

Commissioner William F. Hutson opened the Public Hearing at 9:00 a.m. with Commissioner Colleen M. Swedyk in attendance; Commissioner Stephen D. Hambley was unable to attend. Mr. Hutson noted that the Public Hearing was for the purpose of reviewing and receiving comments to the proposed amendments to the Medina County Building Regulations. This was the second public hearing held for this purpose.

There was no one from the public in attendance; the meeting was livestreamed on Facebook.

*Chief Building Official Richard Nelson* stated that the primary goal is to adjust the plan review fee schedule for large projects. He briefly reviewed a summary of the proposed amendments that include the following changes to the Medina County Building Regulations which are available for viewing at the Medina County Building Department and also on the website:

Pg 5 Par. C - The Ohio Code allows this fee to be up to 200% of the permit fee. As currently stated, the total fee is limited to doubling, making the added administration fee 100%. This new wording allows a 200% fee to be charged. The Building Department rarely charges this fee as they try to encourage cooperation.

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Residential Fee Schedule

Note 1. We do not charge the State fee on our \$10 tech fee so the line “based on the total of all charges” is incorrect.

Note 3. This proposed note is one of the primary changes being made. This gives condo owners relief from having to pay commercial level fees for their repairs and appliance replacements. Since these condos contain more than three dwelling units, they fall in the commercial code when built new or if they need a major reconstruction, this remains true.

Residential Plan Review Fee Schedule

Note added that we notify them of correct fee. -In years past, the applicant could use the table and would have a check with their application. Often these were mailed in with plans, and were often wrong. With the current method we send the applicant an email with the correct amount due, with a link to the pay site (E-invoice). This helps to prevent people from paying for something they don’t need or is not our jurisdiction as in Sterling or Creston, who use Wayne County.

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Deleting electric furnace as it is exactly the same as the appliance hookup above it. Residential Mechanical This proposed change is to both streamline our process and save the applicant some money. Currently applicants pay two base fees if replacing their furnace and air conditioner. Replacing those items with the “all types” allows one base fee with the smaller additional fee added for any other appliances. Since it is one permit, and usually one inspection, it is more fair and sensible.

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Commercial Fee Schedule

Similar to the residential, we are removing the incorrect line and adding note 3: Allowing the owner of a private condo to pay the residential fees.

Commercial Review Fee Schedule

Propose to replace entire table. New table now divides the big, open storage and warehouse projects from the more difficult and involved projects which take the examiners longer to review. This allows the cost to be adjusted accordingly. The first column pricing resembles but does not match the current table due to changing the size range and extending to larger projects. The second column shows a substantial increase in the review cost for large structures. This allows the department to collect the appropriate fee amount for the project. This is the only increase in fees in this regulations change.

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Commercial Electric

Propose removing the .08/sf since it does not apply to a new service permit and is too much to charge for replacing light fixtures only. We have currently been sidestepping this by reducing the project square footage on their behalf.

Exterior lighting is being separated from parking lot pole lights to reduce confusion when a light pole has multiple heads.

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Commercial Mechanical (HVAC)

Similar to the residential change, replacing separate furnace and air conditioning items with the “all types”

allows one base fee with the smaller additional fee added for any other appliances.

Miscellaneous Fees

Specialty Inspection Permit-Added the word permit to title as it is a standalone permit. Also added technology fee, so it is clearly defined, and can be charged consistently.

Permit List- To be deleted, as this information is on our website or is emailed at no cost. Administrative Processing Fees –clearly defines that no tech fee or state fees are required for these various items.

Pg. 15 Climatic and Geographic Design Criteria- removed the double heading.

Public Comment

None.

Adjournment

Mr. Hutson asked if there were any other comments, questions or concerns. There being none, Mr. Hutson adjourned the meeting at 9:04 a.m.

Respectfully submitted,

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Rhonda J. Beck  
Clerk to the Commissioners

COMMISSIONERS

OF

MEDINA COUNTY

\_\_\_\_\_  
Stephen D. Hambley

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Colleen M. Swedyk

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William F. Hutson