

BUILDING AND ZONING FEE SCHEDULE

A fee is charged to recover the City’s administrative costs for enforcement of codes related to building, development, electrical, plumbing, and mechanical permits and zoning applications and processing.

Building Fees

Valid beginning January 5, 2017

Authority to assess such fees is contained within City Code Chapter135.

All fees are non-refundable subject to City Code Chapter135.

CATEGORY	BASE FEE	COMMENTS
Additions – One, Two or Three Family Dwelling <i>Per dwelling</i>	\$161.50 0 – 1,000 square feet \$212.00 1,001 square feet and above	Includes Zoning Certificate, Occupancy Certificate and 1% BBS fee
Alterations – One, Two OR Three Family Dwelling	\$126.25 0 – 500 square feet \$176.25 501 square feet and above	Includes Occupancy Certificate and 1% BBS fee
Alterations – Individual Condominium Units in Multi-Family Buildings	\$128.75 0 – 500 square feet \$180.25 501 square feet and above	Includes Occupancy Certificate and 3% BBS fee
Alterations – OBC Multi-Family OR Commercial <i>Up to \$1,000 of alterations</i>	\$100.00	2% of alteration costs above \$1,000 ; \$5,000 maximum; does not include 3% BBS fee

Bleachers	<i>Alterations</i>	\$153.00 Up to \$1,000.00 of alteration	2% of alteration costs above \$1,000; \$515 maximum; includes Zoning Certificate and 3% BBS fee
	<i>New or addition</i>	\$565.00 0 – 5,000 square feet	\$.15 per square foot above 5,000; \$1,030 maximum; includes Zoning Certificate and 3% BBS fee
Board of Building Appeals Hearing		\$206.00	Includes 3% BBS fee
Building – One, Two or Three Family Dwelling <i>Per dwelling unit</i>		\$1,897.50	Includes Park Fee, Sidewalk Permit, Driveway Permit, Numbering Permit, Occupancy Certificate, Zoning Certificate and 1% BBS fee
Building – OBC Multi-Family or Commercial New or Addition			
	<i>Multi-family</i>	\$1,500.00 per structure + \$200.00 per dwelling unit	Park Fee if applicable, Sidewalk Permit, Driveway Permit, Numbering Permit, Occupancy Certificate, and Zoning Certificate additional; does not include 3% BBS fee
	<i>Commercial</i>	\$1,500.00 per structure up to 5,000 square feet	\$.15 per additional square foot above 5,000 and a Zoning Certificate
Contractor Annual Registration <i>Per contractor</i>		\$65.00	Must provide proof of insurability and applicable registration materials
Deck		\$75.65	Includes Zoning Certificate and 1% BBS fee
Demolition <i>Per structure</i>			No charge for sheds
	<i>One, two or three family dwelling</i>	\$101.00	Includes 1% BBS fee
	<i>OBC multi-family or commercial</i>	\$103.00	Includes 3% BBS fee
Driveway Approach/Curb Cuts <i>Per driveway approach/curb cut</i>		\$50.00	

Electrical – One, Two or Three Family Dwelling		
Temporary Electric	\$110.00	
Alteration/Replacement, Additions up to 500 Square Feet Gross Area & New Garages <i>Per dwelling unit</i>	\$75.00	Includes service upgrade and new service
Electrical Generators	\$75.00	
New Construction & Fire Rehab <i>Up to first 1,000 square feet gross area (additions greater than 500 square feet gross area)</i>	\$150.00	\$.10 per additional square foot; includes service upgrade and new service
Swimming Pool (In-Ground)	\$180.00	
Electrical – OBC Multi-Family or Commercial (Base fees do not include electrical service or temporary electrical service.)		
Alterations <i>Up to first 50 items/devices</i>	\$75.00	\$1.00 per each additional item
New Construction/Additions <i>Up to first 1,000 square feet</i>	\$150.00	\$.10 per additional square foot
Warehouse Areas or Building Shell and Initial Build Out of Building Shell <i>Up to first 1,000 square feet</i>	\$150.00	\$.05 per additional square foot
Site Lighting Installation and Building Signage Including Monument/Stand-Alone Signs <i>First unit</i>	\$50.00	\$10.00 per each additional unit
Electric Service and Electrical Generators <i>Up to 100 amperes</i>	\$60.00	\$.60 per each additional amp
Swimming Pool (In-Ground)	\$180.00	
Temporary Electric Service <i>Up to 200 amperes</i>	\$120.00	\$.60 per each additional amp
Temporary Electric Service <i>(For tree lot, carnival, etc.)</i> <i>For the first lot/tent</i>	\$200.00	\$50.00 per each additional lot or tent

Transformers, Sub-Panels, Safety Switches, or Disconnects (Other than at main distribution equipment) <i>Per unit</i>	\$30.00	Up to 6 then \$15.00 each
Underground Installation Only	\$75.00	
Escrow Asphalt Driveway Concrete Approach/Driveway <i>Per square yard</i> Sidewalk <i>Per square foot</i>	\$10.00 \$38.00 \$6.30	
Fences Over 6 Feet High	\$61.05	Includes fence permit and 3% BBS fee
Fire Protection Systems – OBC Multi-Family or Commercial Fire Alarm System <i>First 1,000 square feet</i> Sprinkler System (or Alternate System) <i>First 1,000 square feet</i> <i>Per kitchen hood and exhaust duct</i> Underground Piping	\$154.50 \$154.50 \$154.50 \$257.50	\$.03 each additional square foot of fire alarm system; \$5,150 maximum; includes 3% BBS fee. \$.03 each additional square foot of sprinkler system; \$5,150 maximum; includes 3% BBS fee. Includes 3% BBS fee Includes 3% BBS fee
Garages (Detached); Miscellaneous & Utility Structures <i>Per structure</i> One, Two or Three Family Dwelling <i>Up to 200 square feet</i> <i>Greater Than 200 square feet</i> OBC Multi-Family or Commercial <i>Up To 120 square feet</i> <i>121 – 400 square feet</i>	\$35.00 \$212.00 \$75.00 \$307.50	Includes Zoning Certificate and 1% BBS fee Includes Zoning Certificate and 3% BBS fee

Gas Piping – One, Two or Three Family Dwelling <i>Per unit</i>	\$75.75	Includes 1% BBS fee
Gas Piping – OBC Multi-Family or Commercial <i>Up to 3 connections</i>	\$97.85	\$20.60 each additional connection; includes 3% BBS fee
HVAC – One, Two or Three Family Dwelling		
Chimney Replacement or New Vent <i>Per chimney/vent</i>		
Metal	\$50.00	
Masonry	\$100.00	
Ductwork Extension/Alteration	\$75.00	
New Construction/Additions <i>First 1,000 square feet</i>	\$150.00	Includes furnace and A/C units, fireplaces & stoves \$.10 each additional square foot excluding unfinished basements
Single Furnace or AC Unit New or Replacement, Prefabricated Fireplace, Coal or Wood Burning Stove <i>Per device</i>	\$50.00	Each combination furnace & AC unit is one replacement
HVAC – OBC Multi-Family or Commercial		
New Construction/Additions <i>Up to first 1,000 square feet</i>	\$180.00	Includes rooftop units and restroom exhaust fans \$.10 per additional square foot
Warehouse Areas or Building Shell <i>Up to first 1,000 square feet</i>	\$180.00	\$.05 per additional square foot (includes initial tenant build-out of building)

Replacements and New Units <i>First fixture</i>	\$75.00	Furnace & AC units are separate fixtures; \$35 each additional fixture; includes restroom exhaust fans.
Ductwork Extension/Alteration <i>Up to first 5,000 square feet</i>	\$75.00	\$.03 per additional square foot (does not include initial build-out of tenant spaces or HVAC unit replacement); includes walk-in coolers/freezers
All Other Common Ventilation Systems <i>Per system</i>	\$75.00	
Kitchen Exhaust Hood & Duct <i>Per hood</i> <i>Commercial Kitchen Type i</i>	\$200.00	
<i>Type ii</i>	\$100.00	
Hazardous Exhaust System <i>Per system</i>	\$200.00	
Chimney Replacement or New Vent <i>Per chimney/vent</i> Metal Masonry	\$75.00 \$150.00	
Prefabricated Fireplace, Coal, or Wood Burning Stove <i>Per device</i>	\$75.00	
Inspection – After Hours <i>Per inspection</i>	\$200.00	\$100 each additional hour after first 2 hours; does not include BBS fee
Inspection – Reinspection	No fee	\$100 each additional after second failed inspection
Moving Structure <i>Per structure</i> <i>One, two or three family dwelling</i>	\$262.50	Includes Zoning Certificate, Occupancy Certificate and 1% BBS fee; does not include any incurred City costs

<i>OBC multi-family or commercial</i>	\$307.50	Includes Zoning Certificate, Occupancy Certificate and 3% BBS fee; does not include any incurred City costs
Numbering – Building/Unit <i>Per address</i>	\$25.00	
Occupancy Certificate <i>Per structure/tenant space/dwelling unit</i>		
<i>New/Revision</i> <i>One, two or three family dwelling</i>	\$50.50	\$151.50 additional if occupied before approved; includes 1% BBS fee
<i>OBC multi-family or commercial</i>	\$103.00	\$154.50 additional if occupied before approved; includes 3% BBS fee
<i>Change of Use</i> <i>OBC multi-family or commercial</i>	\$154.50	Includes 3% BBS fee
Park Fee <i>Per dwelling unit</i>	\$500.00	
Plan Revision <i>Per plan review</i>	15% of initial permit fee	No charge for minor revisions
Permit Reinstatement <i>Includes no revisions to construction documents</i>		
<i>One, two or three family dwelling</i>	\$50.50	Includes 1% BBS fee
<i>OBC multi-family or commercial</i>	\$51.50	Includes 3% BBS fee
Plumbing	As set by Franklin County Public Health	
Replacement Building Card		
<i>One, two or three family dwelling</i>	\$50.50	Includes 1% BBS fee
<i>OBC multi-family or commercial</i>	\$51.50	Includes 3% BBS fee

Roof	<i>One, two or three family dwelling</i>	\$50.50	Includes 1% BBS fee
	<i>OBC multi-family or commercial</i>	\$154.50	Includes 3% BBS fee
Shed	<i>Per shed</i>		
	<i>One, two or three family dwelling (Up to 200 square feet)</i>	\$35.00	Includes Zoning Certificate
	<i>OBC multi-family or commercial (Up to 120 square feet)</i>	\$75.00	Includes Zoning Certificate
Shoring of Buildings	<i>Per building</i>		
	<i>One, two or three family dwelling</i>	\$50.50	Includes 1% BBS fee
	<i>OBC multi-family or commercial</i>	\$51.50	Includes 3% BBS fee
Sidewalk Installation in Right-of-Way		\$50.00	No permit or fee required for sidewalk replacement
Signs – OBC Multi-Family or Commercial	<i>Freestanding sign</i>	\$154.50	Zoning fees additional; Includes 3% BBS fee
	<i>Marquees, awnings & canopies</i>	\$46.35	Zoning fees additional; Includes 3% BBS fee
Solar Energy System	<i>Per building</i>		
	<i>One, two or three family dwelling</i>	\$111.00	Includes Zoning Certificate and 1% BBS fee
	<i>OBC multi-family or commercial</i>	\$565.00	Includes Zoning Certificate and 3% BBS fee
Swimming Pool	<i>One, two or three family dwelling Above Ground</i>	\$60.00	Includes Zoning Certificate
	<i>In-Ground</i>	\$210.00	Includes Zoning Certificate
	<i>OBC Multi-Family or Commercial</i>	\$256.00	Includes Zoning Certificate and 3% BBS fee

Tents <i>(Open sides totaling more than 700 square feet; Closed sides totaling more than 400 square feet. Can be one tent or multiple tents.)</i> <i>OBC Multi-Family or Commercial</i>	\$101.50	No charge for one, two or three family dwellings Includes Zoning Certificate and 3% BBS fee
Temporary Structures <i>OBC Multi-Family or Commercial</i>	\$307.50	Includes Zoning Certificate and 3% BBS fee
Warehouse Racking	\$257.50	Includes 3% BBS fee
Wireless Communication Facility New Communication Tower	\$307.50	Includes Zoning Certificate, Occupancy Certificate and 3% BBS fee
Antenna	\$256.00	

Footnotes:

- Permit fees for individual condominiums of a multi-family building of four or more units for alterations and replacement of electrical and HVAC systems shall be computed as one, two or three family dwelling fees.
- The 1% Ohio Board of Building Standards (BBS) fee shall be included for all one, two and three family dwelling permits approved under the Residential Code of Ohio.
- The 3% Ohio Board of Building Standards (BBS) fee shall be included for all commercial and multi-family buildings of four or more units approved under the Ohio Building Code.

**CITY OF GAHANNA
ZONING FEE SCHEDULE
Valid beginning March 4, 2008**

Authority to assess such fees is contained within City Code Chapter 135. Rates are subject to change. Please note that this fee schedule is intended to be a guide for information only. All fees are due and payable at time of submission and are non-refundable.

CATEGORY	BASE FEE	ADDITIONAL FEE
Certificate of Appropriateness- <i>New Business</i>		
<i>New</i>	\$50.00	\$.01 per sq foot
<i>Amended</i>	\$25.00	\$.01 per sq foot
Conditional Use		
<i>New</i>	\$100.00	
<i>Amended</i>	\$50.00	
Fence	\$25.00	
Final Development Plan/ Outline Development Plan/ Plan of Development/ ROD Development Plan		
<i>New</i>	\$500.00	
<i>Amended</i>	\$250.00	
Final Plat	\$250.00	
Flood Plain Use	\$50.00	
Home Occupation	\$50.00	
Preliminary Plat		
<i>Up to 50 Acres</i>	\$500.00	\$10.00 per each additional acre
Refund		
<i>Per Refund</i>	\$25.00	
Signs		
Application	\$50.00	
Certificate of Appropriateness (Commercial)		
<i>One-Tenant</i>	\$35.00	
<i>Multi-Tenant</i>	\$50.00	
Temporary Signage		Permit required (except in R.I.D.)
<i>Freestanding</i>	\$0.00	
<i>Promo Banner</i>		
<i>Wall Sign</i>		
Subdivision without Plat		
<i>Residential</i>	\$75.00	
<i>All Other Districts</i>	\$150.00	
Variance		
<i>Single Family- New</i>	\$150.00	
<i>Single Family-Amended</i>	\$75.00	
<i>All Other Districts- New</i>	\$300.00	
<i>All Other Districts- Amended</i>	\$150.00	
PERSONAL WIRELESS SERVICE FACILITY	\$2,000.00	
Zoning Certificate		
<i>Single-Family</i>	\$10.00	

<i>All Other Districts</i>	\$50.00	
Zoning Amendment <i>Up to First Acre</i>	\$400.00	\$50.00 each additional acre; \$1,000.00 max