to the review process or construction inspection work being started. The applicant shall be notified in writing when the above fees will be insufficient to cover the costs of engineering review or construction inspection.

(f) Sign Permits:

(1) Commercial:

- A. Non-electrical: \$10.00 minimum plus \$10.00 per square foot.
- B. Electrical: \$30.00 minimum, plus \$10.00 per square foot.

(Ord. 2007-31. Passed 12-19-07.)