

Village of South Russell

Building & Zoning Department

5205 Chillicothe Rd.

South Russell, OH 44022

(440)338-6700 Fax:338-1606

www.southerussell.com

SUBMITTALS TO THE BUILDING DEPARTMENT: *ABR SUBMITTALS DUE 8 DAYS PRIOR TO MEETING*

NEW HOMES-4 COMPLETE SETS OF DRAWINGS WITH ATTACHED SITE PLANS + 3 ADDITIONAL SITE PLANS.

ADDITIONS-4 COMPLETE SETS OF DRAWINGS WITH SITE PLANS ATTACHED.

ADDITIONS & ALTERATIONS-4 COMPLETE SETS OF DRAWINGS WITH SITE PLANS ATTACHED.

MINOR ALTERATIONS-(DOES NOT CHANGE OF LOOKS OF ANY ELEVATION) 2 SETS OF PLANS SHOWING ROOM SIZES AND PROPOSED CHANGES.

OHIO ENERGY CODE CALCULATIONS FROM THE ARCHITECT OR INSULATOR.

EMAIL COPY OF DRAWINGS TO BUILDING@SOUTHRUSSELL.COM IF POSSIBLE FOR REVIEW PRIOR TO ABR MEETINGS.

INCLUDE:

HOMEOWNER'S ASSOCIATION SIGNATURES & DATE ON THE FRONT ELEVATION OF ONE SET OF PRINTS.

REQUIRED REVIEWS:

1. **ZONING**-APPLICATION MUST MEET THE ZONING CODE COMPLIANCE OF USE, SIZE, SETBACKS, HEALTH DEPARTMENT, ETC. OPTIONS: ZONING BOARD OF APPEALS OR WITHDRAWAL OF APPLICATION.
2. **ARCHITECTURAL BOARD OF REVIEW**-ARCHITECT, BUILDER &/OR HOMEOWNER MUST ATTEND MEETING.
IF APPROVED: 2 SETS OF DRAWINGS RETURNED TO THE BUILDING DEPT. FOR STRUCTURAL REVIEW.
IF APPROVED AS NOTED: REVISE & RESUBMIT THREE COMPLETE SETS OF BLUE PRINTS TO THE BUILDING DEPT. FOR DUE PROCESS FOR NEXT MEETING OR FOR STAMP-WHICHEVER IS MARKED.
IF NOT APPROVED: REVISE & RESUBMIT 3 COMPLETE SETS OF DRAWINGS TO THE BLDG. DEPT. 5 DAYS PRIOR TO THE SCHEDULED MEETING.
3. **SITE PLAN REVIEW:** (NEW HOMES ONLY) REQUIRES VILLAGE ENGINEERS STAMPED APPROVAL.
4. **COPY SUBMITTAL:** (NEW HOMES ONLY)
A)SANITARY SEWER PERMIT FROM GEAUGA COUNTY DEPT. OF WATER RESOURCES.
B)SEPTIC PERMIT FROM GEAUGA COUNTY HEALTH DEPT. (ENVIRONMENTAL)
C)WATER WELL PERMIT FROM GEAUGA COUNTY OR CHAGRIN FALLS HEALTH DEPARTMENT.
5. **BUILDING PERMIT:** FOLLOWING STRUCTURAL COMPLIANCE, & FEES/DEPOSITS CALCULATED.

FEE'S:

1. **ZONING**- NEW HOMES -\$75.00. ALL OTHER TYPES-\$25.00. SOME ACCESSORY STRUCTURES-NO FEE.
2. **ARCHITECTURAL BOARD OF REVIEW:** NEW/ADDITIONS -\$60.00. SMALL REVIEWS -\$15.00.
3. **BUILDING:** A)NEW SINGLE FAMILY-\$.25 PER SQUARE FOOT/AGGREGATE FLOOR AREA.
B)HABITABLE ADDITIONS-\$.25 PER SQUARE FOOT/AGGREGATE FLOOR AREA-MINIMUM \$50.00.
C)NON-HABITABLE ADDITIONS/DECKS-\$.25 SQUARE FOOT/AGGREGATE FLOOR AREA-MIN. 50.00
D)DETACHED STRUCTURES-\$.25 PER SQUARE FOOT/AGGREGATE FLOOR AREA-MINIMUM \$50.00
E) ALTERATIONS/ REPAIRS/REPLACEMENT, INTERNALLY OR EXTERNALLY-\$.25 SQ. FOOT OF AGGREGATE FLOOR AREA-MINIMUM \$100.00.
F)SIDING, ROOFING, DRIVES-\$50.00 BASIC FEE.
G)POOLS- IN GROUND \$100.00, ABOVE GROUND \$20.00.
H)MECHANICALS, CARPENTRY, SEWER WORK, AND ALL OTHER TYPES FOR WHICH A REGISTRATION IS NECESSARY-\$50.00.
I) CONSTRUCTION DEPOSIT
J) STATE ASSESSMENT FEES: 1% RESIDENTIAL, 3% COMMERCIAL

ALL NEW HOMES: IF GRASS IS NOT UP, GREEN AND MOWABLE AT COMPLETION OF BUILDING, AN EROSION CONTROL DEPOSIT OF \$3000.00 IS REQUIRED BEFORE FINAL INSPECTION.