ORDINANCE NO. 1994 – 2162

AN ORDINANCE REQUIRING A BUILDING PERMIT FOR REMODELING EXISTING STRUCTURES AND FOR NEW CONSTRUCTION WITHIN THE VILLAGE OF CROOKSVILLE, OHIO

BE IT ORTAINED by the Village Council of the Village of Crooksville, Perry County, State of Ohio.

Section One: Application for Building Permit for New Structure. No person, firm or corporation shall construct any new structure within the Village of Crooksville, Ohio, without first obtaining a permit from the Village. The application shall be filed with the Village Clerk. The Clerk shall present the application to the legislative authority, which shall either approve or deny within ten (10) days. The President of Council, Village Clerk, and Mayor shall each sign the permit. The application shall be kept on file in the Village Clerk's office. The legislative authority shall develop an application from which shall contain provisions for obtaining the following information:

1. Name, address, and telephone number of applicant;

2. Location of the proposed structure, together with a copy of the deed for the land on which the structure is to be located;

3. Either prepared plans or a detailed written description of the proposed structure;

4. What material the structure is to be composed of;

5. What services the building will require, that is, lighting, heating, water, and sewage;

6. Whether or not the proposed structure is new or an addition to an existing structure;

7. Estimate of the cost of the proposed structure; and

8. Whether the structure is to be built by the applicant or by contractors.

The applicant shall deposit with Clerk twenty-five dollars ($25.00) at the time the application is filed.

Section Two: Application for Permit to Remodel Existing Structures. No person, firm, or corporation shall remodel any existing structure whereby the basic structure is altered without first obtaining a building permit. The application shall be the same as for a new structure.

The following repairs and replacement shall not require a building permit:

1. Repair or replacement of roofing;
2. Painting;
3. Exterior covering of the structure;
4. Replacement windows and doors;
5. New sidewalks or replacement of existing sidewalks;
6. Any other repairs or replacements of any part of the existing structure which do not alter the design of the structure.

The applicant shall be charged twenty-five dollars ($25.00) for the permit, which shall be deposited with the application.

Section Three: Regulation. The following regulations shall be followed as far as practicable in the construction and remodeling of structures within the Village:

1. All buildings, except for garages, shall be placed in the rear of residence properties.
2. No shacks or cabins for residence purposes shall be erected in said Village at any time or placed, regardless of cost, without obtaining a building permit for its construction.
3. No building shall be erected or kept standing, which may be or is in danger of falling.
4. No building shall be erected or allowed to exist or remain standing which is found by Council to be a fire hazard or a nuisance to the Village and the inhabitants thereof.
5. All buildings hereafter erected shall conform to the provisions of this ordinance and to the specifications contained in the permit application.
6. The owner of any building or other structure or anything attached thereto or connected or attached to any structure which shall be unsafe so as to endanger life or which has been found and determined by the Council to be a fire hazard or on account of the condition surrounding the same to be a public nuisance, shall cause the same to be made safe and secure or taken down upon proper notice to the owner or lessee by the Village authorities.

7. In cases where the public safety requires immediate action, the Safety Committee of Council, by themselves or servants and agents, may enter upon such premises as may be necessary and cause said structure to be secured or taken down without delay, and the public to be protected and any nuisance caused thereby to be forthwith abated.

Section Four: Penalty. Any person or persons violating Section Three of this Ordinance, after having been duly notified by the Safety Committee of Council by reasonable notice, to remove or secure such falling or dangerous building or other structure or abate any nuisance found by Council to exist, shall be fined in an amount not to exceed one-hundred dollars ($100.00) for each offense and the further sum of not more than five dollars ($5.00) for each and every day that such dangerous building or other structure or nuisance is suffered to remain in existence or standing or in an insecure position.

Section Five: Right to Remove. In addition to the penalties herein provided in the event that any person shall fail to comply with the above provision of this Ordinance in reference to fire hazards, nuisance and insecure buildings after due notice to the owners or lessees thereof it shall be lawful for the Safety Committee of Council by themselves or servants, agents and employees to summarily remove such dangerous buildings and abate such nuisances and recover the value of the same from the owners or lessees in a civil action at law.

Section Six: Charge for Violation. Whoever constructs, erects, remodels, repairs, alters or changes any building, addition thereto, or other structure within said Village of Crooksville, Ohio, without first obtaining a permit to do so as set forth in Sections One and Two above shall be deemed guilty of a minor misdemeanor before the Mayor and upon conviction thereof shall be fined in an amount not to exceed one-hundred dollars ($100.00) for each offense.

Section Seven: Repeal of Prior Ordinances. Upon passage of this ordinance, Ordinance No. 680 and 1063 shall be repealed.

Section Eight: Effective Date. This ordinance shall take effect and be in force on and after the earliest period allowed by law.

First Reading: 24 Jan 1994.
Second Reading: 07 Feb 1994.
Third Reading: 21 Feb 1994.
Passed: 21 Feb 1994.

Douglas Cannon, President
Pro Tem of Council

APPROVED:

Larry L. Mauller, Mayor

ATTESTED;

Joyce Sprankle, Clerk/Treasurer