

CHAPTER 1420
Building Permits

1420.01	Substantial improvement defined.	1420.05	Building permit and plan review fees.
1420.02	Permit required.	1420.06	Permits for commercial uses.
1420.03	Permit application; proximity of buildings to property lines.	1420.07	Permits for uses in public areas.
1420.04	Permit issuance; flood insurance considerations.	1420.08	Permits for driveway pipe and culvert.
		1420.99	Penalty.

CROSS REFERENCES

Power to regulate building erection - see Ohio R.C. 715.26, 715.29, 737.28, 737.37

Power to regulate fences, billboards and signs - see Ohio R.C. 715.27

Ohio State building standards - see Ohio R.C. Ch. 3781

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

Building permits in flood hazard areas - see B. & H. Ch. 1450

1420.01 SUBSTANTIAL IMPROVEMENT DEFINED.

"Substantial improvement," as used in this chapter, means any improvement of fifty percent or more of the value of the property being improved.

(Ord. 1391. Passed 6-23-75.)

1420.02 PERMIT REQUIRED.

No person shall build or erect, construct, enlarge, substantially improve, move or demolish in the Village any building or structure having a ground area of more than 100 square feet, any building or structure which has a height above the ground line of more than six feet, any building or structure which is located or to be located in or on a public area or right of way, or any satellite dish antenna or similar structure, without first obtaining a permit therefor as provided in this chapter. In addition, no person shall construct or improve a driveway access onto a public street or across a natural water way in the Village, where such drive requires installation of a culvert without first obtaining a permit therefor as provided in this chapter.

(Ord. 34-89. Passed 5-1-89; Ord. 24-97. Passed 6-16-97.)

1420.03 PERMIT APPLICATION; PROXIMITY OF BUILDINGS TO PROPERTY LINES.

Any person, firm or corporation contemplating the building, erecting, constructing, enlarging, substantially improving, moving or demolishing of any building or structure as set forth in Section 1420.02 shall apply to the Zoning Inspector as to the size, location, purpose, character and materials to be used and shall furnish plans thereof. No building shall be located within five feet of property lines. (Ord. 1391. Passed 6-23-75.)

1420.04 PERMIT ISSUANCE; FLOOD INSURANCE CONSIDERATIONS.

Permits for the building or erecting of structures as set forth in Section 1420.02 shall be issued by the Zoning Inspector. The Zoning Inspector shall not issue any building permit unless the plans and specifications submitted to him with the application are in accordance with Section 1910 of the National Flood Insurance Program Regulations.
(Ord. 1391. Passed 6-23-75.)

1420.05 BUILDING PERMIT AND PLAN REVIEW FEES.

There shall be a fee charged by the Village for each building permit issued pursuant to the provisions of this chapter in the following amounts:

- (a) Residential building:
 - (1) New construction: \$25.00 + \$2.00/100 sq. ft.
 - (2) Alterations: \$20.00 + \$2.00/100 sq. ft.
 - (3) Alteration fee is based on the gross area of each floor level where the alteration or change of use is to be made.

- (b) Commercial building (new construction and additions):
 - (1) General and mechanical: \$100.00 + \$3.75/100 sq. ft.

- (c) Commercial alterations - building:

0- 2,000 sq. ft.	\$100.00 + \$80.00
2,001-5,000 sq. ft.	\$100.00 + \$135.00
5,001 - 10,000 sq. ft.	\$100.00 + \$215.00
10,001 and over sq. ft.	\$100.00 + \$320.00

 - (1) Fee is to be figured separately and on the gross area of floor level where alteration or change of use is to be made.

- (d) Plan review: Applicant shall pay all fees incurred by the Village during any plan review process. These fees shall include but not be limited to all fees charged to the Village by any engineering firm contracted by the Village for the purpose of reviewing plans submitted by the building permit applicant for review by the Village.

- (e) Permit issuance after start of construction: Failure to obtain a building permit prior to the commencement of construction will result in the property owner and/or individual or entity responsible for the application paying an additional permit fee of two hundred percent (200%) of the initial permit fee, not to exceed a total additional fee of one hundred dollars (\$100.00).
(Ord. 61-92. Passed 8-17-92; Ord. 16-94. Passed 6-6-94.)

1420.06 PERMITS FOR COMMERCIAL USES.

No building permit shall be issued for commercial uses in any area of the Village not so indicated on the preliminary Land Use and Thoroughfare Plan Map on file with the Planning Commission, unless permission for such commercial use is granted by Council after review and recommendation by the Commission.
(Ord. 1333. Passed 7-15-74.)

1420.07 PERMITS FOR USES IN PUBLIC AREAS.

No building permit shall be issued for any use in or on a public area and/or right of way of the Village unless permission for such use is first granted by Council after review of the permit application required by Section 1420.03.
(Ord. 46-87. Passed 9-8-87.)

1420.08 PERMITS FOR DRIVEWAY PIPE AND CULVERT.

(a) No building permit shall be issued for the construction or improvement of any driveway pipe and culvert within the Village of Loudonville, where required for private drive access to a public street or for access across a natural water way located within the Village of Loudonville, unless such culvert pipe is installed pursuant to the specifications adopted by the Council of the Village of Loudonville, until review of the permit application by the Superintendent Maintenance Department for compliance with Village specifications has been completed, and until payment of the applicable permit fee of \$25 has been paid.

(b) Notwithstanding any other provisions of the Codified Ordinances of the Village of Loudonville which establish fees for building permits, the fee for a culvert pipe construct permit required pursuant to this section shall be \$25.
(Ord. 24-97. Passed 6-16-97.)

1420.99 PENALTY.

Whoever violates or fails to comply with any of the provisions of this chapter is guilty of a minor misdemeanor and shall be fined not more than one hundred dollars (\$100.00). A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.
(Ord. 1391. Passed 6-23-75.)