

**RESOLUTION HOLDING FIRST HEARING ON THE PROPOSED REVISIONS TO THE ASHTABULA COUNTY BUILDING CODE TO PROVIDE FOR THE DEPARTMENT OF BUILDING REGULATIONS**

WHEREAS, this being the date set for the first public hearing on the proposed revisions to the Ashtabula County Building Code for the Department of Building Regulations; and

WHEREAS, David Strichko, Building Official, explained the proposed revisions which are attached, hereto. The fees have not been reviewed or amended since approximately 2008. Increased costs have necessitated a review of the current fees and have presented the board with the proposed increases.

WHEREAS, Persons in attendance at the hearing today, included:

Dave Strichko, Cari Ellsworth, Jim Carlson, Thomas Vencill, Bill Groff

Jim Carlson asked for an explanation of the intent of the registration. Dave Strichko explained the purpose. Mr. Carlson asked if a certificate of insurance could be issued for a 3 year period and how long turnover to do business would be after your application is filed. Dave Strichko answered that multiple years have been discussed, tracking and software make that difficult, right now. In the beginning it will be year to year and as soon as you apply,

The goal is to start November 1, can register up to 2 months in advance, last 2 months of 2022 and all of 2023, turn around is 24 to 48 hours. Ms. Ellsworth explained that registration would never hold up a project, they would prioritize yours if they knew you were waiting for a specific job.

Mr. Carlson expressed concerns regarding his name and phone number being published, as the list of registered contractors may be a public record and he does not wish to be contacted. Commissioner Kozlowski answered that that is a legal question and he will look into it.

Mr. Carlson asked if subcontractors needed to be registered. Mr. Strichko answered they are all covered under your registration. We do not register owners who perform their own work. There was some discussion regarding the language on the contractor registration cover letter not excluding homeowners doing their own work. The contractor registration cover letter will be changed to specify "except homeowners".

Commissioner Kozlowski stated the revisions to the Building Code, if passed, would take effect on 1/1 and the 2<sup>nd</sup> public hearing will be held on November 1, 2022 at 1:30 p.m. and then a decision will be made. The changes become a rule if the Board of Commissioners act.

Mr. Carlson asked if you have to be registered to get a building permit. Mr. Strichko answered inspectors are there to make sure their project matches the construction documents, not out there policing who is registered or not.

Mr. Strichko asked that the Building Code be reviewed every 2 to 4 years to adjust as necessary, instead of waiting for a long period of time. Mr. Carlson praised the Building Department for doing a good job.

The Commissioners thanked the contractors that came out today, appreciated hearing from you. The next public hearing on 11/1 at 1:30 in this room.

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the first hearing on the proposed revisions of the Ashtabula County Building Regulations as outlined above, is hereby adjourned.

**ASHTABULA COUNTY COMMISSIONERS  
CERTIFICATION PAGE**

**Resolution No. 2022-436**

**October 13, 2022**

**RESOLUTION HOLDING FIRST HEARING ON THE PROPOSED REVISIONS TO  
THE ASHTABULA COUNTY BUILDING CODE TO PROVIDE FOR THE  
DEPARTMENT OF BUILDING REGULATIONS**

**Upon the motion of Kathryn L. Whittington, seconded by Casey R. Kozlowski.**

**VOTE:**

**J.P. Ducro IV**

**Absent**

**Casey R. Kozlowski**

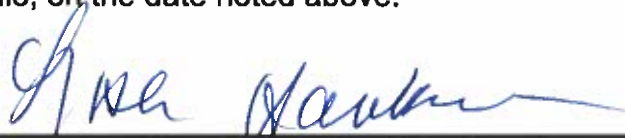
**Aye**

**Kathryn L. Whittington**

**Aye**

**CERTIFICATE OF CLERK**

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



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Lisa Hawkins, Clerk of the Board  
Board of County Commissioners  
Ashtabula County, Ohio



Casey Kozlowski  
Kathryn L. Whittington  
J.P. Ducro IV

Date: December 1, 2021

Re: **Contractor Registration**

**REGISTRATION REQUIREMENTS:** All Contractor Registrations will expire on December 31, of the year for which they were obtained. Contractor Registrations can be applied for on or after December 1<sup>st</sup> of previous year.

The following items are required at the time of registration:

1. Complete the Annual Contractor Registration data sheet.
2. Submit a copy of your current certificate of liability insurance.
3. Provide a current copy of your state license (*specialty contractors only*).
4. Submit check or money order in the amount of \$110.00 payable to "Ash. Co. Bldg. Dept."
5. Provide a self-addressed, stamped envelope or valid email to receive a copy of your registration by mail.

**COMMERCIAL GENERAL CONTRACTORS:**

Per Resolution No. 2019-071, any individual, partnership, company, or corporation that will install, erect, repair, remove, or alter any commercial structure is required to be registered to perform general construction work by the Ashtabula County Department of Building Regulations. Registration requirements are listed above.

**RESIDENTIAL GENERAL CONTRACTORS:**

Starting **January 1, 2023** any individual, partnership, company, or corporation that will install, erect, repair, remove, or alter any residential structure is required to be registered to perform general construction work by the Ashtabula County Department of Building Regulations. Registration requirements are listed above.

**COMMERCIAL SPECIALTY CONTRACTORS (HVAC, ELECTRIC, REFRIGERATION, HYDRONIC, FIRE SUPPRESSION, AND FIRE ALARM):**

All commercial specialty contractors must have a current Station of Ohio license issued by the Ohio Construction Industry Licensing Board (OCILB). Registration requirements are listed above. *Please provide a current copy of your state license when submitting your application.*

**RESIDENTIAL SPECIALTY CONTRACTORS: (ELECTRICAL, HVAC, HYDRONIC, FIRE SUPPRESSION)**

Effective **January 1, 2022**, any individual, partnership, company, or corporation that will install, erect, repair, remove, or alter any heating, ventilation, air conditioning, hydronic, or fire suppression equipment and or appurtenances in any residential structure is required to be registered to perform work by the Ashtabula County Department of Building Regulations. Registration requirements are listed above.

To perform residential specialty work, an applicant must meet one of the following conditions:

1. The owner of a single family dwelling may perform his or her own (electrical, HVAC, hydronic, fire suppression) installation work. The homeowner must sign a waiver accepting responsibility for the installation on a form provided by the Ashtabula County Building Department.
2. Obtain a specialty contractor registration from Ashtabula County. To obtain an Ashtabula County Specialty trade registration an applicant must meet one of the following conditions
  - A – Upon receipt of valid State of Ohio (OCILB)
  - B – Provide valid registration from other Ohio jurisdiction that provides for the testing of its applicants (Note: Registration must be no later than from the previous two years).
  - C – Ashtabula Test
  - D – Verification of previous registration with Ashtabula County for the specific specialty trade. (Note: Registration must be no later than from the previous two years).

**NOTE: The 2019 Residential Code of Ohio became effective July 1, 2019**

**TO ACQUIRE A STATE LICENSE; CONTACT:**

Ohio Construction Industry Licensing Board  
6606 Tussing Road  
Reynoldsburg, OH 43068  
Phone: 614-644-3493  
Fax: 614-728-1200  
Email: [dic.ocilb@com.state.oh.us](mailto:dic.ocilb@com.state.oh.us)  
Website: <http://www.com.ohio.gov/DICO>

**NOTE: All data fields must be completed; incomplete registrations will not be processed.**



# RESIDENTIAL PROPERTIES

**State 1% permit fee**

Pursuant to 3781.102(F)(2) of the Ohio Revised Code all residential permit fees shall be charged an additional State 1%.

**BE SURE TO ADD 1% TO YOUR TOTAL**

Total Square feet (s.f.) is based on but not limited to: decks, porches, garages, basements, living area, etc.

<u>Dwellings</u> (less than or equal to 3,000 total square feet).....	\$250.00 Base
<u>Dwellings</u> (greater than 3,000 total square feet).....	\$250.00 + .22
<u>Duplexes</u> .....	\$300.00 + .22
<u>Triplexes</u> .....	\$350.00 + .22
<u>Foundations Only</u> .....	\$150.00 Base
<u>Industrial Units</u> (less than or equal to 3,000 total square feet) .....	\$200.00 Base
<u>Industrial Units</u> (greater than 3,000 total square feet) .....	\$200.00 + .03/s.f.
<u>Special Inspection for Industrial Units older than 1976</u>	\$50.00 Base
<u>Additions</u> (less than or equal to 1,000 total square feet).....	\$200.00 Base
<u>Additions</u> (greater than 1,000 total square feet).....	\$200.00 + .03/s.f.
<u>Additions / Alteration / Change of Use</u> with existing foundations (less than or equal to 1,000 total square feet) .....	\$150.00 Base
<u>Additions / Alteration / Change of Use</u> with existing foundations (greater than 1,000 total square feet) .....	\$150.00 + .03/s.f.
<u>Detached Garages/Accessory Buildings/additions to detached garages and accessory buildings/sleeping cabins only with no kitchens, restrooms, insulation or drywall.</u> (less than or equal to 1,000 total square feet) .....	\$150.00 Base
<u>Detached Garages/Accessory Buildings/ additions to detached garages and accessory buildings/sleeping cabins only with no kitchens, restrooms, insulation or drywall.</u> (greater than 1,000 total square feet) .....	\$150.00 + .03/s.f.
<u>Smaller projects requiring only two inspections such as the following:</u>	
<u>Decks / Open Porches with Roofs / Three Season Additions with no heat, drywall or insulation / Metal Car Ports / Gazebos / Pavilions/ Roof Over Trailers / New Roofs on existing structures / Unheated Utility Rooms/Enclosed Porches with no drywall/ Reroofing on existing dwelling / Metal detached buildings without foundations and less than 400 s.f.</u> .....	\$100.00 Base
<u>Electric</u>	
New Residential Structures (includes service, rough and final inspections). Greater than 3,000 total square feet.....	\$150.00 Base \$150.00 + .03/s.f.
Alterations/Additions (includes panel, rough and final inspections) .....	\$150.00 Base
Greater than 1,000 total square feet.....	\$150.00 + .03/s.f.
Detached Garages / Accessory Buildings .....	\$75.00 Base
Greater than 1,000 total square feet.....	\$75.00 + .03/s.f.
New Service / Extension of Service (includes one panel box).....	\$75.00 Base
Temporary Service .....	\$75.00 Base
<u>Heating</u>	
New Residential Structures (includes furnace/AC/Heat pump, one rough and one final inspection) Greater than 3,000 total square feet.....	\$100.00 Base \$100.00 + .03/s.f.

Addition/Alteration (extend duct work only) .....	\$75.00 Base
Greater than 1,000 total square feet.....	\$75.00 + .03/s.f.
Replacement Furnace or Air Conditioner or Heat Pump (Heating and Air Conditioning if done at the same time).....	\$75.00 Base
<u>Fireplace, Wood Stove, Chimney, chimney liners</u> (existing structure).....	\$75.00 Base
<u>Paint Booths</u> .....	\$75.00 Base
<u>Hot tubs/ Swimming Pools</u> (Over 24 inches deep).....	\$75.00 Base
Plus Electric .....	\$75.00 Base
<u>Residential Fire Suppression System</u> .....	\$200.00 Base
<u>Demolition</u> .....	\$75.00 Base
<u>Consultation, Special Inspection and/or Reinspection</u> .....	\$75.00 Base / inspection
(A reinspection shall be required when the inspector must return to work that was not ready, building was locked or had failed a previous inspection.)	
<u>Stop Work Order</u> .....	Double permit fees
<u>Electrical Registration, Test/ Residential licensing, and/or Renewal</u> .....	\$50.00 per each
<u>Permit Renewal</u> (each permit renewal is good for one year) .....	\$150.00 Base

**NOTE:** Permits shall be valid for two years. Construction shall commence within twelve months of issuance date. One free six month extension shall be given provided contractor/applicant/owner notifies the Building Department prior to expiration date.

**NOTE:** \$40.00 administration fee shall be deducted for all cancelled permits prior to construction.

**Permit Exceptions Note:** Decks less than 30" from finish grade, accessory to the main structure and less than 200 s.f. (Or, as modified by the Residential Code of Ohio), do not require a building permit. Window replacements and re-shingling with no structural changes do not require a building permit. Shingling over two layers is not permitted. Accessory buildings under 200 s.f. (Or, as modified by the Residential Code of Ohio) do not require a building permit. All agricultural buildings as defined by the Ohio Revised Code do not require a building permit, provided a letter is submitted by the property owner with a copy of the zoning certificate indicating that the proposed use is agricultural.

<u>Board of Building Appeals</u> .....	\$200.00 Base
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Permit fees for contracted projects not located in Ashtabula County shall be doubled.

# COMMERCIAL PROPERTIES

**State 3% percent fee**

Pursuant to 3781.102(F)(1) of the Ohio Revised Code all commercial permits and plan reviews shall be charged an additional State 3%.

**BE SURE TO ADD 3% TO YOUR TOTAL**

**Plan Review Fees** – Plan review / Consultation with the plan examiner are charged a fee plus 3%.

<b>Structures</b> .....	\$200.00 + .045 / s.f.
<u>Foundations Only for Building/Structures less than 2000 s.f.</u> .....	\$100.00 Base
<b>Mechanical (HVAC)</b> .....	\$150.00 + .045 / s.f.
<u>Heating and Cooling Units - no heat ducts</u> .....	\$75.00 per unit
<u>Heat Ducts Only/ Hydronic Piping</u> – additions/alterations .....	\$75.00 + .045 / s.f.
<b>Refrigeration</b> .....	\$50.00 per unit
<b>Additions / Alterations / Relocating buildings / Canopies</b> .....	\$150.00 + .045 / s.f.
<b>Reroofing Existing Buildings</b> .....	\$150.00
<b>Electric</b> .....	\$150.00 + .025 / s.f.
<u>Electric Service Only / Temporary Electric Service / Miscellaneous</u> <u>requiring only one inspection such as parking lot lights, tents, etc</u> .....	\$75.00 Base
<b>Industrialized Units</b> .....	\$250.00 + .025 / s.f.
<b>Fire Sprinkler Systems</b>	
Unlimited Sprinkler .....	\$200.00 + .025 / s.f.
Limited Sprinkler (Maximum 20 heads) .....	\$200.00 Base
<b>Fire Alarm Systems</b> .....	\$200.00 Base + .025 / s.f.
Limited fire alarm system (Maximum 50 initiation/notification devices)	\$200.00 Base
Limited fire alarm system (Maximum 20 initiation/notification devices)	\$200.00 Base
<b>Demolitions</b> .....	\$100.00 Base
<b>Signs</b>	
Free Standing / Ground/ Pole Signs .....	\$100.00 Base
Wall Signs .....	\$100.00 Base
Electric (one time inspection) .....	\$75.00 Base
<b>Consultations, Certificate of Occupancy, Temporary Tents, Special Inspections</b> <b>and/or Reinspection</b> .....	\$75.00 Base
(A reinspection shall be required when the inspector must return to work that was not ready, building was locked or had failed a previous inspection.)	
<b>Miscellaneous: Carnivals, Weekend Fairs</b> .....	\$200.00 Base
<b>Day Care Centers</b> (Occupancy Permit in an existing building- one inspection).	\$150.00 Base
<b>Change of Use or Tenant</b> with no changes to an existing building- one inspection.	\$150.00 Base

<b><u>Lift chairs/ Elevators not regulated by the State of Ohio Elevator Division ...</u></b>	<b>\$150.00 Base</b>
<b><u>Swimming Pools</u> .....</b>	<b>\$150.00 Base</b>
<b><u>Electric for pools, fountains, etc.</u> .....</b>	<b>\$150.00 Base</b>
<b><u>Hood Suppressions</u></b>	
Hood Only .....	\$150.00 Base
Suppression Only .....	\$150.00 Base
Hood & Suppression (when done by the same company) .....	\$150.00 Base
<b><u>Paint Booths</u> .....</b>	<b>\$150.00 Base</b>
<b><u>Stop Work Orders</u> .....</b>	<b>Double Permit Fees</b>
<b><u>Contractor Registration and/or Renewal</u> .....</b>	<b>\$110.00 Base</b>
<b><u>New Cell Tower &amp; Shelter</u> .....</b>	<b>\$250.00 + 0.25 x s.f.</b>
<b><u>Electric</u>.....</b>	<b>\$100.00</b>
<b><u>Tower only</u>.....</b>	<b>\$100.00</b>
<b><u>Upgrading/Adding antennas to tower</u>.....</b>	<b>\$100.00</b>
<b><u>w/ Electric</u>.....</b>	<b>\$100.00</b>

**NOTE: Balance of all permit fees and plan review fees shall be paid prior to issuance of a building permit.**

**NOTE: \$40.00 administration, any inspections performed plus all plan review fees shall be deducted for all cancelled permits prior to construction.**