

Ordinance No. 8-19

AN ORDINANCE AMENDING CODIFIED ORDINANCE 133.03, 1315.01 and 1315.02 TO ESTABLISH THE WEST JEFFERSON BUILDING, PLANNING AND ZONING DEPARTMENT AS ITS DESIGNATED BUILDING DEPARTMENT, AND DECLARING AN EMERGENCY.

WHEREAS, Village Council desires to enforce the Residential Code of Ohio and the Building Code of Ohio for the purposes of providing uniform standards and requirements for the erection construction, repair, alteration and maintenance of buildings specified in section 3781.06 of the Ohio Revised Code; and

WHEREAS, the Village of West Jefferson has a building department that has been certified by the Ohio Board of Building Standards, and

WHEREAS, Village Council has determined that it is in the Village's best interest to contract with the Village of West Jefferson to administer and enforce the state building codes; and

WHEREAS, the Village of Plain City has previously contracted with Union County to administer and enforce the state building codes, and

WHEREAS, Codified Ordinances 133.03, 1315.01 and 1315.02 refer to Union County as the municipal corporation responsible for the administration and enforcement of the state building codes; and

WHEREAS, the Village Council deems it appropriate to amend Village Ordinance **133.03, 1315.01 and 1315.02**, attached as Exhibit A, as an amendment to Village Ordinance Chapters 133 and 1315.

WHEREAS, the Village Council has determined that the immediate enactment of this legislation is necessary for the preservation of the public health, safety and welfare. Such emergency exists to ensure the consistent and uninterrupted application of the Ohio Building Code and the Residential Code of Ohio for the public benefit as the Village has, concurrent with this legislation, approved certification of the Village to exercise the enforcement of the Ohio Building Code and the Residential Code of Ohio through the services of the Village of West Jefferson Building, Planning and Zoning Department. Any delay in the same will deny the public the benefits and services envisioned, all contrary to the public good.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Plain City, Ohio, a majority of the members elected or appointed thereto concurring, as follows:

Section 1. The Mayor and/or Village Administrator are hereby authorized and directed to enter into an agreement with West Jefferson, on behalf of the Village, for the enforcement of the Residential Code of Ohio ("RCO") and the Ohio Building Code ("OBC") within the Village limits, whereby the West Jefferson Building, Planning and Zoning Department will exercise all enforcement authority, accept

and approve plans and specifications, and make necessary inspections, all in accordance with the provisions of the RCO and OBC.

Section 2. Village Council hereby amends Village Codified Ordinance Chapter **133.03, 1315.01 and 1315.02** as set forth and attached hereto as Exhibit A.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements of the laws of the State of Ohio.

Section 4. All prior legislation, or any part thereof, which is/are inconsistent with this Ordinance are hereby repealed as to the inconsistent parts thereto.

Section 5. This Ordinance is declared an emergency measure and effective immediately upon passage. Such emergency exists to ensure the consistent and uninterrupted application of the Ohio Building Code and the Residential Code of Ohio for the public benefit as the Village has, concurrent with this legislation, approved certification of the Village to exercise the enforcement of the Ohio Building Code and the Residential Code of Ohio through the services of the Village of West Jefferson Building, Planning and Zoning Department. Any delay in the same will deny the public the benefits and services envisioned, all contrary to the public good.

Vote: Suspend Three Readings: 6 aye _____ nay _____ abstain
Emergency: 6 aye _____ nay _____ abstain

VOTE ON ORDINANCE No. 8-19 **YEAS** _____ **NAYS** _____

Passed: September 30, 2019.

Attest: Renee Sonnett
Village Fiscal Officer

Dorrian Lane
Mayor

I certify that this is a true and correct copy of 8-19 as the same is contained in the records of the Fiscal Officer of the Village of Plain City, Ohio.
Renee Sonnett
Fiscal Officer
Village of Plain City, Ohio

EXHIBIT A

133.03 BUILDING REGULATION DEPARTMENT.

(a) The Building Regulation Department is hereby established under the office of the Village Administrator.

(b) The Building Regulation Department shall operate through a contract with the Village of West Jefferson and shall enforce all laws, statutes and regulations regarding the erection, construction, repair, alteration, and maintenance of buildings 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.

1315.01 ADOPTION.

The Ohio Administrative Code 4101:8 - Residential Code of Ohio for One-, Two-, and Three-Family Dwellings (RCO) and the Ohio Administrative Code 4101:1 - Building Code, as promulgated by the Ohio Board of Building Standards, shall apply and be enforced within the Village of Plain City, Ohio. Administration and enforcement shall be performed by the ~~Union County~~ West Jefferson Building, Planning and Zoning Department acting pursuant to an agreement between West Jefferson and the Village. Permit and Inspection Fees to offset the costs of administration and enforcement of the RCO and OBC within the Village limits shall be those established from time to time by West Jefferson and shall apply to all administration and enforcement of the RCO and OBC by West Jefferson within the Village.

1315.02 ENFORCEMENT.

The Mayor and/or Village Administrator are hereby authorized and directed to enter into an agreement with West Jefferson, on behalf of the Village, for the enforcement of the RCO and OBC within the Village limits, whereby the West Jefferson Building, Planning and Zoning Department will exercise all enforcement authority, accept and approve plans and specifications, and make necessary inspections, all in accordance with the provisions of the RCO and OBC. The terms of the said agreement shall grant to the West Jefferson Building, Planning and Zoning Department full authority to do all things necessary to administer and enforce the RCO and OBC within the Village limits, and in consideration therefor, allow the West Jefferson Building, Planning and Zoning Department to retain all permit and inspection fees.



BUILDING DEPARTMENT CERTIFICATION

DATE: OCTOBER 15, 2019
TO: WEST JEFFERSON BUILDING DEPARTMENT
FROM: REGINA HANSHAW, EXECUTIVE SECRETARY
RE: PLAIN CITY RESIDENTIAL AND COMMERCIAL CERTIFICATION

Please find enclosed the Certificate for your certified building department pursuant to Administrative Code section 4101-7-2-01(D)(1)(a).

OAC 4101:7-2-01(F)(5) Board assessment. Each political subdivision that prescribes fees pursuant to division (E) of section 3781.102 of the Revised Code shall also collect on behalf of the board of building standards an assessment equal to three per cent of those fees imposed for approvals, the acceptance and approval of plans and specifications, and for performing inspections.

RCO 103.2.4.2 requires each political subdivision that prescribes fees pursuant to division (F) of section 3781.102 of the Revised Code shall also collect on behalf of the board of building standards an assessment equal to one per cent of those fees imposed for approvals, the acceptance and approval of plans and specifications, and for the making of inspections for residential work.

Any current jobs still open as of October 11, 2019 will remain with the department who issued the certificate of plan approval.

Our records indicate commercial and residential plumbing plan review and inspections will be performed by Madison County Public Health. If your records reflect different information, please contact our office.

Note the effective date of certification is October 11, 2019. Please submit the required three percent and one percent fees from the date listed.

Contact Debbie Curts at 614-728-1242 or debbie.curts@com.ohio.gov if you have any questions.

Enclosure

Cc: Plain City Mayor's office-no enclosure
West Jefferson Mayor's office-no enclosure
Geoff Eaton-BCC Chief-no enclosure
File