

137.14 SPECIFICATIONS AND STANDARDS FOR BUILDING LOT SITE PLANS.

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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

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CHAPTER 137 Division of Building Inspection

137.11 NOTICE OF CHANGE OF OCCUPANCY.

(a) The owner of any real estate in the City shall notify the City and its Building Inspector within fifteen days of any change of occupancy of any structure or building located on such real estate. The notification shall include the names of all occupants as well as the address of the real estate on which the occupied structure or building is located.

(b) Such notification shall be made to the City and its Building Inspector by the owner of such real estate in writing on forms to be provided by the City and its Building Inspector.

(c) Any person, corporation or other entity of any type or kind whatsoever that fails to comply

with any of the provisions of this section shall be guilty of a misdemeanor of the first degree.

(d) Compliance with the terms of provisions of this section shall not relieve or exonerate the owner of any real estate in the City from complying with all other ordinances of the City.

(e) Should any portion of this section be declared to be unconstitutional, unenforceable by a court of competent jurisdiction, such determination shall have no effect on any other portion of this section.

(Ord. 42-91. Passed 6-11-91.)

137.12 NOTIFICATION FROM UTILITY COMPANIES.

(a) Any individual, corporation or entity of any type or kind supplying natural gas and/or electric and/or telephonic utilities service to the City and/or any consumers of any type or kind whatsoever within the City shall notify the City and its Building Inspector in writing of all of its customers, its customers' addresses and any change of customers and/or change of addresses of customers, receiving the product and services of such utility.

(b) The information required to be supplied to the City and its Building Inspector pursuant to this section shall be supplied to the City and its Building Inspector on an annual basis commencing with September 1, 1991, and shall be supplied and/or updated on or before September 1 of each year thereafter.

(c) The information to be supplied to the City and its Building Inspector in accordance with this section shall be supplied to the City and its Building Inspector in writing in a form that is acceptable to the City and its Building Inspector.

(d) Any individual, corporation or other entity who does not comply with the terms and provisions of this section shall be guilty of a misdemeanor of the first degree. Each violation of this section will constitute a separate offense.

(Ord. 43-91. Passed 6-11-91.)

137.13 PROCEDURE FOR VACATING LANDS.

Any individual, corporation or other entity requesting that any land within the City be vacated by the City shall present such request for the vacation of land in accordance with the following procedures:

(1) The request for the vacation of land shall be presented on a form approved by the City by the presenting of said form together with an application fee of five hundred dollars (\$500.00) to the Building Inspector.

(2) Upon receipt of such request, the Building Inspector shall review the request and indicate his approval or rejection of the request.

(3) Upon the Building Inspector's indication of approval or rejection the request shall be presented to the Planning Commission of the City which shall approve the request and shall indicate its approval or rejection of the request.

(4) Upon the Planning Commission's indication of approval or rejection, the request shall be presented to the Building and Lands Committee of Council which shall review the request and shall indicate its approval or rejection of the request.

(5) Upon indicating its approval or rejection, the Building and Lands Committee of Council shall refer the request to Council for appropriate action according to law.

(6) Any and all application fees paid in accordance with the provisions of this section shall be placed in the account of the City into which is placed the proceeds received by the City from the sale of real estate. Further, from said account shall be paid any and all expenses incurred as a result of processing the request for the vacation of land, including but not limited to, the cost of any legal advertising and the cost of the preparation of legal descriptions for any such land that the

City is considering for sale.

(Ord. 6-25. Passed 1-14-25.)

137.14 SPECIFICATIONS AND STANDARDS FOR BUILDING LOT SITE PLANS.

(a) The City hereby adopts the Building Lot Site Plan Specifications and Standards attached to Ordinance 15-98 for the building on and construction on Building Lot Sites within the City. Said Specifications and Standards are incorporated herein as if fully set forth herein.

(b) All individuals, corporation and other entities seeking to build or construct on any Building Lot Site within the City shall, in addition to complying with all applicable statutes, ordinances, rules and regulations, including but not limited to, Building Codes and Zoning Codes of the City, shall comply with and satisfy all of the Specifications and Standards.

(c) Should any requirement of any ordinance of the City and/or any statute of the State and/or any regulation, administrative rule or other legislative or administrative enactment set a higher standard for Building Lot Site Plans and the building on and development of Building Lot Sites within the City, said higher standard shall be met and complied with in the presentation of and development of and building on and construction on Building Lot Sites within the City. However, said such higher standards shall not in any way reduce or eliminate the requirements set forth in this section.

(d) Any individual, corporation or other entity that fails to comply with any term or provision of this section shall be guilty of a misdemeanor of the first degree.

(e) In addition to any and all other remedies and penalties, any individual, corporation or other entity who does not comply with the provisions of this section shall be required to fully comply with all of the terms and conditions and provisions of this section should they wish to proceed with any Building Lot Site Plan presentation, and/or any development or construction or building on any such Building Lot Site. Additionally, any such individual, corporation or other entity shall comply with all other statutes, ordinances, rules and regulations, whether legislatively or administratively made, that establish a higher standard for any presentation of and/or building on or development on any Building Lot Site within the City. (Ord. 15-98. Passed 5-26-98.)

137.15 ENFORCEMENT OF BUILDING LAWS AND REGULATIONS.

The City of Sheffield Lake Building Department, previously established by ordinance, is hereby granted full authority to enforce all laws, statutes, and regulations as provided and authorized in the Ohio Revised Code and the Ohio Administrative Code pursuant to the Certification approved by the Ohio Board of Building Standards.

(Ord. 15-04. Passed 3-9-04.)

137.16 CHIEF BUILDING OFFICIAL.

(a) The position of Chief Building Official is hereby established.

(b) The Chief Building Official is hereby designated as responsible for the overall administration of the building department and enforcement of the rules of the Board of Building Standards and shall also perform all duties of a Certified Building Inspector including the determination of compliance with approved construction documents and rules of the Board of Building Standards and shall be appointed by the Mayor for a term of one year. Such appointment is to be approved by the majority of the members of Council.

(Ord. 47-18. Passed 9-25-18.)

137.17 BACK-UP CHIEF BUILDING OFFICIAL.

(a) The position of Back-up Chief Building Official is hereby established.

(b) The Back-up Chief Building Official shall maintain all of the requirements of the Chief Building Official and shall serve in place of the Chief Building Official in the event of a conflict of

interest, or the unavailability of the Chief Building Official and shall be appointed by the Mayor for a term of one year. Such appointment is to be approved by the majority of the members of Council. (Ord. 47-18. Passed 9-25-18.)

137.18 PLANS EXAMINER.

(a) The position of Plans Examiner is hereby established.

(b) The Plans Examiner shall hold a certification as a plans examiner and shall be designated to examine construction documents to determine compliance with the rules of the Board of Building Standards.

(Ord. 47-18. Passed 9-25-18.)

137.19 BACK-UP PLANS EXAMINER.

(a) The position of Back-up Plans Examiner is hereby established.

(b) The Back-up Plans Examiner shall maintain all of the requirements of the Plans Examiner and shall serve in place of the Plans Examiner in the event of a conflict of interest, or the unavailability of the Plans Examiner.

(Ord. 47-18. Passed 9-25-18.)

137.20 PLUMBING INSPECTOR.

(a) The position of Plumbing Inspector is hereby established.

(b) The Plumbing Inspector shall maintain a certification as a plumbing inspector and is hereby designated to determine compliance with approved construction documents and rules of the Board of Building Standards and shall be appointed by the Mayor for a term of one year. Such appointment is to be approved by the majority of the members of Council.

(Ord. 47-18. Passed 9-25-18.)

137.21 BACK-UP PLUMBING INSPECTOR.

(a) The position of Back-up Plumbing Inspector is hereby established.

(b) The Back-up Plumbing Inspector shall maintain all of the requirements of the Plumbing Inspector and shall serve in place of the Plumbing Inspector in the event of a conflict of interest, or the unavailability of the Plumbing Inspector and shall be appointed by the Mayor for a term of one year. Such appointment is to be approved by the majority of the members of Council.

(Ord. 47-18. Passed 9-25-18.)

137.22 BACK-UP ELECTRICAL INSPECTOR.

(a) The position of Back-up Electrical Inspector is hereby established.

(b) The Back-up Electrical Inspector shall maintain all of the requirements of the Electrical Inspector and shall serve in place of the Electrical Inspector in the event of a conflict of interest, or the unavailability of the Electrical Inspector and shall be appointed by the Mayor for a term of one year. Such appointment is to be approved by the majority of the members of Council.

(Ord. 47-18. Passed 9-25-18.)

137.23 BACK-UP BUILDING INSPECTOR.

(a) The position of Back-up Building Inspector is hereby established.

(b) The Back-up Building Inspector shall maintain all of the requirements of the Building Inspector and shall serve in place of the Building Inspector in the event of a conflict of interest, or the unavailability of the Building Inspector.

(Ord. 47-18. Passed 9-25-18.)

137.24 CONTRACTING FOR BUILDING DEPARTMENT SERVICES

Notwithstanding any other Ordinance or Resolution to the contrary, the Mayor may, with the approval of City Council, elect to enter into a Professional Services Agreement with an outside company for the provision of any or all Building Department Services. The terms of such an

Agreement shall prevail over the terms of any Ordinances or Resolutions, including pay Ordinances, which may be in conflict therewith during the duration of the Agreement. The Agreement shall at a minimum provide for the scope of services to be provided and the rates to be charged for such services. The Agreement shall also set forth the entity, or individual to be designated as Chief Building Official and all other required positions so as to maintain the City's Certified Residential and Commercial status with the State of Ohio.
(Ord. 18-15. Passed 4-14-15.)

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- Repealed)
- ords Commission
- ordinator
- ordinances of the City
- Ord. 42-91
- ordinance with this section shall be supplied to the City and its Building Inspector in writing in a form that is acceptable to the City and its Building Inspector
- Ord. 43-91
- ordinance with the following procedures:

- ording to law
- ordance with the provisions of this section shall be placed in the account of the City into which is placed the proceeds received by the City from the sale of real estate
- Ord. 6-25
- Ordinance 15-98 for the building on and construction on Building Lot Sites within the City
- ordinances, rules and regulations, including but not limited to, Building Codes and Zoning Codes of the City, shall comply with and satisfy all of the Specifications and Standards
- ordinance of the City and/or any statute of the State and/or any regulation, administrative rule or other legislative or administrative enactment set a higher standard for Building Lot Site
- ordinances, rules and regulations, whether legislatively or administratively made, that establish a higher standard for any presentation of and/or building on or development on any Building
- Ord. 15-98
- ordinance, is hereby granted full authority to enforce all laws, statutes, and regulations as provided and authorized in the Ohio Revised Code and the Ohio Administrative Code pursuant to t
- Ord. 15-04
- Ord. 47-18
- Ordinance or Resolution to the contrary, the Mayor may, with the approval of City Council, elect to enter into a Professional Services Agreement with an outside company for the provision of
- Ordinances or Resolutions, including pay Ordinances, which may be in conflict therewith during the duration of the Agreement
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