

Village of South Russell

Building & Zoning Department

5205 Chillicothe Rd.
South Russell, OH 44022
(440)338-1312 Fax:338-1606
www.southrussell.com

PERMIT PROCEDURES FOR APPLICATIONS TO THE BUILDING DEPARTMENT:

REQUIRED DOCUMENTATION:

- OHIO ENERGY CODE CALCULATIONS FROM THE ARCHITECT OR INSULATOR.
- EMAIL ATTACHMENT OF DRAWINGS TO BUILDING@SOUTHRUSSELL.COM FOR REVIEW PRIOR TO ABR MEETINGS.
- IF HOMEOWNER'S ASSOCIATION APPROVAL IS NEEDED, HOA SIGNATURES & DATE MUST BE INCLUDED ON THE FRONT ELEVATION OF ONE SET OF PRINTS.
 - NEW HOMES: 4 COMPLETE SETS OF DRAWINGS WITH ATTACHED SITE PLANS + 3 ADDITIONAL SITE PLANS.
 - 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.

REQUIRED REVIEWS:

1. **ZONING** APPLICATION MUST MEET THE ZONING CODE COMPLIANCE OF USE, SIZE, SETBACKS, HEALTH DEPARTMENT, ETC. OPTIONS, IF PERMIT DENIED: ZONING BOARD OF APPEALS OR WITHDRAWAL OF APPLICATION.
2. **ARCHITECTURAL BOARD OF REVIEW-** (*****ABR SUBMITTALS ARE DUE 8 DAYS PRIOR TO MEETING**)
 - ARCHITECT, BUILDER &/OR HOMEOWNER MUST ATTEND MEETING.
 - *IF APPROVED:* 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 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 WILL BE CALCULATED.

FEES:

1. **ZONING:**

- | | |
|---|----------|
| A. NEW HOMES | \$75.00. |
| B. ALL OTHER TYPES | \$25.00. |
| C. NO FEE FOR ACCESSORY STRUCTURES < 200 SQ.FT. | |

2. **ARCHITECTURAL BOARD OF REVIEW:**

- | | |
|------------------|----------|
| A. NEW/ADDITIONS | \$90.00. |
| B. SIGN REVIEWS | \$90.00. |

3. **BUILDING:**

- | | |
|--|--|
| A. NEW SINGLE FAMILY | \$0.50 PER SQUARE FOOT/AGGREGATE FLOOR AREA. |
| B. HABITABLE ADDITIONS | \$0.50 PER SQ.FT/AGGREGATE FLOOR AREA-MINIMUM \$100.00. |
| C. NON-HABITABLE ADDITIONS/DECKS | \$0.20 SQUARE FOOT/AGGREGATE FLOOR AREA-MIN. 100.00 |
| D. DETACHED STRUCTURES | \$0.20 PER SQUARE FOOT/AGGREGATE FLOOR AREA-MINIMUM \$100.00 |
| E. ALTERATIONS/REPAIRS/REPLACEMENT, INTERNALLY OR EXTERNALLY | \$0.25 SQ. FOOT OF AGGREGATE FLOOR AREA-MINIMUM \$100.00. |

3. BUILDING CONTINUED:

- F. SIDING, ROOFING, FENCING, DETACHED STRUCTURES < 200FT \$100.00 BASIC FEE.
- G. SIDEWALKS, DRIVES, INSULATION \$100.00 BASIC FEE
REPAIRS & REPLACEMENTS REQUIRE PERMIT / NO FEE.
- H. POOLS- IN GROUND : \$100.00 ABOVE GROUND: \$20.00
- I. PLUMBING & ELECTRICAL SEE PERMIT APPLICATION FOR FEES & CALCULATIONS.
HOT WATER TANK INSTALATION ONLY \$40.00.
- J. MECHANICALS, CARPENTRY, SEWER WORK, AND ALL OTHER TYPES WHICH REGISTRATION: \$100 FEE
- K. CONSTRUCTION DEPOSITS ARE CALCULATED AS 5 TIMES THE AMOUNT OF THE BUILDING PERMIT BUT NO LESS THAN \$1000.00.
- L. STATE ASSESSMENT FEES: RESIDENTIAL: 1% PERMIT FEE COMMERCIAL: 3% PERMIT FEE

*****ALL NEW HOMES: THE GRASS MUST BE UP, GREEN AND MOWABLE AT TIME OF COMPLETION OF THE BUILDING OR AN EROSION CONTROL DEPOSIT OF \$3000.00 IS REQUIRED BEFORE THE FINAL INSPECTION.**