

CERTIFICATE OF COMPLIANCE
NON RESIDENTIAL USE AND OCCUPANCY for INDUSTRIAL USES

1145.05 APPLICATION FOR AND ISSUANCE OF CERTIFICATE OF COMPLIANCE. Fee: \$75.00

Application for a Certificate of Compliance for the occupancy or establishment of a use in a nonresidential existing building or structure shall be made prior to the occupying of the building or structure. If the use is in conformity with the provisions of this ordinances, the Building Code, the Fire code and all other applicable ordinances the Certificate of Compliance shall be issued. **Note: Fee is nonrefundable.**

No land nor any establishment desiring to locate or obtain a certificate of compliance in an M-1 Light Industrial District or M-2 Industrial District shall be permitted unless conclusive evidence is submitted to the satisfaction of the Administrator that its activity shall comply with the requirements of the District Regulations and maintain continuing compliance with the performance standards listed on the back page.

1.	Property Information	<input type="checkbox"/> Industrial Use		
2.	Address:	Suite/Sub Lot:		
3.	Parcel #:	Zoning District:		
4.	Current or Previous Use:			
5.	Proposed Use (give detailed description):			
6.	Property Owner Information:			
	Name:			
	Address:	City:	State:	Zip:
	Business Phone	FAX:		
	Email:	Owner Signature:		
7.	Applicant Information: (if other than owner)			
	Name:			
	Business or Tenant Name:			
	Address:	City:	State:	Zip:
	Business Phone	FAX:		
	Email:	Applicant Signature:		
8.	Authorizing Signature: "I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."			
	Print Name:			
	Signature:		Date:	

1133.02 INDUSTRIAL PERFORMANCE STANDARDS.

No land nor any establishment desiring to locate or obtain a certificate of compliance in an M-1 Light Industrial District or M-2 Industrial District shall be permitted unless conclusive evidence is submitted to the satisfaction of the Administrator that its activity shall comply with the requirements of the District Regulations and maintain continuing compliance with the following performance standards.

Determination of Enforcement. The determination of the existence of any dangerous and objectionable elements shall be made at the location of the use creating same, and/or at any point where the existence of such elements may be more apparent, provided however, that measurements necessary for enforcement of performance standards set forth in this section shall be taken at the boundary of the Industrial district and at any point within the adjacent residential district. In certain instances where the determination of compliance with the performance standards, in the opinion of the Administrator, is not possible without additional expertise and analysis, such determination shall be made by the Planning Commission. The applicant shall make application to the Planning Commission for determination that the proposed machinery, processes or products are in compliance with the Performance Standards Regulations. The Commission shall review the application in conformance with Section 1141.07.

Performance Standards Regulation.

- (1) Fire and explosive hazards. All activities involving, and all storage of flammable and explosive materials shall be provided at any point with adequate safety devices against fire and explosion as required by the Building Code, Fire Prevention Code and such other regulations as the City of Painesville shall adopt. Processes and materials that have a potential for explosion shall not be permitted in close proximity to residential areas.
- (2) Radioactivity. No activities shall be permitted which emit dangerous radioactivity or which shall store, transfer or use radioactive material in a manner hazardous to human health.
- (3) Electrical disturbances. No establishment shall produce electrical or electronic disturbances perceptible beyond the property line of the establishment.
- (4) Noise shall be muffled or otherwise controlled, as not to become objectionable due to intermittence, beat frequency, impulsive character, periodic character or shrillness. All uses shall conform to the requirements of Chapter 539 Noise Control of the Painesville Code of Ordinances.
- (5) Vibration. No vibration shall be permitted which is discernible without instruments at the property line of the establishment creating the vibration or beyond any boundary of the district in which the establishment is located.
- (6) Smoke, fly ash, dust, fumes, vapors, gases and other forms of air pollution. No establishment shall be permitted to emit into the air smoke, fly ash, dust, fumes, vapors, gases and other forms of air pollution except as permitted and approved by the Ohio EPA Division of Air Pollution Control.
- (7) Odors. No emission shall be permitted of odorous gasses or other odorous materials in such quantities as to be offensive at the property line of the establishment emitting the odor.
- (8) Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the property line of the establishment shall be permitted.
- (9) Liquid and solid waste. No discharge of liquid or solid waste matter including junk, debris or miscellaneous rubbish or refuse into any public or private sewage system, lake, stream, ditch or other body of water; floodway, swale, dry retention pond or other intermittent facility for water storage or management; or onto or into the ground shall be permitted except as approved by the City Division of Water Pollution Control and/or the Lake County Health Department.
- (10) Heat. No establishment shall produce heated or cooled air, water or other matter in such quantity or in such manner as to adversely alter the natural temperature of the air, water, or other matter beyond the property line of the establishment.
- (11) Miscellaneous hazards. Miscellaneous hazards not specifically addressed by the performance standards established herein shall be made known to the Administrator by any establishment proposing to locate in an industrial district. Regulations for such hazards shall be as determined by the Planning Commission.
- (12) Enclosure and screening of stored materials. Open storage of materials in any required front setback or side setback adjacent to a street shall be prohibited. Any other outside storage shall be located or screened so as not to be visible from any residential district.

Certificate of Occupancy:

Land or a building which has been erected or altered shall not be occupied or used until a Certificate of Occupancy has been applied for and issued by the Building Official and Zoning Administrator.

- Do not occupy (open for business) until all required certificates have been issued.
- Do not display banners, window signs or temporary signage without a permit.
- Do not make alterations, additions or improvements prior to obtaining required plan approvals.

Please submit the following:

1. The completed application form.
2. **Application fee \$75.00.**
3. Five (5) copies of Site Plan—(Required for all applications except for existing building with no change of use or alterations.) Site plan must be drawn to scale and shall include the property structures to the property boundary lines, driveways and parking areas and spaces. Screening and buffering shall be included on the site plan for review and approval by the Zoning Administrator. No certificate of occupancy shall be issued until the screening is installed. Additional plans may be required for review by Building Department, Planning Commission, etc. Site plan requirements are outlined in Chapter 1145 of the Planning and Zoning Code. See Site Plan Contents Sheet handout.
4. Three (3) copies of Interior Floor Plans—(Required for all applications except for existing building with no change of use or alterations.) Interior floor plans must be drawn to scale and include paths of egress, room description and any fire suppression systems. Additional plans may be required for review by Building Department, Planning Commission, etc.

Application Instructions:

1. Property: Identify the most common use of the property.
2. Provide the property address including the suite or sub lot.
3. Provide the property Parcel Identification Number (PIN) assigned by the Lake County Auditor. This information may be obtained from the Lake County Auditor at www.lake.iviewauditor.com
4. Provide the property zoning designation assigned by the City of Painesville. This information may be obtained from the City of Painesville at www.painesville.com.
5. Provide the current or previous use of the property. Give details for non-residential uses including hours of operation, any type of outdoor use or activity, etc.
6. Provide the proposed use of the property. Give details for non-residential uses including hours of operation, any type of outdoor use or activity, etc.
7. Provide property owner information.
8. Provide applicant information if other than owner.
9. Signature of person authorized to and making application.
10. Documentation addressing all 12 items listed under the Performance Standards Regulations.