

1345.99 PENALTY.

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Document type	section
Identifier	1345.99
Citation	§ 1345.99
Ordinances detected	S, 116-84, 41-17, 99-72, 58-15, 35-11
Original source	American Legal Publishing
Content hash	5c712880f780f0cc8f87660627f7c3a4d7267d3218b1981b4a63bacdcc9a1b33

- Skip to main content
- Search
- Sitemap
- Login
- Select Language
- Resources
- Skip to code content (skip section selection)
- 2025-04 (current)
- Sheffield Lake Overview
- Codified Ordinances of Sheffield Lake, OH
- CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- CERTIFICATION
- ROSTER OF OFFICIALS
- ADOPTING ORDINANCE NO. 116-84
- COMPARATIVE SECTION TABLE
- TABLES OF SPECIAL ORDINANCES OF SHEFFIELD LAKE
- CHARTER
- PART ONE - ADMINISTRATIVE CODE
- PART THREE - TRAFFIC CODE
- PART FIVE - GENERAL OFFENSES CODE
- PART SEVEN - BUSINESS REGULATION CODE
- PART NINE - STREETS, UTILITIES AND PUBLIC SERVICES CODE
- PART ELEVEN - PLANNING AND ZONING CODE
- PART THIRTEEN - BUILDING CODE

TITLE ONE - Building Standards

TITLE THREE - Local Provisions

CHAPTER 1335 Licensing of Contractors

CHAPTER 1345 Certificates of Occupancy

1345.01 ISSUANCE OF CERTIFICATES; CONSIDERATIONS.

1345.02 OCCUPANCY OR USE PROHIBITED WITHOUT CERTIFICATE.

1345.03 TIME FOR INSPECTION AND ISSUANCE OF CERTIFICATE.

1345.04 ISSUANCE OF RE-OCCUPANCY CERTIFICATES.

1345.05 RESPONSIBILITY OF LESSORS, VENDORS AND GRANTORS.

1345.06 RESPONSIBILITY OF LESSEES, VENDEES AND GRANTEEES.

1345.07 FEE FOR RE-OCCUPANCY CERTIFICATES.

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

1345.99 PENALTY.

CHAPTER 1351 Dangerous Buildings

CHAPTER 1352 Fences, Hedges and Walls (Repealed)

CHAPTER 1353 Flood Damage Prevention

CHAPTER 1354 Flood Hazards

CHAPTER 1355 Grades

CHAPTER 1356 Moving Buildings

CHAPTER 1357 Residential Driveways and Driveway Additions

CHAPTER 1361 Permits, Fees and Inspections

CHAPTER 1365 Pole Type Buildings (Repealed)

CHAPTER 1367 Construction Equipment and Vehicles (Repealed)

CHAPTER 1369 Dumpsters and Refuse Containers (Repealed)

CHAPTER 1371 Signs and Billboards (Repealed)

CHAPTER 1375 Swimming Pools (Repealed)

CHAPTER 1377 Smoke Detectors

CHAPTER 1379 Residential Construction Materials

CHAPTER 1381 Stables, Kennels and Animal Shelters

CHAPTER 1383 Metal Sheds and Accessory Buildings (Repealed)

CHAPTER 1385 Emergency Alarm Systems

CHAPTER 1387 Ground Satellite Stations

CHAPTER 1395 Real Property Maintenance Code

PART FIFTEEN - FIRE PREVENTION CODE

OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1345.99 PENALTY.

CHAPTER 1345 Certificates of Occupancy

CHAPTER 1345

Certificates of Occupancy

1345.01 Issuance of certificates; considerations.

1345.02 Occupancy or use prohibited without certificate.

1345.03 Time for inspection and issuance of certificate.

1345.04 Issuance of re-occupancy certificates.

- 1345.05 Responsibility of lessors, vendors and grantors.
- 1345.06 Responsibility of lessees, vendees and grantees.
- 1345.07 Fee for re-occupancy certificates.
- 1345.08 Occupancy permit inspections for single family rental units and multi-family residential buildings having two or more residential units.
- 1345.99 Penalty.

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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Revision #1

Created 2026-07-18 21:30:19 UTC by MunicipalWiki Indexer

Updated 2026-07-18 21:30:19 UTC by MunicipalWiki Indexer