

**BUILDING & BUILDING CODES COMMITTEE  
MINUTES  
November 14, 2005**

The Building & Building Codes Committee meeting was held on November 14, 2005, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 7:30 p.m.

**Present:** Chair Vincent Gentile, Robin Zaccardelli, Lisa Uffman-Kirsch; Council President Robert Stefanik, Denise Bobulsky, Don Willey, Building Commissioner Rito Alvarez, Paula Recker.

Moved by Mrs. Uffman-Kirsch, seconded by Mr. Gentile to approve the minutes of October 17, 2005.  
3 yeas/0 nays. Motion carried.

**UNFINISHED BUSINESS:**

**1. Low impact development (LID)**

Mr. Alvarez provided information. LID discussion continued and it was mentioned that Soil and Water is working on bio retention areas in new developments outside of our city and information about how it is working would be shared as it becomes available.

**2. Proposed changes to Zoning Codes Village concept for R1A per RRZ**

No discussion.

**3. PUD Chapter 1280 revisions**

Mr. Gentile has a Building Commissioner from another city reviewing our information and he will bring the information as it is available. He said he would like to have the city hire someone as Mr. Hart, who already is familiar with our codes, to make recommendations. He has sent a memo to the Mayor about it and has not received back a response. It was discussed that Council may be able to come up with a solution. The desire of a work session and having a professional to present recommendations was expressed. Hiring a professional to rewrite our codes would be moving in the direction that was started with the Master Plan.

It was felt that the committee should decide first if a PUD is even something that the city desires. Discussion continued about items 1, 2 and 3 above and the interrelation of these and difficulty singling out one without discussing all.

Budget discussion will decide the hiring of a consultant. It is unknown at this time if there will be money for a consultant. Specifications would need to be drawn and an RFP is requested for this service prior to the budget hearings. Discussion continued regarding what the RFP would seek: parts of chapters or the entire Planning and Zoning Codes. This can be based on the recommendation of the Master Plan, and asking for a more specific request that would have a breakdown of items that could be selected as determined from the list presented. Meetings or a work session would be needed to determine what is desired and direction the city is to go.

Council Representatives are requested to come to the meeting in January with desired changes in order to provide this to whoever would do the work. Mr. Gentile will notify the Mayor about the desire of the committee to hire an outside person to more expeditiously get our Planning and Zoning Codes implemented.

**4. Chapter 1282 Off-Street Parking and Loading**

Mr. Alvarez provided information and reviewed it with the committee. He said we are currently using acceptable engineering standards which he supports. Green space can be incorporated within this standard.

A date for a work session has yet to be determined.

**5. Licensing Requirements**

This was reviewed. Contractor licensing for specialty trades became mandatory in Ohio. Our Building Department has no ability to enforce the licensing requirements. If a municipal corporation wishes to

register specialty contractors, it may do so by enacting the proper ordinances or resolutions of which we already have. Additionally the local legislation can require the appropriate official to notify the Ohio Construction Industry Examining Board when an unlicensed contractor is performing work so that it can take appropriate action. It seems that our legislation needs to have added that if it is determined that someone is unlicensed, that we are requiring our appropriate official to notify this board so that it can take action. Mr. Alvarez said it is being done here and it is working. This is more in areas where there are no regulations and anyone can pull permits.

This is removed from the agenda.

**6. Proposed amendments to Chapter 1440 Department of Buildings**

Mr. Alvarez provided the committee with revisions incorporating all the changes he wanted and noted one correction.

Mrs. Uffman-Kirsch moved that the committee request legislation to amend Chapter 1440 per the recommendation by Mr. Alvarez with the correction of 1440 (e) removing “mechanical inspector,” seconded by Ms. Zaccardelli. 3 yeas/0 nays. Motion carried.

**7. Clean Ohio Fund/Cuyahoga County Green Space Plan for North Royalton**

Mr. Stefanik said that Mrs. Thaler will be providing information on the grant and the application in the next couple of weeks. He will be speaking with Mrs. Thaler about this.

**8. Plan review fees and administrative costs.**

Mr. Alvarez said he wants to continue his review of fees in the Building Department.

The review of the plans by Soil and Water was discussed and our Engineering Department does not seem supportive of sending commercial development review to Soil and Water. The Engineering Department wants to review the plans. There was discussion over what is charged and who is paying for the review of the plans and inspection fees for all engineering inspections.

**9. Proposed Ordinances 05-83, and 05-84 temporary banners/pennants**

Ms. Zaccardelli moved to remove 05-83 and 05-84 from the committee, seconded by Mrs. Uffman-Kirsch. 3 yeas/0 nays. Motion carried.

**10. Building permits available online**

Examples of permits available online from another community were reviewed. Mr. Alvarez felt that the no fee permits will be placed online. He is trying to simplify the applications that will go online.

**11. Section 1276.34 Exterior Masonry Surfaces Business Districts**

Mr. Gentile said it was not certain if we could request this information from ARB. The Law Director determined that it was ok. Mr. Gentile sent the request for the recommendation to ARB and he hoped they would discuss it at their meeting tonight.

Mrs. Uffman-Kirsch moved to adjourn the meeting, seconded by Ms. Zaccardelli. 3 yeas/0 nays. Motion carried. Meeting adjourned at 9:03 p.m.