

1 ORDINANCE NO. 2010-295

2
3 SPONSOR Mr. Pry

4
5 DATE June 28, 2010 COMMITTEE Rules

6
7 **An Ordinance enacting Section 1305.25 of the Codified Ordinances of the County of**
8 **Summit entitled “Commercial Site Improvement Inspection,” and Section 1307.13 of the**
9 **Codified Ordinances of the County of Summit entitled “Commercial Site Improvement**
10 **Inspection Fees,” to establish the ability of the Division of Building Standards to perform**
11 **commercial site improvement inspections pursuant to an agreement with municipalities**
12 **and townships, for the Executive’s Department of Community and Economic Development,**
13 **and declaring an emergency.**

14
15 WHEREAS, in conjunction with the construction of commercial structures, it is often
16 necessary to make certain commercial site improvements such as catch basins, parking lots and
17 driveways; and

18
19 WHEREAS, these commercial site improvements are typically reviewed and approved
20 prior to the construction of the improvements by the engineer of a municipality or township; and

21
22 WHEREAS, following the construction of the commercial site improvement, it is
23 desirable to inspect the same to ensure proper construction and compliance with pre-construction
24 reviews and approvals; and

25
26 WHEREAS, the City of Akron desires to contract with the County for the performance of
27 said post-construction commercial site improvement inspections by the County’s Division of
28 Building Standards within the City of Akron; and

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30 WHEREAS, it is in the best interest of the County for the Division of Building Standards
31 to also offer the commercial site improvement inspection service to other interested
32 municipalities and townships; and

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34 WHEREAS, this Council finds and determines, after reviewing all pertinent information,
35 that it is necessary and in the best interest of the County of Summit to enact Sections 1305.25
36 and 1307.13 of the Codified Ordinances of the County of Summit to establish the ability of the
37 Division of Building Standards to perform commercial site improvement inspections pursuant to
38 an agreement with municipalities or townships;

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40 NOW, THEREFORE, BE IT ORDAINED by the Council of the County of Summit, State
41 of Ohio, that:

42
43 SECTION 1

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45 Section 1305.25 of the Codified Ordinances of the County of Summit entitled
46 “Commercial Site Improvement Inspection” is hereby enacted as follows:

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48 **1305.25 COMMERCIAL SITE IMPROVEMENT INSPECTION**

- 49
50 (a) This Section shall apply only to the erection, construction, alteration, repair or
51 addition of or to any commercial structure within any municipality or township
52 for which the County has specifically contracted to provide the services herein.

3
4 (b) At the time of applying for a building permit, an applicant shall also apply for a
5 Commercial Site Improvement Permit and shall provide a commercial site
6 improvement plan that has previously been approved by the engineer of the
7 municipality or township wherein the site is located. Said commercial site
8 improvement plan shall set forth the location and specifications of the following
9 site improvements, in addition to the location of all structures to be located on the
10 site:

- 11
12 (1) Graded areas
13 (2) Paved areas/Parking lots/Driveways
14 (3) Parking lot striping
15 (4) Sidewalks
16 (5) Curbs
17 (6) Catch basins
18 (7) Retention/Detention basins, including inlets and outlets
19 (8) Storm sewers/Drainage pipes
20 (9) Manholes

21
22 (c) Following construction of each site improvement set forth above, the Building
23 Official shall inspect said site improvement for compliance with the commercial
24 site improvement plan. No person shall occupy or use, and no Certificate of
25 Occupancy shall be issued for, a commercial structure identified on the
26 commercial site improvement plan until such time as the Building Official
27 approves the construction of all site improvements as compliant with the
28 commercial site improvement plan.

29
30 (d) Commercial Site Improvement permit fees shall be calculated and paid according
31 to the fee schedule set forth in Section 1307.12.

32
33 SECTION 2

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35 Section 1307.13 of the Codified Ordinances of the County of Summit entitled
36 "Commercial Site Improvement Inspection Fees" is hereby enacted as follows:

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38 **1307.13 COMMERCIAL SITE IMPROVEMENT INSPECTION FEES**

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40 (a) The fees for the inspection of commercial site improvements, as described in
41 Section 1305.25 of these Codified Ordinances, shall be paid at the time of
42 application and shall be as follows:

43
44 \$100.00 plus the following fee for each site improvement:

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46

47 Graded areas:	\$5.00 per \$1,000 of job cost
48 Paved areas/Parking lots/Driveways	\$5.00 per \$1,000 of job cost
49 Parking lot striping	\$1.00 per space
50 Sidewalks	\$10.00 per 100 feet
51 Curbs	\$10.00 per 100 feet
Catch basins	\$20.00 each

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SECTION 2 (cont'd.)

Retention/Detention basins, including inlets and outlets	\$100.00 each
Storm sewers/Drainage pipes	\$50.00 per 100 linear feet
Manholes	\$20.00 each

SECTION 3

This Ordinance is hereby declared an emergency in the interest of the health, safety and welfare of the citizens of the County of Summit, and for the further purpose of immediately allowing the Division of Building Standards to provide said inspections for any interested municipality.

SECTION 4

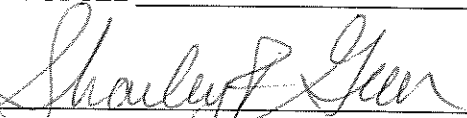
Provided this Ordinance receives the affirmative vote of eight members, it shall take effect immediately upon its adoption and approval by the Executive; otherwise, it shall take effect and be in force at the earliest time provided by law.

SECTION 5

It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

INTRODUCED June 14, 2010

ADOPTED June 28, 2010



CLERK OF COUNCIL



PRESIDENT OF COUNCIL

APPROVED June 28, 2010



EXECUTIVE

ENACTED EFFECTIVE June 28, 2010

Voice Vote: 10-0 YES: Komunale, Crawford, Crossland, Feeman, Kostandaras
Poda, Prentice, Rodgers, Schmidt, Smith ABSENT: Shapiro

10.0