

ORDINANCE NO. 79-20

PROVIDING FOR BUILDING PERMITS WITHIN  
THE VILLAGE OF SOUTH POINT, OHIO, AND  
DECLARING AN EMERGENCY

(As Amended by Ordinance 04-6 adopted July 6, 2004)

NOW THEREFORE, BE IT ORDAINED by the Council of the Village of South Point, Lawrence County, Ohio, that:

SECTION 1: Ordinances #117 and #140 and #78-17A Section 4 are hereby repealed.

SECTION 2: **Building Permit Required.** Before commencing or proceeding with the erection, construction, re-pairing, remodeling, reconditioning, reconstruction or structural alteration of any house, building or other structure or any part thereof, permanent or portable where the character, cost or magnitude of such construction, repair or other costs of labor, material and other expense is in excess of \$1,000.00 (in total), said owner shall be required to secure a building permit from the Village Clerk of South Point, Ohio.

Nonstructural work such as painting (interior and exterior) carpeting or linoleum work upon floors, walls or stairs, sidewalks, roofing or other non-structural work shall not require a building permit, unless they are a part of the work described in the preceding paragraph.

SECTION 3: (A) It shall be unlawful to commence or proceed with any such work unless such permit shall first have been obtained. Structures hereafter erected without a permit and not in conformity with this ordinance shall be fined not more than \$100.00 and made to conform with this ordinance.

(B) Limitation. A permit under which no work is commenced within one year after issuance shall expire by limitation.

SECTION 4: The cost of said permit shall be as per the following schedule:

**CONSTRUCTION (NEW)**

Residential Home -\$25.00 (Additional non-commercial structures \$10.00)  
Duplex or apartments -\$25.00 (per unit)  
Multiple family -\$25.00 (per unit)  
Commercial -\$100.00  
Industrial -\$200.00

**STRUCTURAL ALTERATION, REMODELING, RECONDITIONING, REPAIR, RECONSTRUCTION**

Residential property -\$10.00  
Duplex or apartments -\$10.00 (per unit)  
Multiple family -\$10.00 (per unit)  
Commercial -\$50.00  
Industrial -\$100.00

House Trailers - House trailers being moved into or setup for habitation within the village shall be required to procure a building permit of \$10.00 prior to moving the same or setting up the same for habitation.

SECTION 5: As amended by Ordinance 04-6 adopted July 6, 2004

(A) **CONSTRUCTION REQUIREMENT** - During the construction for this permit, it is the owners responsibility to ensure the street and surrounding properties are kept clean from dirt, mud, slag and any other building materials used or created by construction. Property barriers must be installed such as straw bales, tar paper, etc. to hold back mud, dirt, etc. from getting on other properties and the street. If contamination does occur, the owner must immediately clean up the mess or this permit will become void and construction will be stopped until problem is resolved.

(B) **WATER AVAILABILITY** - It is the property owners responsibility to assure the elevation of the property will allow for at least 35 pounds per square inch water pressure to the property. The Village will not be responsible for water pressure to property higher than our water tanks.

(C) **DRAINAGE** - It is the property owners responsibility to assure the drainage of the newly constructed property is constructed in a manner that does not create more water on neighboring properties than when construction began. The property owner shall not allow mud, silt, sand etc. to drain off his property onto village streets or neighboring properties.

(D) **TREES** - Due to impeding driving visibility, potential damage from falling limbs and trees and possible damage to utility lines, the planting trees, shrubs, bushes, etc. on Village right of ways is prohibited.

SECTION 6: This ordinance is necessary in that the Village of South Point, Ohio is losing untold revenue from property tax due to the failure of property owners in reporting new construction to proper county authorities to be added to the tax duplicate of the failure of the County Auditors to appraise said property after property owner has listed said property and shall take effect at the earliest period allowed by law.

SECTION 7: The State Fire Code shall apply to all construction.

Adopted Ordinance 79-20 This 18th Day of September, 1979  
Adopted amending Ordinance 04-6 This 6th Day of July, 2004

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Duplex or apartments	-\$25.00	(per unit)
Multiple family	-\$25.00	(per unit)
Commercial	-\$25.00	
Industrial	-\$25.00	

STRUCTURAL ALTERATION, REMODELING, RECONDITIONING, REPAIR,  
RECONSTRUCTION

Residential property	-\$10.00
Duplex or apartments	-\$10.00 (per unit)
Multiple family	-\$10.00 (per unit)
Commercial	-\$10.00
Industrial	-\$10.00

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF SOUTH POINT,  
OHIO THAT SECTION 4 OF ORDINANCE NO. 78-17A IS HEREBY AMENDED  
TO READ AS FOLLOWS:

SECTION 4: The cost of said permit shall be as per the following schedule:

CONSTRUCTION (NEW)

Residential Home	- \$25.00	(Additional non-commercial structures \$10.00)
Duplex or apartments	- \$25.00	(per unit)
Multiple family	- \$25.00	(per unit)
Commercial	- 100.00	
Industrial	- 200.00	

STRUCTURAL ALTERATION, REMODELING, RECONDITIONING, REPAIR, RECONSTRUCTION

Residential property	-\$ 10.00
Duplex or apartments	- 10.00
Multiple family	- 10.00 (per unit)
Commercial	- 50.00
Industrial	- 100.00

House Trailers - House trailers being moved into or setup for habitation within the village shall be required to procure a building permit of \$10.00 prior to moving the same or setting up the same for habitation.

SECTION 5: \$2.00 of said permit fee shall be paid to the Village Clerk as compensation for his services relative to the permit.

SECTION 6: This ordinance is necessary in that the Village of South Point, Ohio is losing untold revenue from property tax due to the failure of property owners in reporting new construction to proper county authorities to be added to the tax duplicate of the failure of the County Auditors to appraise said property after property owner has listed said property and shall take effect at the earliest period allowed by law.

SECTION 7: The State Fire Code shall apply to all construction.

PASSED: 18th Day of Sept, 1979

ATTEST:

David B. Ellis  
(CLERK)

William A. Gosker  
(MAYOR)