

1    ORDINANCE NO. 2024-047

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3    SPONSOR Executive Shapiro

4

5    DATE February 12, 2024

COMMITTEE Rules

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7    **An Ordinance amending Part 13 of the Codified Ordinances of the County of Summit**  
8    **entitled “BUILDING CODE,” to update the Building Code for the County of Summit, for**  
9    **the Executive’s Department of Sanitary Sewer Services – Division of Building Standards,**  
10   **and declaring an emergency.**

11

12           WHEREAS, Part 13 of the Codified Ordinances of the County of Summit, entitled  
13    “BUILDING CODE” provides basic uniform rules and regulations, standards and requirements,  
14    and performance objectives to achieve reasonable safeguards for the safety, health, and welfare  
15    of the occupants of buildings and the general public; and

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17           WHEREAS, in an effort to remove barriers for minority and disadvantaged business to  
18    participate in the construction industry, remove hurdles to contractors when pulling permits,  
19    become more efficient when issuing permits and eliminate conflicts with the State Building  
20    Code, the Executive is proposing changes to the Summit County Building Code, as set forth on  
21    Exhibit A, a copy of which is attached hereto and incorporated herein as if fully restated; and

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23           WHEREAS, the proposed changes include typographical and language edits; and

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25           WHEREAS, the proposed changes create a requirement that a homeowner must hire  
26    qualified contractors to review installations if they have performed the work themselves but do  
27    not move into the dwelling, in order to strengthen safety enforcement when individuals operate  
28    as "home flippers" and try to avoid the requirement to have qualified state licensed electricians,  
29    plumbing and mechanical contractors perform work; and

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31           WHEREAS, the proposed changes remove the requirement that the Division of Building  
32    Standards completes lot topo reviews for new single-family houses as the Engineer and most  
33    municipalities already perform this review; and

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35           WHEREAS, the proposed changes add new requirements that manufactured housing  
36    (mobile homes) are required to obtain permits for repairs and alterations to address a loophole in  
37    the State Building Code whereby permits from local subdivisions are exempt as the State Board  
38    of Building Standards (BBS) has recently announced that local jurisdictions are permitted to  
39    create rules for permitting; and

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41           WHEREAS, the Executive wishes to modify contractor registration to a permit-based  
42    process, eliminating the bond requirement, and rescinding the Contractor Registration Board as it  
43    will no longer be required to determine the status of a bond; and

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45           WHEREAS, the Division of Building Standards has received positive feedback on the  
46    changes from the State BBS, the Home Builders Association, the Tri-County Building and  
47    Construction Trades Council and the Indiana, Kentucky, Ohio Regional Council of Carpenters;  
48    and

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50           WHEREAS, the Division of Building Standards has conducted an analysis of financial  
51    impact and has determined that the changes will result in a reduction of collected revenue by less  
52    than 2% overall; and

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4 WHEREAS, this Council finds and determines, after reviewing all pertinent information,  
5 that it is necessary and in the best interest of the County of Summit to amend Part 13 of the  
6 Codified Ordinances of the County of Summit for the reasons set forth above;

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

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11 SECTION 1

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13 Part 13 of the Codified Ordinances of the County of Summit, entitled "BUILDING  
14 CODE" is hereby amended as set forth on Exhibit A, a copy of which is attached hereto and  
15 incorporated herein as if fully restated.

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17 SECTION 2

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19 This Ordinance is hereby declared an emergency in the interest of the health, safety, and  
20 welfare of the residents of the County of Summit and for the further purpose of immediately  
21 amending Section 113.09 of the Codified Ordinances of the County of Summit in order to update  
22 the Building Code for the County of Summit.

23

24 SECTION 3

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

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30 SECTION 4

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32 It is found and determined that all formal actions of this Council concerning and relating  
33 to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all  
34 deliberations of this Council and of any of its committees that resulted in such formal action,  
35 were in meetings open to the public, in compliance with all legal requirements, including Section  
36 121.22 of the Ohio Revised Code.

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38 INTRODUCED February 12, 2024

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40 ADOPTED March 4, 2024

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42 DocuSigned by:  
43 *Maigee Willis*  
44 5560BE400F6451  
45 CLERK OF COUNCIL

42 DocuSigned by:  
43 *Rita S. Danz*  
44 1327A5B69D28443...  
45 PRESIDENT OF COUNCIL

46 APPROVED March 4, 2024

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48 DocuSigned by:  
49 *[Signature]*  
50 7AEFACFBCEA0443...  
51 EXECUTIVE

Voice Vote – YES: 10 – 1: Dickinson, DeVitis,  
Donofrio, Ford, McKenney, Rodgers, Schmidt,  
Walters, Wiedie Higham, Wilhite

NO: DeVitis

52 ENACTED EFFECTIVE March 5, 2024