



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0025-2024

File Number: ORD-0025-2024

AN ORDINANCE ADOPTING AN UPDATED BUILDING AND ZONING FEE SCHEDULE; AND WAIVING SECOND READING

WHEREAS, on April 1, 2024, the City Council last amended the Building and Zoning fee schedule through ORD-0009-2024; and

WHEREAS, the Department of Planning proposes revisions to the Building and Zoning Fee Schedule to account for process improvements associated with implementing new permitting software, clarifying and consolidating permit types, and enhancing formatting; and

WHEREAS, these revisions are based on a review of internal permitting trends since 2018 and comparison with neighboring communities; and

WHEREAS, the building permit types are consolidated into new Minor Limited Scope permits for residential and commercial, which includes bleachers, solar energy systems, temporary structures, retaining walls, shoring of building, and warehouse racking; and

WHEREAS, consolidating building permits will provide clarity to the schedule and consistency across the building and trade (electrical and HVAC) permits; and

WHEREAS, additional updates include relocating sheds to the zoning portion of the fee schedule; eliminating contractor registration, as it is no longer required; eliminating roofing permits due to lack of Ohio Building Code requirements and safety issues; and eliminating engineering-related fees for asphalt driveway, concrete approach, sidewalk, and escrow; and

WHEREAS, the Department recommends increases to certain fees, such as a Commercial Deck permit fee increases to account for reviews and inspections, Electrical Alterations and Minor Limited Scope increases to provide consistency across electrical trade permits, and increases for inspections to align with standard practices and support development trends in the City; and

WHEREAS, the Administration requests waiver of second reading in order to allow the effective date of the Ordinance to coincide with the City's new permitting software launch.

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 adopted as recommended in EXHIBIT A, attached hereto and made a part herein.

Section 2. That the second reading is hereby waived.

Section 3. That this Ordinance shall be in full force and effect after passage by this Council and 30 days after date of signature of approval by the Mayor.

At a regular meeting of the City Council on April 15, 2024, a motion was made by Weaver, seconded by Schnetzler, that the second reading of this Ordinance be Waived. The vote was as follows:

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

A motion was made by Weaver, seconded by Jones, 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. Schnetzler, yes; Mr. Weaver, yes.

President Merisa K Bowers
Merisa K. Bowers

Date 4/15/24

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

Date 4/15/2024

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

Date 4.15.2024

Approved as to Form PDT
Priya D. Tamilarasan
City Attorney

Date 4/15/24



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 along with zoning applications and processing.

Effective TBD
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 4 2 inspections
LIMITED SCOPE TENANT FINISH/ALTERATION (If cost of improvement is less than or equal to \$5,000)	\$200.00	Includes 2 1 inspections
PLAN REVISION (After plan approval)	\$300.00	
CERTIFICATE OF OCCUPANCY	\$100.00	Includes 2 1 inspections
CHANGE OF USE	\$200.00	Includes 2 1 inspections
BLEACHERS	\$500.00	Includes 3 inspections
DECK	\$300.00 \$100.00	Includes 4 3 inspections
DEMOLITION	\$100.00	Includes 1 inspection
FIRE PROTECTION SYSTEM		
<i>Fire Alarm (0-10 devices)</i>	\$300.00	Includes 2 inspections
<i>Fire Alarm (11-20 devices)</i>	\$700.00	Includes 2 inspections
<i>Fire Alarm (21 or more devices)</i>	\$1,100.00	Includes 2 inspections
<i>Sprinkler System (0-10 devices)</i>	\$300.00	Includes 2 inspections
<i>Sprinkler System (11-20 devices)</i>	\$700.00	Includes 2 inspections
<i>Sprinkler System (21 or more devices)</i>	\$1,500.00	Includes 2 inspections
<i>Underground Piping</i>	\$300.00	Includes 2 inspections
<i>Kitchen Hood & Other Alternative Fire Extinguishing Systems</i>	\$200.00	Includes 2 inspections
GARAGE (Detached: misc. and utility structures)	\$300.00	Includes 6 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 (1-20s.f. or less, over 1-20s.f. see commercial garage)	\$100.00	Includes 1 inspection
SOLAR ENERGY SYSTEM — COMMERCIAL	\$500.00	Includes 2 inspections

SWIMMING POOL	\$300.00	Includes 42 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 2+ inspections
WAREHOUSE RACKING	\$250.00	Includes 1 inspection
WIRELESS COMMUNICATION FACILITY (PWSF)	\$500.00	Includes 43 inspections
WIRELESS COMMUNICATION (PWSF) CO-LOCATION	\$250.00	Includes 2+ inspections
MINOR LIMITED SCOPE - COMMERCIAL (Examples: bleachers, temporary structures, relocated structures, retaining walls, shoring of buildings, solar energy systems, warehouse racking)	\$400.00	Includes 2 inspections, cannot be used with other building permits.
ELECTRICAL / OTHER PERMITS		
NEW CONSTRUCTION/ADDITION/ALTERATION/FIRE REHAB	\$600.00	Includes 43 inspections
TEMPORARY ELECTRIC	\$150.00	Includes 2+ inspections
SWIMMING POOL IN-GROUND	\$200.00	Includes 43 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, underground installation only, and solar energy systems)	\$150.00	Includes 2 inspections, cannot be used with other electrical permits.
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 2+ inspections

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 65 inspections
ALTERATION	\$250.00	Includes 43 inspections
PLAN REVISION (New Home) (After approval)	\$150.00	
CERTIFICATE OF OCCUPANCY	\$50.00	Includes 2+ inspections
DECK	\$100.00	Includes 43 inspections
DEMOLITION	\$100.00	Includes 1 inspection
FIRE PROTECTION SYSTEM		
	<i>Fire Alarm</i>	\$200.00
	<i>Sprinkler System</i>	\$200.00
GARAGE (Detached: misc. and utility structures)	\$250.00	Includes 65 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 2+ inspection
SWIMMING POOL – IN GROUND	\$200.00	Includes 2 inspections
MINOR LIMITED SCOPE - RESIDENTIAL (Examples: relocated structures, retaining walls, shoring of buildings, solar energy systems)	\$150.00	Includes 2 inspections, cannot be used with other building permits.
ELECTRICAL / OTHER PERMITS		
NEW CONSTRUCTION/FIRE REHAB	\$500.00	Includes 2 inspections
ALTERATIONS/ADDITIONS	\$150.00 100.00	Includes 2 inspections
TEMPORARY ELECTRIC	\$150.00	Includes 2+ inspections
SWIMMING POOL IN-GROUND	\$200.00	Includes 43 inspections
MINOR LIMITED SCOPE (Not to be used with New Construction/Addition/Alteration/Fire Rehab) (Examples: above ground swimming pool, additional or replacement service, generators, and solar energy systems)	\$150.00 100.00	Includes 2+ inspections, cannot be used with other electrical permits.
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
CONTRACTOR ANNUAL REGISTRATION (Per contractor, must provide proof of insurability & applicable registration materials)	\$100.00	Per Year
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
DEMOLITION (Commercial / multi-family or residential)	\$100.00	Includes 2 inspections
INSPECTION – AFTER HOURS	\$200.00	Per hour of inspection.

INSPECTION – ADDITIONAL/REINSPECTION	\$150.00	Per hour of inspection, for any inspection not included with the original permit. This is performed during normal work hours.
PARK FEE	\$500.00	Per dwelling unit as defined in City Code Section 135.10.
PERMIT REINSTATEMENT (Commercial / multi-family and residential)	\$50.00	Does not include revisions to construction documents.
REPLACEMENT BUILDING CARD (Commercial / multi-family and residential)	\$50.00	
PLUMBING	As set by Franklin County Public Health	
ESCROW		
ASPHALT DRIVEWAY PER SQUARE YARD	\$12.50	
CONCRETE APPROACH/DRIVEWAY PER SQUARE YARD	\$73.50	
SIDEWALK PER SQUARE FOOT	\$6.75	

Footnotes:

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

Per City Code Section 1312.02, work for which a permit is required and is started, prior to obtaining such permit, the fees shall be doubled. The payment of double fees shall not relieve any persons from fully complying with all applicable requirements.

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 (RCO). These fees are in addition to the base fee provided in this schedule. ~~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 (OBC). These fees are in addition to the base fee provided in this schedule. ~~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. Rates are subject to change. Please note that this fee schedule is intended as a guide for information only. All fees are due when the permit is issued and are non-refundable.

~~*All fees are non-refundable subject to City Code Chapter 135.~~

ZONING FEE SCHEDULE

ZONING PERMITS AND APPLICATIONS		
CATEGORY	FEE	COMMENTS
CONDITIONAL USE DEVELOPMENT PLAN	\$200.00	
<i>Major</i>	\$1,000.00	
<i>Minor</i>	\$250.00	
FENCE PERMIT		
<i>Fence height 6 feet or below</i>	\$50.00	
<i>Fence height over 6 feet</i>	\$100.00	Requires building plan review and inspection.
FINAL PLAT	\$700.00	
FLOOD PLAIN USE PERMIT		
<i>Residential</i>	\$150.00	
<i>All Other Districts</i>	\$300.00	
HOME OCCUPATION PERMIT	\$100.00	
MASTER SIGN PLAN	\$200.00	
NUISANCE ABATEMENT CODE APPEAL	\$50.00	
PERSONAL WIRELESS SERVICE FACILITY & CO-LOCATION	\$2,000.00	
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	
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.

Per City Code Section 1121.02, work for which a permit or approval is required and is started, prior to obtaining such permit or approval, the fees shall be doubled.

**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.