

CODIFIED ORDINANCES OF GRANVILLE
PART THIRTEEN - BUILDING CODE

Chap. 1305. Building/Zoning Permit Fees.

Chap. 1307. Building Department.

Chap. 1309. Building Numbering.

Chap. 1311. OBOA One, Two and Three-Family Dwelling Code.

CODIFIED ORDINANCES OF GRANVILLE
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CHAPTER 1305
Building/Zoning Permit Fees

1305.01	Zoning fees.	1305.03	Public use fees.
1305.02	Public buildings.	1305.04	Cost reimbursement.

CROSS REFERENCES

Power to regulate building erection - see Ohio R.C.
715.26, 715.29, 737.37
Adoption of technical codes - see CHTR. Sec. 3.09
Required submission of plans of public buildings - see
Ohio R.C. 3791.04
Plat approval - see P. & Z. Ch. 1113

1305.01 ZONING FEES.

Zoning Fees
(Effective May 2005)

	<u>Residential</u>	<u>Commercial</u>
<u>Administrative and Planning Commission Review:</u>		
New Structures:	\$100 + \$0.20 per sq. ft. over 100 sq. ft. * \$500 Public Use fee per residential unit	\$200 + \$0.20 per sq. ft. over 100 sq. ft.* \$2,000 Public Use fee per commercial office, business, or industrial acreage (minimum \$1,000).
Additions:	\$50 + \$0.05 per sq. ft. over 100 sq. ft.*	\$100 + \$0.05 per sq. ft. over 100 sq. ft.*

	<u>Residential</u>	<u>Commercial</u>
Remodeling:	\$25 + \$2 for each additional \$1,000 over \$15,000	\$50 + \$2 for each additional \$1,000 over \$15,000

Other Structures: \$50
Fences, air conditioners, or other structures not classified as buildings, building additions, or remodeling).

*Floor area includes all floors, basement, and garage.

Board of Zoning and Building Appeals Review:

Variance:	\$100 + cost of postage and advertising.	\$500 + cost of postage and advertising.
Conditional Use:	\$100 + cost of postage and advertising.	\$500 + cost of postage and advertising.
Non-Conforming Use:	\$100 + cost of postage and advertising.	\$500 + cost of postage and advertising.
Building Appeals:	\$60	

Plat Fees:

Lot Split	\$100 + \$50 per lot over 2 lots	
Preliminary Plat:	\$500 + \$50 per lot	\$2500
Final Plat:	\$500 + \$50 per lot	\$2500
Preliminary Planned Development:	\$1000 + \$50 per lot	\$5000
Final Planned Development:	\$1000 + \$50 per lot	\$5000
Development Plan Amendment (Minor Revisions only):	\$750	

	<u>Residential</u>	<u>Commercial</u>
Time Extension for Plat Plan:	\$500	
Rezoning:	Less than 1 acre \$200 + postage; 1 - 10 acres \$500 + postage; 11 - 50 acres \$1000 + postage; Each additional 25 acres \$500	
<u>Other:</u>		
Excavations:	\$20 (Granville Planning Commission required if inside the Architectural District.)	
Change of Use:	\$50	
Demolition:	\$100	
Signs:	\$50	
Home Occupation:	\$50	
Flood Hazard Overlay:	\$100 + Engineering Costs	
Appeals to Council:	\$150 + postage costs	
Easement Vacation:	\$1000 + Engineering Costs	
Easement Encroachment:	\$600 + Engineering Costs	
Occupancy Permit:	\$100	
Lot Line Adjustment:	\$100 + Engineering Costs	
Time Extension (Zoning Permit):	\$100 + Engineering Costs	
Maps:	\$25	
Zoning Code:	\$25	
Weed Abatement Service:	\$150 + cost of contract service (Ord. 28-05. Passed 8-3-05.)	

1305.02 PUBLIC BUILDINGS.

Building/Zoning permits shall be issued without any fee for the construction of all public buildings. (Ord. 37-93. Passed 3-2-94.)

1305.03 PUBLIC USE FEES.

(a) Purpose. Recognizing the continual need for recreational facilities within the Municipality and conforming this need to the growth of population and the increase in the number of residential and nonresidential units within the Municipality, it shall be the purpose of this section to provide, together with moneys derived from the Municipal funds, for the orderly acquisition, development, maintenance and operation of publicly owned recreation sites and facilities, including, but not limited to, park sites, area recreational facilities and community recreation centers within the Municipality by creating a public use fee to be charged on all residential and nonresidential units hereinafter constructed.

(b) Park Land Reserve Fund. All moneys collected under the public use fee shall be placed in a separate fund to be entitled Park Land Reserve Fund.

(c) Prerequisite to Final Plat Approval. The owner or proprietor of each new subdivision for the purpose of transfer of ownership of land, as a prerequisite to the approval of the final plat of the subdivision, shall pay a public use fee, in addition to other fees, into the Park Land Reserve Fund of the Municipality as follows:

(Ord. 05-96. Passed 5-15-96.)

- (1) For each lot shown on the plat of the subdivision for single family residence use, the sum of five hundred dollars (\$500.00); and
- (2) For each lot intended for multi-dwelling use, the sum of five hundred dollars (\$500.00) for each dwelling unit of a multi-dwelling structure permitted to be constructed thereon under applicable regulations of the Zoning Ordinance. (Ord. 06-98. Passed 5-20-98.)

(d) Prerequisite to Zoning Permit Issuance. The owner or proprietor of each lot or parcel of ground in the Municipality, as a prerequisite to the issuance of a zoning permit for new structures as required by the applicable ordinances of the Municipality shall pay a public use fee, in addition to other fees, into the Park Land Reserve Fund of the Municipality as follows:

(Ord. 05-96. Passed 5-15-96.)

- (1) For each single-family residence, the sum of five hundred dollars (\$500.00);
- (2) For each dwelling unit of a multi-dwelling structure, the sum of five hundred dollars (\$500.00); and
- (3) For each commercial, office, business, industrial or other nonresidential unit a public use fee computed at a rate of one thousand dollars (\$1,000) per acre, provided that such fee shall not be less than five hundred dollars (\$500.00) per unit.

(Ord. 06-98. Passed 5-20-98.)

(e) Fee Already Paid. No owner or developer of land shall be required to pay the public use fee as established in subsection (d) hereof for construction upon or development of any parcel of land for which a public use fee has been paid pursuant to the terms of subsection (c) hereof.

(f) Land Dedication in Lieu of Fee. In lieu of the payment of the public use fee hereinbefore provided, the Manager, upon recommendation of the Planning Commission, may accept the dedication for public use of open spaces constituting a reasonable proportion of the gross acreage of land subdivided for the purpose of transfer of ownership or of land for which a zoning permit has been requested, provided that such open spaces are suitably located and of adequate size to provide for the public health, safety and general welfare, and further provided that in no event shall the aggregate value of such dedicated land be less than the equivalent public use fee otherwise payable and computed in accordance with this section.

(g) Fee Waived. Council, upon recommendation of the Planning Commission, may waive the public use fee for schools, churches and/or other community oriented facilities.

(h) Use of Park Land Reserve Fund. All such moneys in the Park Land Reserve Fund shall be used for the acquisition, development, maintenance and operation of publicly owned recreation sites and facilities including, but not limited to, park sites, area recreational facilities and community recreation centers within the Municipality.

(i) Appropriation of other Funds. During the period of time that the fee levied by this section is collected, Council shall appropriate annually from the General Fund a sum not less than equal to the moneys derived from this section for park and recreational purposes which may include funds appropriated for park and recreation capital improvements. The Finance Director is directed to create a Park Land Reserve Fund and is further directed at the close of each year that the public use fee herein collected, to transfer to the Park Land Reserve Fund from General Fund moneys a sum of money equal to the amount of money collected from the public use fee after deducting expenditures during the year for park and recreation purposes made from the General Fund money. It is the intention of Council that during each year that the public use fee is in force that an amount equal to the fee moneys received from the public use fee shall be irrevocably committed to park and recreation purposes from other Municipal fund sources of the Municipality.

(j) Compliance Required.

- (1) No zoning permit for the construction of a residential or nonresidential unit in the Municipality shall be issued unless and until the fee provided for in this section is paid.
- (2) No person, firm or corporation shall receive or be entitled to receive the zoning permit for the construction of a residential or nonresidential unit in the Municipality unless and until the fee provided in this section is paid on each such zoning permit issues.
- (3) Nothing contained in this section shall relieve or be interpreted as relieving any person, firm or corporation from complying with all other ordinances, laws, rules, or regulations of the Municipality or of any other governmental agency where they are now in force or hereafter enacted, regulating and governing the issuance of zoning permits for the construction of residential or nonresidential unit in the Municipality.

(k) Effective Period. The public use fee imposed by this section shall be levied, collected and paid concurrently with all zoning permit applications for new residential and nonresidential units made on or after the effective date of this section.

(l) Penalty. Whoever violates the provisions of this section shall be subject to the fine described in Section 1137.08 of the Codified Ordinance.
(Ord. 05-96. Passed 5-15-96.)

1305.04 COST REIMBURSEMENT.

(a) The subdivider, developer or owner shall pay all costs incurred by the Municipality, as the case may be, to inspect the improvements which are installed, and to provide for the plat and plan review, including, but not limited to, engineering costs and expenses.
(Ord. 37-93. Passed 3-2-94.)

(b) The applicant in subsection (a) hereof will make full payment of the invoice amount for those services listed in subsection (a) hereof within 30 days of the invoice date. If the applicant does not pay the invoice amount within the permitted time period, said applicant will be assessed an immediate penalty equal to 25% of the full balance of the invoiced amount, and interest will accrue on the outstanding balance of the invoiced amount at the rate of 10% per year, to be paid to the Municipality, until complete payment is made.
(Ord. 10-97. Passed 8-6-96.)

CHAPTER 1307
Building Department

1307.01 Established; authority.

CROSS REFERENCES

Required submission of plans of public buildings - see Ohio R.C. 3791.04

Fees for plan approval - see Ohio R.C. 3791.07

Electrical safety inspection - see Ohio R.C. Ch. 3783

1307.01 ESTABLISHED; AUTHORITY.

(a) The Municipal Building Department is hereby established.

(b) Such Department shall have full authority to enforce all laws, statutes and regulations as provided and authorized in the Ohio Revised Code and the Ohio Administrative Code including plumbing inspections as set forth in 4101:2-51-39 of the Ohio Administrative Code.
(Ord. 1-83. Passed 1-5-83.)

CHAPTER 1309
Building Numbering

1309.01	Specifications.	1309.05	Clerk of Council to furnish information.
1309.02	System of numbering blocks.	1309.06	Hindering municipal officials.
1309.03	Compliance.	1309.99	Penalty.
1309.04	Block survey and record; cost.		

CROSS REFERENCE

Power to regulate building numbering - see Ohio R.C. 715.26

1309.01 SPECIFICATIONS.

Every owner or owners, occupant or occupants, of any building, house, place of business or residence shall, place and permanently fix on his, her, its or their building, house, place of business or residence, the proper number, the figures of which are brass, aluminum or painted in colors in strong contrast to the color of the building where the number is placed, or painted upon a plate of wood or iron and permanently fixed upon the house. The figures shall not be less than two inches high and in good proportion, and when painted upon the houses or on such plate, they shall be placed over or near the door or entrance or other prominent position, facing the street. (Ord. 13-3. Passed 4-6-20.)

1309.02 SYSTEM OF NUMBERING BLOCKS.

(a) One whole number shall be allowed to every twenty feet of ground, whether improved or vacant, and the house number shall correspond with the number of spaces, twenty feet each, from the street from which the numbers run, and if the house or building occupies more than twenty feet of space, the number shall correspond to the twenty foot space within which the front door is situated.

(b) All stairways with doors upon the street shall have the half numbers next above or below the front door which is nearest them.

(c) All streets running north and south shall be numbered north from Broadway northwardly and south from Broadway southwardly, with the odd numbers on the west side of the street and the even numbers on the east side of the street.

(d) All streets running east and west shall be numbered east from Main Street eastwardly and west from Main Street westwardly, with the odd numbers on the south side of the street and the even numbers on the north side of the street,

(e) The blocks between the streets shall be numbered by hundreds, north and south from Broadway and east and west from Main Street.

(f) The numbers in each block shall begin with one on one side of the street and two on the opposite side, added to the block number in the direction which the numbering proceeds from the initial street, and in measuring the blocks for the twenty foot spaces, the measurements shall always begin on the side of the street from which the numbers run. (Ord. 13-3. Passed 4-6-20.)

1309.03 COMPLIANCE; COST OF CHANGING NUMBERS.

All owners or occupants of houses, stores, buildings or residences shall be permitted to have numbers of such characters as they see fit, provided they correspond with the specifications in Section 1309.01, and in case any owner or owners; occupant or occupants, refuse or neglect to comply with this chapter, the Building Inspector or Service Director shall immediately have fixed permanently to such buildings, places of residence or business of the persons refusing or neglecting to comply with this chapter, the proper number of the style hereinafter provided, to be permanently fixed on such buildings. The cost of such numbering, which shall be the original cost of the numbering plates and twenty-five cents (\$0.25) for putting them on, shall be paid by the owners or occupants of the buildings, houses, residences or stores, on which the same have been fixed, and if the same is not paid for on demand, the same shall be charged as an additional tax on the property and be collected as other taxes thereon. The numbering to be placed on such delinquent buildings shall consist of a sheet of tin two and one-half inches wide by six inches long, painted with good white and black figures not less than two inches high. (Ord. 13-3. Passed 4-6-20.)

1309.04 BLOCK SURVEY AND RECORD; COST.

The Municipal Engineer, or such other engineer as Council may hire for that purpose shall, immediately upon the taking effect of this chapter, measure off in accordance with the plans named herein, around each block, and make a record in a book provided for that purpose the location of each number of such twenty foot space and the proper number of the doors in the streets of the houses, stores and buildings as they are now located, which book shall be placed in the custody of the Clerk of Council and open to the inspection of all concerned. The cost of such survey shall be paid by the Municipality as other current expenses. (Ord. 13-3. Passed 4-6-20.)

1309.05 CLERK OF COUNCIL TO FURNISH INFORMATION.

It shall be the duty of the Clerk of Council to furnish to all requesting the same any information which they may desire as to their duties under this chapter.
(Ord. 13-3. Passed 4-6-20.)

1309.06 HINDERING MUNICIPAL OFFICIALS.

No person shall molest, hinder or in any way obstruct municipal officials designated in the performance of the work in Section 1309.04, take down, alter or deface any number assigned and put up for such purpose, retain an improper number, or substitute any other number on their building than the one put there by the person appointed by virtue of this chapter and for the purpose of carrying out its provisions.
(Ord. 13-3. Passed 4-6-20.)

1309.99 PENALTY.

Whoever violates any provision of this chapter shall be fined not more than five hundred dollars (\$500.00).

CHAPTER 1311
OBOA One, Two and Three-Family Dwelling Code

1311.01	Adoption.	1311.03	Conflict.
1311.02	File and distribution copies.	1311.04	Amendments.

CROSS REFERENCES

Adoption by reference - see Ohio R.C. 731.231
 State to enforce industrialized unit regulations - see Ohio R.C. 3781.06,
 3781.10
 State to establish energy standards for one, two and three-family dwellings -
 see Ohio R.C. 3781.181

1311.01 ADOPTION.

There is hereby adopted and incorporated by reference as if set out at length herein, for the purposes of establishing rules and regulations for the erection, construction, enlargement, alteration, repair, improvement, removal, conversion, demolition, equipment, use, occupancy or maintenance of one, two and three-family dwelling houses which are not constructed of industrialized units, and their accessory structures, that certain code known as the OBOA One, Two and Three-Family Dwelling Code, 1996 edition, as promulgated by the Ohio Building Officials Association and the Council of American Building Officials, subject to the modifications provided under Section 1311.04.
 (Ord. 44-99. Passed 12-15-99.)

1311.02 FILE AND DISTRIBUTION COPIES.

Copies of the OBOA One, Two and Three-Family Dwelling Code adopted herein are on file with the Clerk of Council for inspection by the public. The Clerk also has copies available for distribution to the public at cost.

1311.03 CONFLICT.

Except as otherwise specifically provided for in this chapter, in all other cases of conflict between the OBOA One, Two and Three-Family Dwelling Code and any other Municipal ordinance or technical code adopted thereby, the more restrictive provision shall govern.

1311.04 AMENDMENTS.

The OBOA One, Two and Three-Family Dwelling Code adopted herein is modified by the amendment, enactment or deletion of the following sections as respectively indicated, which modifications are hereby adopted as set forth herein:

Sec. R-103-Scope (Amended). The provisions of this code apply to the construction, alteration, repair, use, occupancy and maintenance of detached one, two and three-family dwellings and their accessory structures.

Sec. R-105-Entry (Amended). The Building Inspector or any of his designated agents may at any reasonable hour, enter any dwelling, structure or premises within the Municipality to perform any duty imposed on him by this building code, provided that permission to enter is obtained from the occupant or, in the case of unoccupied property, from the owner or his agent. If such permission is refused or is otherwise unobtainable, a search warrant must be obtained before such entry or inspection is made, except in the case of an existing emergency in which case entry may be made at any time and no search warrant is necessary. No person shall refuse to permit such emergency entry or inspection, nor shall any person hinder, obstruct, resist or abuse any person making or attempting to make such entry or inspection.

Sec. R-106-Violations and Penalties (Amended). No person, firm or corporation, whether as owner, lessee, sub-lessee, or occupant shall erect, construct, enlarge, alter, repair, improve, remove, convert, demolish, equip, use, occupy or maintain any one, two or three-family dwelling in the Municipality or cause or permit the same to be done, contrary to or in violation of any provision of this code.

Whoever violates any provision of this chapter or any code adopted herein or fails to comply with any lawful order issued pursuant thereto is guilty of a misdemeanor of the first degree. Each day during which noncompliance or a violation continues shall constitute a separate offense. The Municipality may institute injunction proceedings in Common Pleas Court to abate the nuisance of any violation or failure to cease work after receipt of a stop work order.

Sec. R-114-Prefabricated Construction (Amended). The Ohio Basic Building Code provisions pertaining to industrialized units shall apply to and govern one, two and three-family dwellings constructed of industrialized units, notwithstanding any provisions to the contrary as contained in the One, Two and Three-Family Dwelling Code adopted herein.

CHAPTER 1313
Flood Control

(EDITOR'S NOTE: Former Chapter 1313 was repealed by Ordinance 35-94, passed November 16, 1994.)

CHAPTER 1315
Flood Damage Prevention

(EDITOR'S NOTE: Former Chapter 1315 was repealed by Ordinance 35-94, passed November 16, 1994.)