



**SAFETY COMMITTEE - CHRIS LONG
MONDAY OCTOBER 9, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE COMMUNITY
DEVELOPMENT COMMITTEE MEETING**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak
Ward II – Brett Luzader
Ward III – Marshall Spalding
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner
Chris Long
Dan Skinner, Esq.

COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Clemens
Safety: Chmn Long, Cicak, Clemens, Spalding
Service: Chmn Luzader, Clemens, Spalding, Cicak
Finance: Chmn Cotner, Long, Luzader, Skinner

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Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. Safety Committee – Committee Meeting – September 25, 2017
4. Discussion
 - a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1305.03 Commercial Fee Schedule of Chapter 1305 Permits and Fees. (First Reading 9/25/2017).
 - b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1301.01 Department Established; Duties of Building Official of Chapter 1301 Building Division and Section 1325.03 Definitions of Chapter 1325 Residential Code of Ohio for 1, 2, and 3 Family Dwellings. (First Reading 9/25/2017).



**SAFETY COMMITTEE - CHRIS LONG
MONDAY SEPTEMBER 25, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

1. Call to Order

PRESENT: Clemens, Long, Cicak, Spalding, Joseph
ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Safety Committee – Committee Meeting – June 26, 2017

RESULT:	ACCEPTED
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4. Discussion

a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1305.03 Commercial Fee Schedule of Chapter 1305 Permits and Fees.

Mr. Snowden: I'm here on behalf of my colleague Mr. Paszke, our Chief Building Official who asked me to help him with this legislation. You might recall that Mr. Paszke implemented a sweeping overhaul of Chapter 1305 for our building fees and in addition to modifying the fees, he implemented a slightly different permitting/customer service system which I can tell you from experience is working very well. Just like any other large change, Mr. Paszke and other staff have found a few items that they would like to tweak, a couple places in section 1305 that need a little extra language, extra text to clarify the square footage, the calculations were supposed to be made, as well as adding one particular fee that will make life a little easier which is for a commercial minor work permit which would be for stuff like roof replacements and window and door replacements.

Minutes Acceptance: Minutes of Sep 25, 2017 7:31 PM (Approval of Minutes)

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/25/2017 7:45 PM
MOVER:	Chris Long, At Large	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Long, Cicak, Spalding	

- b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1301.01 Department Established; Duties of Building Official of Chapter 1301 Building Division and Section 1325.03 Definitions of Chapter 1325 Residential Code of Ohio for 1, 2, and 3 Family Dwellings.

Mr. Snowden: You may recall starting in December 2015 and going into 2016 we made some significant changes to our local building code. This ordinance represents 2 sections that we just sort of missed when I was writing that legislation, again dealing with staff titles, the correct title of parts of our code. If you look at 1325.03 there is just simply some words missing that makes text, adding a conjunction, a shall be, that the sentences make sense and proper English. It's not really changing any regulations because the Residential Code of Ohio which is the section adopts is basically given to us by the Board of Building Standards and as a certified building department, our building department is required to follow that. We just want to make sure that when you read the code, it makes sense in actual English.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/25/2017 7:45 PM
MOVER:	Chris Long, At Large	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Long, Cicak, Spalding	

Building Department**John Paszke****7232 E. Main Street****Reynoldsburg OHIO 43068****Phone****ORDINANCE REQUEST**

DATE: October 9, 2017**TO: Safety Committee****RE: ORDINANCE TO AMEND THE CODE OF ORDINANCES OF
THE CITY OF REYNOLDSBURG, OHIO: Amending Section
1305.03 Commercial Fee Schedule of Chapter 1305 Permits and Fees.
(First Reading 9/25/2017).**

See attached documentation for proposed code amendments.

CHAPTER 1305 Permits and Fees

1305.01 Plan Review Fees	1305.07 Demolition Permits
1305.02 Residential Fee Schedule	1305.08 Re-inspections
1305.03 Commercial Fee Schedule	1305.09 Contractor Registration
1305.04 Plumbing Permits	1305.10 Granting and Revoking of Permits
1305.05 Permit Addresses	1305.11 Exemptions
1305.06 Certificate of Occupancy	1305.12 State Fees

1305.01 PLAN REVIEW FEES

1. *Residential Plan Review Fees performed in-house*

New Single Family Dwelling - \$75.00 (for initial review and 1 re-submittal)

New Two and Three Family Dwellings - \$50.00 per unit (for initial review and 1 re-submittal)

Alterations, Additions, and Accessory Structures - \$40.00 (for initial review and 1 re-submittal)

Plan Revision - \$25.00

****A non-refundable residential application deposit in the amount of \$50.00 is required at the time of the application submittal. The deposit will be applied toward the plan examination and permit fees at the time of issuance.**

2. *Residential Plan Review Fees performed by a contracted plan reviewer*

One, Two and Three Family Dwellings – will be the plan review fee charged to the City of Reynoldsburg by the contracted plan reviewer, plus a \$20.00 processing fee.

Alterations, Additions, and Accessory Structures - will be the plan review fee charged to the City of Reynoldsburg by the contracted plan reviewer, plus a \$20.00 processing fee.

****A non-refundable residential application deposit in the amount of \$50.00 is required at the time of the application submittal. The deposit will be applied toward the plan examination and permit fees at the time of issuance.**

3. *Commercial Plan Review Fees performed by a contracted plan reviewer*

All Buildings, Accessory Structures and Residential Structures above three (3) family covered by the Ohio Building Code – will be the plan review fee charged to the City of Reynoldsburg by the contracted plan reviewer, plus a \$75.00 processing fee.

****A non-refundable application deposit is required in the amount of \$200.00 at the time of the application submittal. The deposit will be applied toward plan examination and permit fees at the time of issuance.**

Note: The fees listed above do not include the State of Ohio 1% fee for residential or the State of Ohio 3% fee for commercial.

1305.02 RESIDENTIAL FEE SCHEDULE

All permits for work regulated by the Residential Code of Ohio.

Permits for new buildings, additions/alterations to existing buildings shall be issued to include only the work shown on the approved plans or specifications.

Residential Building Permit Fees

New Structures (One, Two & Three Family Dwellings) - \$300.00 plus \$8.00 per 100 square feet of living square footage per residence

Additions, Garages and Accessory structures - \$75.00 plus \$8.00 per 100 square feet

Alterations, Renovations, Screened/Enclosed porches, Basement finishes – \$75.00 plus \$7.00 per 100 square foot

Decks -- \$75.00

Minor Building Work* -- \$50.00

Demolition Permits -- \$100.00

Residential Electrical Permit Fees

New Electrical (One, Two & Three Family Dwellings, Room Additions, Garages and Accessory structures) - \$50.00 plus \$4.00 per 100 square foot

Alterations, Renovations, Screened/Enclosed porches, Basement finishes – \$50.00 plus \$3.00 per 100 square foot

Electrical Service upgrade, Temporary Electric, Generators - \$50.00

Minor Electrical Work* - \$50.00

Residential HVAC Permit Fees

New HVAC (One, Two & Three Family Dwellings, Room Additions, Garages and Accessory structures) - \$50.00 plus \$4.00 per 100 square foot

Alterations, Renovations, Screened/Enclosed porches, Basement finishes – \$50.00 plus \$3.00 per 100 square foot

Replacement of Furnace, A/C, Heat pump, Air Handler, Ventilation or Water Heater - \$50.00 per unit

Gas Piping - \$50.00

Fireplace - \$50.00

Minor HVAC Work* - \$50.00

Residential Plumbing Permit Fees

** Permit fees are determined by Franklin County Public Health. All permitting is completed by the City of Reynoldsburg

Residential Swimming Pool Permit Fees

Above Ground pool - \$50.00

In-Ground pool - \$100.00

Miscellaneous Residential Fees

Certificate of Occupancy - \$75.00

Temporary Certificate of Occupancy - \$125.00

Building Inspection Card Replacement - \$50.00

Inspection fee (to secure a building structure or site) - \$75.00

Re-inspection fee - \$50.00

Special Inspections (inspections required/requested other than during regular business hours) - \$100.00 per hour

Extension of a permit (which has expired for 180 days or less) – fee is one-half the amount required for a new permit

Work started without a permit – Twice the regular permit fees.

Industrialized units, Pre-fabricated assemblies, relocated building(s) - \$150.00 per unit/building
Temporary/Construction Office Trailer - \$75.00 per trailer

Antenna Tower/Satellite Dish Over 8 feet in height - \$50.00

Note: The fees listed here do not include the State of Ohio 1% fees.

*Consultation with the Building Division is required to determine Minor Work.

1305.03 COMMERCIAL FEE SCHEDULE

All permits issued for work regulated by The Ohio Building Code.

Permits for new buildings, additions/alterations to existing buildings shall be issued to include only the work shown on the approved plans or specifications.

Commercial Building Permit Fees

New Shell Buildings – \$200.00 plus \$4.00 per 100 square foot

New Structures with finished interiors and Additions - \$200.00 plus \$7.00 per 100 square feet

Alterations, Renovations, and Tenant Finishes– \$200.00 plus \$4.00 per 100 square foot

Decks - \$100.00

Demolition Permit -- \$200.00

Tents (regulated by the Ohio Building Code) - \$50.00 for the first tent, \$25.00 for each additional tent

Minor Building Work - \$75.00

Commercial Electrical Permit Fees

New Electrical Shell Buildings - \$100.00 plus \$3.00 per 100 square foot

New Electrical with finished interiors/Additions - \$100.00 plus \$5.00 per 100 square foot

Electrical Alterations, Renovations, and Tenant Finishes – \$100.00 plus \$3.00 per 100 square foot

Low voltage permit - \$75.00 plus \$2.00 per 100 square foot

Electrical Service upgrade, Temporary Electric, Generators - \$75.00

Electric Pole-Base Lighting - \$100.00 plus \$25.00 per pole

Minor Electrical Work* - \$75.00

Commercial HVAC Permit Fees

New HVAC Shell Buildings - \$100.00 plus \$3.00 per 100 square foot

New HVAC with finished interiors/Additions - \$100.00 plus \$5.00 per 100 square foot

HVAC Alterations, Renovations, and Tenant Finishes – \$100.00 plus \$3.00 per 100 square foot

Replacement of Furnace, A/C, Heat pump, Air Handler, Ventilation, Cooling Systems, Boilers or Water Heater - \$75.00 per unit

Kitchen Exhaust Hood, Refrigeration or Walk-in Coolers - \$75.00

Gas Piping - \$75.00

Fireplace - \$75.00

Minor HVAC Work* - \$75.00

Fire Suppression Permit Fees

New Fire Suppression Shell Buildings - \$100.00 plus \$2.00 per 100 square foot

New Fire Suppression with finished interiors/Additions - \$100.00 plus \$3.00 per 100 square foot

Fire Suppression Alterations, Renovations, and Tenant Finishes – \$100.00 plus \$2.00 per 100 square foot

Kitchen Hood Suppression System - \$100.00

Minor Fire Suppression Work - \$75.00

Fire Alarm Permit Fees

New Fire Alarm Shell Buildings - \$100.00 plus \$2.00 per 100 square foot

New Fire Alarm with finished interiors/Additions - \$100.00 plus \$3.00 per 100 square foot

Fire Alarm Alterations, Renovations, and Tenant Finishes – \$100.00 plus \$2.00 per 100 square foot

Minor Fire ~~Suppression~~ Alarm Work - \$75.00

Commercial Plumbing Permit Fees

** Permit fees are determined by Franklin County Public Health. All permitting is completed by the City of Reynoldsburg

Commercial Sign Permit Fees

Wall Signs, Projected Signs, Awning/Canopy - \$50.00 each

Ground Sign or Pole - \$100.00 each

Commercial Swimming Pool Permit Fee

Pools - \$150.00

Miscellaneous Commercial Fees

Certificate of Occupancy - \$100.00

Temporary Certificate of Occupancy - \$150.00

Building Inspection Card Replacement - \$50.00

Inspection fee (to secure a building structure or site or for the purpose of checking for compliance with, or changing the Use Group as defined by the OBC of an existing building with no work proposed which would require a plan approval) - \$75.00

Re-inspection fee - \$75.00

Special Inspections (inspections required/requested other than during regular business hours) - \$100.00 per hour minimum of three (3) hours

Extension of a permit (which has expired for 180 days or less) – fee is one-half the amount required for a new permit

Work started without a permit – Twice the regular permit fees

Industrialized units, Pre-fabricated assemblies, relocated building(s) - \$150.00 per unit/building

Temporary/Construction Office Trailer - \$75.00 per trailer

New Communication Tower - \$1,500.00

Communication Tower modification - \$500.00

Note: The fees listed here do not include the State of Ohio 3% fees.

*Consultation with the Building Division is required to determine Minor Work.

1305.04 PLUMBING PERMIT

1. Plumbing permits shall be required as follows:
 - a. For all buildings, a separate plumbing permit shall be required for each certified address.
2. Plumbing permit fees will be the fee charged the City of Reynoldsburg by the contracted plumbing inspection provider.
3. Permits for private sewage disposal systems shall be obtained from Franklin County Public Health.

1305.05 PERMIT ADDRESSES

For all permits excluding plumbing, a separate permit shall be required for each certified address, unless otherwise directed by the Chief Building Official.

1305.06 CERTIFICATE OF OCCUPANCY

1. No new building, or structure shall be used or occupied and no change in the existing type of occupancy classification of a building or portion thereof shall be made until the Chief Building Official has issued a certificate of occupancy.
2. A separate certificate of occupancy shall be required for each certified address.

1305.07 DEMOLITION PERMIT

1. A demolition permit shall be required for any work in conjunction with the demolition of any portion of an existing building or structure.
2. No permit to remove or raze a building or accessory structure shall be granted until notice of the application therefore has been given to the owners of the lots adjoining the lot upon which the building or accessory structure is to be moved, and to the owners of wires or other impediments the removal of which will be necessary; not until a bond of not less than ten thousand dollars (\$10,000.00) has been filed with the Service Director to indemnify the City for damages.

1305.08 RE-INSPECTIONS

1. In the event that work covered by any permit or inspection required by the Building Code is not

installed or completed, or both, in accordance with the Building Code, thereby requires one or more re-inspections, the building inspector shall assess a fee for each re-inspection.

2. The building inspector may waive the requirement for a re-inspection fee if it is determined that failure to complete or install the work according to the Building Code was caused by circumstance beyond the control of the contractor/owner.

1305.09 CONTRACTOR REGISTRATION

1. Contractor Registration shall be required by any contractor who may work in the city. All registrations expire on December 31st of the year issued. Contractors entering the city must apply prior to working their first job. Before the issuance of a contractor's registration, each registrant shall furnish proof of premises operations liability insurance with a minimum combined bodily injury and property damage limit of five hundred thousand (\$500,000.00) listing the city as the certificate holder or equivalent. The city also requires a thirty day notice of cancellation. All contractors must comply with all applicable building codes and codified ordinances of the City of Reynoldsburg. The Service Director of the city may revoke a contractor's registration if the work for which the permit is granted does not comply with applicable building codes or the construction specification requirements enforced by the City of Reynoldsburg.
2. The fee for contractor registration is seventy-five dollars (\$75.00) per trade.
3. A \$10,000.00 bond will be required for any work approved by the Building Division occurring in the city right-of-way.
4. The following contractors must have a license from the State of Ohio, and proof of insurance in order to obtain a City of Reynoldsburg contractor's registration including but not limited to:
 - a. Heating, ventilation, and air conditioning contractor
 - b. Refrigeration contractor
 - c. Hydronics contractor
 - d. Electrical contractor
 - e. Plumbing contractor
 - f. Fire Protection contractor
5. The following contractors must provide proof of insurance in order to obtain a City of Reynoldsburg contractor's registration including but not limited to:
 - a. General contractor
 - b. Concrete contractor
 - c. Home Improvement contractor
 - d. Sign contractor
 - e. Asphalt contractor
 - f. Swimming pool contractor
 - g. Low voltage contractor

- h. Excavation contractor
 - i. Landscape contractor
 - j. Masonry contractor
 - k. Framing contractor
 - l. Siding contractor
 - m. Roofing contractor
 - n. Insulation contractor
6. General contractors shall list every subcontractor on each job. General contractors that intend to do work that would normally be done by a subcontractor shall obtain a registration for that trade in addition to the general license. Framing, masonry, drainage, siding, roofing, and insulation are considered normal functions of the general contractor. The general contractor may not perform subcontract functions unless he has a general contract for the entire building.
 7. The fee for starting work without registering as a contractor shall be twice the regular registration fee.

1305.10 GRANTING AND REVOKING OF PERMITS

1. Permit Required. A permit shall be obtained before beginning construction, alteration or repairs, other than ordinary repairs (maintenance). Approval from all city departments shall be obtained before a permit will be granted.
2. Any person wanting to do any work which requires a permit shall pay the required fees to the City of Reynoldsburg, Building Division at the time the permit is issued. The applicant shall reimburse the city for expenses involved for any plan review or other contracted consultant services required to satisfy needs for the issuance of a permit. Permits shall not be issued until these expenses and or fees have been paid.
3. Any owner, contractor or authorized agent who desires to obtain a permit shall first make application to the Chief Building Official. Each application for a permit shall be filed with the Chief Building Official. The application shall be signed by the owner or his/her agent. The permit application shall contain a general description of the proposed work, site address, applicants address and any other information pertaining to the permit.
4. When a permit is issued, there shall be no refund after the fees have been deposited into the City of Reynoldsburg accounts.
5. A permit shall be revoked if after six (6) months the work for which the permit is granted has not continuously progressed toward completion.
6. Application for which no permit is issued within one hundred eighty (180) days of filing shall be deemed expired. Reapplication shall include resubmittal of plans and fees. One extension of time for a period of not more than ninety (90) days shall be permitted to be allowed by the Chief Building Official for the application, provided the extension is requested in writing and justifiable cause is demonstrated.

7. A person holding an unexpired permit shall be permitted to apply for a one-time one hundred eighty (180) day extension provided the person shows good and satisfactory reasons beyond control that the work cannot be commenced within the one hundred eighty (180) day period from the original permit issue date. No additional fee is required for this one-time extension.
8. A permit which has expired for one hundred eighty (180) days or less shall be permitted to be renewed provided no changes have been made in the original plans and specifications and provided no code changes have taken place. The renewal fee shall be one-half (1/2) the amount required for a new permit. Permits which have been expired for greater than one hundred eighty (180) days require a new application and payment of the full permit fee.
9. If a permit has been revoked for noncompliance, a new permit shall be obtained if the work is to be corrected and completed by another party.
10. The fee for work started without a permit shall be twice the regular permit fee.

1305.11 EXEMPTIONS

1. The building code shall be applicable to the buildings owned and occupied by the City, its departments and divisions; and the City shall comply with all building code requirements. The City shall be exempt from payment of fees relating to work performed solely by City employees upon City-owned buildings, structures or sites. Fees which may be exempt in such limited circumstances include those normally assessed for permits, certificates, inspections, and appeals. Work performed for the City by any other person, firm, or corporations shall comply fully with all building code requirements including payment of all applicable fees.
2. The provisions of subsection (1) hereof also apply to the counties of Fairfield, Franklin, and Licking, the State of Ohio, the United States of America, the Truro Township Trustees, the Metropolitan Park Board, and the Reynoldsburg Board of Education.

1305.12 STATE FEES

1. All construction permits issued for work regulated by The Ohio Building Code will be assessed a State Fee of 3%.
2. All construction permits issued for work regulated by the Residential Code of Ohio will be assessed a State Fee of 1%.

Building Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: October 9, 2017**TO: Safety Committee****RE: ORDINANCE TO AMEND THE CODE OF ORDINANCES OF
THE CITY OF REYNOLDSBURG, OHIO: Amending Section
1301.01 Department Established; Duties of Building Official of
Chapter 1301 Building Division and Section 1325.03 Definitions of
Chapter 1325 Residential Code of Ohio for 1, 2, and 3 Family
Dwellings. (First Reading 9/25/2017).**

Please see attached document for text of proposed code revision.

1301.01 DEPARTMENT ESTABLISHED; DUTIES OF BUILDING OFFICIAL.

(a) The Building Division is hereby created and shall consist of a Building ~~Inspector~~Official and such other deputies and assistants as may be provided by Council.

(b) The Building Official shall be charged with the enforcement of the Building Code ~~and the Housing Maintenance and Occupancy Code~~ of the City and shall possess the powers and duties contained therein. The Building Official shall also possess such powers as are granted to Building Officials by the Ohio Revised Code and Ohio Administrative Code, or assigned by any portion of the Codified Ordinances.

1325.03 DEFINITIONS.

Wherever used in the Residential Code of Ohio for 1, 2 and 3 Family Dwellings adopted in Section 1325.01, the following terms shall have the meanings respectively ascribed to them.

(c) "Building Official" means the Building ~~Inspector~~Official of the City of Reynoldsburg.

(e) "Structure" means anything constructed or erected with a fixed location on the ground or attached to something having a permanent location on the ground. Structures include, but shall not be limited to, antennas, buildings, fences, signs, towers, and walls.

(f) "Structure, Accessory" means a structure located on the same lot with, and of a nature customarily incidental and subordinate to, the main structure. Accessory structures include, but shall not be limited to, an antenna, a deck, a garage, a swimming pool, a sign, a shed, and a tower.