

**CITY OF CLYDE
COUNCIL WORK SESSION
MARCH 24, 2026**

The regularly scheduled work session of Clyde City Council was held on Tuesday, March 24, 2026, at 6:00 p.m. in the Conference Room, Clyde City Building, 222 N. Main Street, Clyde, Ohio 43410.

Roll Call.

Present:

Mayor Doug McCauley
Vice Mayor Chris Shay
Council Member Cody Browning
Council Member Terri Meek
City Manager Justin LaBenne (Not voting)
Clerk of Council Janet Dickman (Not voting)
Safety/Service Director Paul Fiser (Not voting)

Absent/

Excused:

Council Member Greg McMaster
Deputy Clerk Jackie Hoppe (Not voting)
Finance Director Frank Weasner (Not voting)
Solicitor Zachary Selvey (Not voting)

Visitors:

Visitors signing in can be referenced in the record book supplement.

The purpose of this work session is to discuss Residential Building Codes.

Mr. LaBenne noted this subject has been talked about for a long time. Some developers are in favor of this, we have not heard any opposition comments. Sandusky County Economic Development did a housing survey (copies were sent to Council members) to entice developers to the area. Their Housing Advisory meeting will be April 15th to discuss. This would not be an expectation of policing “everything”, it would just be a good protection for problems encountered when building.

John Cheatham, Regional Operations Manager, SAFEbuilt spoke about the Residential Code, what it can do for the constituents and how contractors generally feel about it. In Ohio, there are communities that do not enforce the Residential Code because it is not required by legislation. However, if you have anything other than zoning, you must enforce it border to border and it cannot be amended. The Residential Code for the state of Ohio is dated 2019. It has referenced standards. There are exceptions that are optional to be enforced, such as windows, doors, driveways, and sidewalks. Most communities want to have this oversight for these exceptions to have permits and inspections. Otherwise, the Code does say what has to be enforced, such as a new hot water heater, new furnace, new AC, etc.

A private provider is allowed in Ohio; any contractor where there is no authority having jurisdiction (i.e., not having a building department) can outsource and get the inspections, the plan review, and the certificate of occupancy for insurance and liability. Some builders like the oversight due to the liability. He has been doing this since 1998, and has testified in court for litigation between a homeowner and a contractor. Not having a permit or an inspection is frowned upon.

ISO ratings (or Public Protection Classification) come down when you have a building department, which affects property insurance, in some instances lowering insurance rates.

The Residential Code for Ohio is very practical, with minimum codes to be safe and sanitary, in regards to plumbing, electrical, HVAC and structural. The Code will be liberal, allowing for alternative ways to do things. The Code is prescriptive, looking at the economic feasibility and the technical feasibility. The fee for the permit will cover the inspection, the plan review and the occupancy which is ultimately for the homeowner safety and well-being. There are some power companies who will not perform necessary services without an inspection.

All personnel of SAFEbuilt are certified by the state of Ohio and live in this general area.

He stated there would be no cost to Clyde; this will go under the Sandusky County Building Department. The permits would need to be processed through their Fremont office. A private Clyde contract would need to be paid at an hourly rate, which would be expensive. An Ordinance would need to be approved by Council, as well as a fee scale being adopted by Council. Clyde would be responsible to get the word out to Clyde constituents regarding this new process. If work would be performed without a permit, possibly a double fee could be assessed. Stop work orders are seldom issued.

After getting a building plan approved through Clyde Board of Zoning Appeals, the constituent would submit the plan to the Building Department either in person in Fremont or digitally.

Mayor McCauley questioned if all projects would need to be professionally designed (only if it is commercial, or if the project exceeds the scope of the code, which is rare). The constituent could draw their own design or they could get the place where they are buying materials (Lowe's, Home Depot, etc.) who could use their computer program to draw the plan at no cost.

Mayor McCauley requested explanation of a fee schedule for a permit (Council would need to adopt a fee schedule; an example of a fee schedule used across most of Northeast Ohio has been shared with Mr. LaBenne).

Mayor McCauley questioned the permit pace for how it is currently experiencing in Fremont (3-5 day turnaround for residential; 10 business days for commercial under \$2 mil, 14 days for projects over \$2 mil).

For inspections, if the constituent calls by the end of a business day the inspection will take place the next business day.

Mayor McCauley requested an explanation of the term “liberal interpretation” (the inspection cannot “nickel and dime” the project and would not apply to any non-safety issues; the building official has the final authority).

The cost of the permit covers everything, i.e., there is not a separate fee for every inspection.

Jared Young arrived 6:31 p.m.

Mr. LaBenne noted we do have codes related to condemnation, but it would be helpful to have another review of our current code.

Typically, a residential appeal would go before the local Board of Zoning Appeal.

Mayor McCauley questioned a commercial property that is also residential (up to three tenants would be residential; any building that is part commercial and part residential would be considered commercial).

Mayor McCauley questioned Fire Chief Fiser if he feels this is needed (yes, it would be good).

Fire Chief Fiser questioned if “do-it-yourselfers” (DIY) would still be permitted (yes, if they are performing work at their primary residence).

In regards to the sale of a home, would a realtor bring them in for a home inspection (a point of sale option would need to be adopted by Council; this is an entirely different topic; Mr. Cheatham does not recommend).

6:39 Mr. Bill Brown arrived.

Fire Chief Fiser questioned what trades need certificates or license (need annual registration, by providing a worker’s comp certificate and proof of liability; these rules would be set by the City).

Mayor McCauley is trying to determine how restrictive this is, for the DIY homeowner (home owners never have to have a license or be registered to do projects at their home; they would only need a permit/inspection, with a fee schedule as determined by Council; exceptions for the timing of an inspection can be considered, as needed for emergencies).

Fire Chief Fiser noted this may be the third time Residential Building Code has been discussed by Clyde Council; however, Clyde has never moved forward with it.

Mayor McCauley questioned how this might be perceived by contractors (the licensed contractors would probably be in favor of it).

Mr. LaBenne noted this would be phased in over time, possibly over a few years. Currently, we do not register contractors. This would help to raise the standards.

Sheds under 200 foot would not need a building permit.

By having contractors register, the City would be able to provide a list to constituents of contractors who are insured.

Ms. Meek feels there would need to be a process to educate constituents.

Mr. Young feels this is a good step for the future.

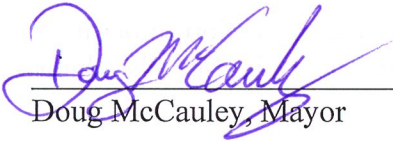
Mayor McCauley would like to see some regulations for people who flip houses.

Once the code is adopted, the entire code must be enforced. Some things could be left out of the code initially, and added later, if desired.

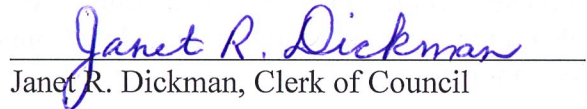
If Council would decide to move forward with this, Mr. Cheatham would be willing to host a public forum for contractors and constituents for a question and answer session.

ADJOURNMENT:

Mayor McCauley, and with Council member agreement, announced the meeting was adjourned at 7:03 p.m.



Doug McCauley, Mayor



Janet R. Dickman, Clerk of Council