



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0009-2024

File Number: ORD-0009-2024

AN ORDINANCE TO AMEND THE CITY OF GAHANNA BUILDING AND ZONING FEE SCHEDULE

WHEREAS, on August 1, 2022, the City Council last amended the Building and Zoning fee schedule through ORD-0038-2022; and

WHEREAS, the Administration proposes revising the Building and Zoning fee schedule to account for process changes associated with the updated Zoning Code (ORD-0007-2024); and

WHEREAS, changes are required for Development Plan and Preliminary Plat fees, Fence and Floodplain permits, and adding the Master Sign Permit fee to the schedule.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That the Building and Zoning fee schedule is hereby amended and adopted as set forth in EXHIBIT A, attached hereto and made a part herein.

Section 2. That this Ordinance shall be in full force and effect upon final passage by this Council and 30 days after signature of approval by the Mayor.

At a regular meeting of the City Council on April 1, 2024, a motion was made by Schnetzer, seconded by Weaver, that this Ordinance be Adopted. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes;
Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, yes

President Merisa K. Bowers
Merisa K. Bowers

Date 4/1/24

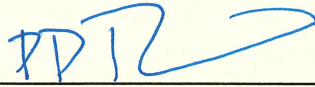
Attest by Jeremy A. VanMeter
Jeremy A. VanMeter
Clerk of Council

Date 4/1/2024

Approved by the Mayor Laurie A. Jadwin
Laurie A. Jadwin

Date 4.1.24

Approved as to Form



Priya D. Tamilarasan
City Attorney

Date

4/1/24



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 along with zoning applications and processing.

All fees are non-refundable

BUILDING FEE SCHEDULE

OBC COMMERCIAL / MULTI-FAMILY (4 OR MORE UNITS)

CATEGORY	BASE FEE	COMMENTS
BUILDING PERMITS		
NEW CONSTRUCTION/ADDITION	See Attachment A.	Includes 10 inspections.
TENANT FINISH/ALTERATION (If cost of improvement is greater than \$5,000)	\$1,200.00	Includes 2 inspections.
LIMITED SCOPE TENANT FINISH/ALTERATION (If cost of improvement is less than or equal to \$5,000)	\$200.00	Includes 1 inspection.
PLAN REVISION (After plan approval)	\$300.00	
CERTIFICATE OF OCCUPANCY	\$100.00	Includes 1 inspection.
CHANGE OF USE	\$200.00	Includes 1 inspection.
BLEACHERS	\$500.00	Includes 3 inspections.
DECK	\$100.00	Includes 3 inspections.
DEMOLITION	\$100.00	Includes 1 inspection.
FIRE PROTECTION SYSTEM		
Fire Alarm (0-10 devices)	\$300.00	Includes 2 inspections.
Fire Alarm (11-20 devices)	\$700.00	Includes 2 inspections.
Fire Alarm (21 or more devices)	\$1,100.00	Includes 2 inspections.
Sprinkler System (0-10 devices)	\$300.00	Includes 2 inspections.
Sprinkler System (11-20 devices)	\$700.00	Includes 2 inspections.
Sprinkler System (21 or more devices)	\$1,500.00	Includes 2 inspections.
Underground Piping	\$300.00	Includes 2 inspections.
Kitchen Hood & Other Alternative Fire Extinguishing Systems	\$200.00	Includes 2 inspections.
GARAGE (Detached: misc. and utility structures)	\$300.00	Includes 5 inspections.
PERMIT REINSTATEMENT (Does not include revisions to construction documents)	\$50.00	
REPLACEMENT BUILDING CARD	\$50.00	
ROOFING - ice guard required select options below:		
Tear off & re-roof	\$150.00	Includes 2 inspections.
Sheathing repair/replacement	\$150.00	Includes 2 inspections.
Roof over (allowed 1x per RCO)	\$150.00	Includes 2 inspections.
SHED (120s.f. or less, over 120s.f. see commercial garage)	\$100.00	Includes 1 inspection.
SOLAR ENERGY SYSTEM – COMMERCIAL	\$500.00	Includes 2 inspections.
SWIMMING POOL	\$300.00	Includes 2 inspections.

TEMPORARY STRUCTURE	\$300.00	Includes 2 inspections.
TENTS (Open sides totaling more than 700 sq.ft.; closed sides totaling more than 400 sq.ft. Can be one tent or multiple tents.)	\$100.00	Includes 1 inspection.
WAREHOUSE RACKING	\$250.00	Includes 1 inspection.
WIRELESS COMMUNICATION FACILITY (PWSF)	\$500.00	Includes 3 inspection.
WIRELESS COMMUNICATION (PWSF) CO-LOCATION	\$250.00	Includes 1 inspection.
ELECTRICAL / OTHER PERMITS		
NEW CONSTRUCTION/ADDITION/ALTERATION/FIRE REHAB	\$600.00	Includes 3 inspections.
TEMPORARY ELECTRIC	\$150.00	Includes 1 inspection.
SWIMMING POOL IN-GROUND	\$200.00	Includes 3 inspections.
MINOR LIMITED SCOPE (Not to be used with New Construction/Addition/Alteration/Fire Rehab) (Examples: above ground swimming pool, site lighting, building signage, transformers, sub panels, safety switches, disconnects, generators, fountain, additional or replacement service, and underground installation only)	\$150.00	Includes 2 inspections.
GAS PERMITS		
GAS PIPING	\$200.00	Includes 2 inspections.
HVAC PERMITS		
NEW BUILDS/ADDITIONS/ALTERATIONS	\$500.00	Includes 2 inspections.
MINOR LIMITED SCOPE (Examples: replacements and new units, duct work extension/alteration, chimney replacement or new vent, and prefab fireplace/wood burning stove)	\$150.00	Includes 1 inspection.

OBC RESIDENTIAL (1, 2, OR 3 FAMILY DWELLINGS)		
CATEGORY	BASE FEE	COMMENTS
BUILDING PERMITS		
NEW CONSTRUCTION	\$1,895.00	Includes 10 inspections.
ADDITION	\$300.00	Includes 5 inspections.
ALTERATION	\$250.00	Includes 3 inspections.
PLAN REVISION (New Home) (After approval)	\$150.00	
CERTIFICATE OF OCCUPANCY	\$50.00	Includes 1 inspection.
DECK	\$100.00	Includes 3 inspection.
DEMOLITION	\$100.00	Includes 1 inspections.
FIRE PROTECTION SYSTEM		
Fire Alarm	\$200.00	Includes 2 inspections.
Sprinkler System	\$200.00	Includes 2 inspections.
GARAGE (Detached: misc. and utility structures)	\$250.00	Includes 5 inspections.
PERMIT REINSTATEMENT (Includes no revisions to construction documents)	\$50.00	
REPLACEMENT BUILDING CARD	\$50.00	
ROOFING (ice guard required) select options below:		
Tear off & re-roof	\$75.00	Includes 2 inspections.
Sheathing repair/replacement	\$75.00	Includes 2 inspections.

Roof over (allowed 1x per RCO)	\$75.00	Includes 2 inspections.
SOLAR ENERGY SYSTEM – RESIDENTIAL	\$100.00	Includes 1 inspection.
SWIMMING POOL – ABOVE GROUND	\$100.00	Includes 1 inspection.
SWIMMING POOL – IN GROUND	\$200.00	Includes 2 inspections.
ELECTRICAL / OTHER PERMITS		
NEW CONSTRUCTION/FIRE REHAB	\$500.00	Includes 2 inspections.
ALTERATIONS/ADDITIONS	\$100.00	Includes 2 inspections.
TEMPORARY ELECTRIC	\$150.00	Includes 1 inspection.
SWIMMING POOL IN-GROUND	\$200.00	Includes 3 inspections.
MINOR LIMITED SCOPE (Not to be used with New Construction/Addition/Alteration/Fire Rehab) (Examples: above ground swimming pool, additional or replacement service, and generators)	\$100.00	Includes 1 inspection.
GAS PERMITS		
GAS PIPING	\$100.00	Includes 2 inspections.
HVAC PERMITS		
NEW BUILDS/ADDITIONS	\$450.00	Includes 2 inspections.
MINOR LIMITED SCOPE (Examples: single unit replacements and new units, duct work extension/alteration, chimney replacement or new vent, and prefab fireplace/wood burning stove, walk-in coolers & freezers)	\$100.00	Includes 2 inspections.
INSPECTION – AFTER HOURS	\$200.00	Per hour of inspection.
INSPECTION – ADDITIONAL/REINSPECTION	\$150.00	For any inspection not included with the original permit that can be performed during normal work hours. No refunds. Per hour of inspection.

MISCELLANEOUS PERMITS		
CATEGORY	BASE FEE	COMMENTS
BOARD OF BUILDING APPEALS HEARING	\$200.00	Includes 1 meeting.
MOVING STRUCTURE	\$300.00	Includes 2 inspections.
RETAINING WALL	\$100.00	Includes 2 inspections.
SHORING OF BUILDINGS	\$100.00	Includes 2 inspections.
NUMBERING – BUILDING/UNIT	\$50.00	Per address.
PARK FEE	\$500.00	Per dwelling unit.
PLUMBING	As set by Franklin County Public Health	

Footnotes:

*Permit fees for individual condominiums of a multi-family building of four or more units for alteration and replacement of electrical, gas piping, and HVAC systems shall be computed as one, two or three family dwelling fees.

*The 1% Ohio Board of Building Standards (BBS) fees shall be included for all one, two and three family dwelling permits approved under the Residential Code of Ohio. These fees are already included within the permit fee except for the plumbing permit fees - which has the fees added.

*The 3% Ohio Board of Building Standards (BBS) fees shall be included for all commercial and multi-family buildings of four or more units approved under the Ohio Building Code. These fees are already included within the permit fee except for the plumbing permit fees - which has the fees added.

*Authority to assess such fees is contained within City Code Chapter 135.

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

ZONING FEE SCHEDULE

ZONING PERMITS AND APPLICATIONS		
CATEGORY	FEE	COMMENTS
CONDITIONAL USE PERMIT	\$200.00	
DESIGN REVIEW	\$100.00	
DEVELOPMENT PLAN Final Development Plan/Outline Development Plan/Plan of Development/ROD Development Plan	\$1,000.00	
<i>Major</i>	\$1,000.00	
<i>Minor</i>	\$250.00	
FENCE PERMIT		
<i>Fence height 6 feet or below</i>	\$50.00 \$25.00	
<i>Fence height over 6 feet tall</i>	\$100.00	Requires building plan review and inspection.
FINAL PLAT	\$700.00	
FLOOD PLAIN USE PERMIT		
<i>Residential</i>	\$150.00 \$100.00	
<i>All Other Districts</i>	\$300.00	
HOME OCCUPATION PERMIT	\$100.00	
MASTER SIGN PLAN	\$200.00	
PERSONAL WIRELESS SERVICE FACILITY & CO-LOCATION	\$2,000.00	
PRELIMINARY PLAT	\$700.00	
RENTAL PROPERTY REGISTRATION	\$50.00	
RENTAL PROPERTY REGISTRATION PERMIT		
<i>Single Family/Duplex</i>	\$100.00	
<i>Multifamily less than 10 units</i>	\$200.00	
<i>Multifamily 10-59 units</i>	\$400.00	
<i>Multifamily 60-99 units</i>	\$600.00	
<i>Multifamily 100 or more units</i>	\$800.00	
RETURNED CHECK FEE	\$25.00	
REZONING	\$1,500.00	
SHEDS (see also Zoning Certificate)	\$50.00	
SIGN PERMIT	\$100.00	Requires building plan review and inspection, where applicable.
SUBDIVISION WITHOUT PLAT		
<i>Residential</i>	\$150.00	
<i>All Other Districts</i>	\$350.00	
TREE REMOVAL PERMIT	\$100.00	
VARIANCE		
<i>Single Family</i>	\$250.00	
<i>All Other Districts</i>	\$500.00	
ZONING CERTIFICATE (Examples: sheds, pergola, outdoor kitchen, and freestanding deck under 200 sq.ft.)	\$50.00	
ZONING VERIFICATION LETTER	\$50.00	

Footnotes:

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

BUILDING DIVISION – FEE SCHEDULE
ATTACHMENT A
(for new buildings & additions)

Project Area (SF)			Permit Fees
0	to	5,000	\$1,500.00
5,001	to	6,000	\$1,650.00
6,001	to	7,000	\$1,800.00
7,001	to	8,000	\$1,950.00
8,001	to	9,000	\$2,100.00
9,001	to	10,000	\$2,250.00
10,001	to	11,000	\$2,400.00
11,001	to	12,000	\$2,550.00
12,001	to	13,000	\$2,700.00
13,001	to	14,000	\$2,850.00
14,001	to	15,000	\$3,000.00
15,001	to	16,000	\$3,150.00
16,001	to	17,000	\$3,300.00
17,001	to	18,000	\$3,450.00
18,001	to	19,000	\$3,600.00
19,001	to	20,000	\$3,750.00
20,001	to	21,000	\$3,900.00
21,001	to	22,000	\$4,050.00
22,001	to	23,000	\$4,200.00
23,001	to	24,000	\$4,350.00
24,001	to	25,000	\$4,500.00
25,001	to	26,000	\$4,650.00
26,001	to	27,000	\$4,800.00
27,001	to	28,000	\$4,950.00
28,001	to	29,000	\$5,100.00
29,001	to	30,000	\$5,250.00
30,001	to	31,000	\$5,400.00
31,001	to	32,000	\$5,550.00
32,001	to	33,000	\$5,700.00
33,001	to	34,000	\$5,850.00
34,001	to	35,000	\$6,000.00
35,001	to	36,000	\$6,150.00
36,001	to	37,000	\$6,300.00
37,001	to	38,000	\$6,450.00
38,001	to	39,000	\$6,600.00
39,001	to	40,000	\$6,750.00
40,001	to	41,000	\$6,900.00

Contact the Building Division, 614-342-4010 for fees related to projects larger than 41,000 S.F.