

1345.01 ISSUANCE OF CERTIFICATES; CONSIDERATIONS.

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CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO

CERTIFICATION

ROSTER OF OFFICIALS

ADOPTING ORDINANCE NO. 116-84

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CHAPTER 1345 Certificates of Occupancy

CHAPTER 1345

Certificates of Occupancy

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CROSS REFERENCES

Certificate of occupancy and improvement location permits - see P. & Z. 1113.04

Certificate of occupancy for use of land - see P. & Z. 1113.05

Record of certificates - see P. & Z. 1113.08

Permits and fees - see BLDG. Ch. 1361

1345.01 ISSUANCE OF CERTIFICATES; CONSIDERATIONS.

A certificate of occupancy and/or use shall be issued in accordance with the approved fee schedule to an applicant for any building or structure after such building or structure has been inspected in its complete form if such building or structure is found to have been constructed or altered in accordance with the plans and specifications therefor and to comply with the provisions of the Ohio Basic and City Building Codes, all other applicable City ordinances and the rules and regulations of the Department of Public Service, including but not limited to the sidewalk ordinances of the City, and if sidewalks have been installed on the real estate on which any such building or structure is situated in accordance with the sidewalk ordinances of the City. The inspection required by this section shall also specifically include a review of any driveway and/or driveway addition. (Ord. 41-17. Passed 7-25-17.)

1345.02 OCCUPANCY OR USE PROHIBITED WITHOUT CERTIFICATE.

No person shall occupy or use any building or structure unless a certificate of occupancy and/or use has been issued, or occupy or use any building or structure for which a certificate has been denied or revoked. (Ord. 99-72. Passed 9-12-72.)

1345.03 TIME FOR INSPECTION AND ISSUANCE OF CERTIFICATE.

The inspection described in Section 1345.01 shall be made and the certificate shall be issued or denied within seven days after the Department of Public Safety has been notified of the completion

of the building or structure or alteration therein, provided that the building or structure is open for inspection. (Ord. 99-72. Passed 9-12-72.)

1345.04 ISSUANCE OF RE-OCCUPANCY CERTIFICATES.

Whenever any building or structure has been vacated, abandoned or otherwise left by any occupant or user, no other person shall occupy or use such building or structure unless a certificate of re-occupancy has been issued under the same terms and conditions required for an original certificate. (Ord. 99-72. Passed 9-12-72.)

1345.05 RESPONSIBILITY OF LESSORS, VENDORS AND GRANTORS.

No person shall place any other person in or permit such person to occupy any building constructed under a City building permit, whether as a tenant, vendee under a land contract or grantee, until a certificate of occupancy and/or use or a certificate of re-occupancy has been issued under the provisions of this chapter. (Ord. 99-72. Passed 9-12-72.)

1345.06 RESPONSIBILITY OF LESSEES, VENDEES AND GRANTEES.

No person shall occupy or use, or allow or permit anyone to occupy or use, a building, or cause such building to be occupied or used, either as a tenant, vendee under a land contract or grantee, without first obtaining a certificate of occupancy and/or use or a certificate of re-occupancy. (Ord. 99-72. Passed 9-12-72.)

1345.07 FEE FOR RE-OCCUPANCY CERTIFICATES.

No re-occupancy certificate shall be issued in the City until the applicant for such certificate has paid to the Building Inspector or his duly authorized representative forty dollars (\$40.00) as a fee for the same.

(Ord. 58-15. Passed 10-27-15.)

1345.08 OCCUPANCY PERMIT INSPECTIONS FOR SINGLE FAMILY RENTAL UNITS AND MULTI-FAMILY RESIDENTIAL BUILDINGS HAVING TWO OR MORE RESIDENTIAL UNITS.

(a) Upon any change in occupancy, the City shall conduct an occupancy permit inspection of all single family rental units and multi-family residential buildings within the City having two or more residential units.

(b) The fee to be paid by the owner of any such single family rental units and/or multifamily residential buildings upon change of occupancy shall be twenty five dollars (\$25.00) for each unit inspection.

Except for the fee to be paid, all of the provisions of the occupancy permit inspection ordinances of the City and all of the provisions of the re-occupancy permit ordinances of the City shall be applicable to the occupancy permit inspection described herein above.

(Ord. 35-11. Passed 7-26-11.)

1345.99 PENALTY.

Whoever violates any of the provisions of this chapter shall be fined not more than five hundred dollars (\$500.00). A separate offense shall be deemed committed each day during or on which a violation occurs or continues. (Ord. 99-72. Passed 9-12-72.)

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- ord of certificates - see P
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- Ord. 41-17
- Ord. 99-72
- Ord. 58-15
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- Ord. 35-11
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