



**CITY OF GAHANNA**  
 DEPARTMENT OF PLANNING & DEVELOPMENT  
**DEVELOPMENT FEE SCHEDULE**

**Building Fees**

Valid beginning January 1, 2016

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.

Authority to assess such fees is contained within City Code Chapter 148.

All fees are non-refundable subject to City Code Chapter 148.

CATEGORY	BASE FEE	COMMENTS
<b>Additions – One, Two or Three Family Dwelling</b> <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
<b>Alterations – One, Two OR Three Family Dwelling</b>	\$126.25 0 – 500 square feet  \$176.25 501 square feet and above	Includes Occupancy Certificate and 1% BBS fee
<b>Alterations – Individual Condominium Units in                      Multi-Family Buildings</b>	\$128.75 0 – 500 square feet  \$180.25 501 square feet and above	Includes Occupancy Certificate and 3% BBS fee
<b>Alterations – OBC Multi-Family OR Commercial</b> <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

<b>Bleachers</b>	<i>Alterations</i>	\$153.00 Up to \$1,000.00 of alteration	2% of alteration costs above \$1,000; \$500 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; \$1,000 maximum; includes Zoning Certificate and 3% BBS fee
<b>Board of Building Standards Appeal</b>		\$206.00	Includes 3% BBS fee
<b>Building – One, Two or Three Family Dwelling</b> <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
<b>Building – OBC Multi-Family or Commercial New or Addition</b>			
	<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
<b>Contractor Annual Registration</b> <i>Per contractor</i>		\$65.00	Must provide proof of insurability and applicable registration materials
<b>Deck</b>		\$75.65	Includes Zoning Certificate and 1% BBS fee
<b>Demolition</b> <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

<b>Driveway Approach/Curb Cuts</b> <i>Per driveway approach/curb cut</i>	\$50.00	
<b>Electrical – One, Two or Three Family Dwelling</b>		
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	
<b>Electrical – OBC Multi-Family or Commercial (Base fees do not include electrical service or temporary electrical service.)</b>		
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

<p>Temporary Electric Service (For tree lot, carnival, etc.)</p> <p><i>For the first lot/tent</i></p>	\$200.00	\$50.00 per each additional lot or tent
<p>Transformers, Sub-Panels, Safety Switches, or Disconnects (Other than at main distribution equipment)</p> <p><i>Per unit</i></p>	\$30.00	Up to 6 then \$15.00 each
Underground Installation Only	\$75.00	
<p><b>Escrow</b></p> <p>Asphalt Driveway</p> <p>Concrete Approach/Driveway <i>Per square yard</i></p> <p>Sidewalk <i>Per square foot</i></p>	<p>\$10.00</p> <p>\$38.00</p> <p>\$6.30</p>	
<b>Fences Over 6 Feet High</b>	\$61.05	Includes fence permit and 3% BBS fee
<p><b>Fire Protection Systems – OBC Multi-Family or Commercial</b></p> <p>Fire Alarm System <i>First 1,000 square feet</i></p> <p>Sprinkler System (or Alternate System) <i>First 1,000 square feet</i></p> <p><i>Per kitchen hood and exhaust duct</i></p> <p>Underground Piping</p>	<p>\$154.50</p> <p>\$154.50</p> <p>\$154.50</p> <p>\$257.50</p>	<p>\$.03 each additional square foot of fire alarm system; \$5,000 maximum; includes 3% BBS fee.</p> <p>\$.03 each additional square foot of sprinkler system; \$5,000 maximum; includes 3% BBS fee.</p> <p>Includes 3% BBS fee</p> <p>Includes 3% BBS fee</p>

<p><b>Garages (Detached)</b> <i>Per structure</i></p> <p>One, Two or Three Family Dwelling <i>Up to 200 square feet</i> <i>Greater Than 200 square feet</i></p> <p>OBC Multi-Family or Commercial <i>Up To 120 square feet</i> <i>121 – 400 square feet</i></p>	<p>\$35.00 \$212.00</p> <p>\$75.00 \$307.50</p>	<p>Includes Zoning Certificate and 1% BBS fee</p> <p>Includes Zoning Certificate and 3% BBS fee</p>
<p><b>Gas Piping – One, Two or Three Family Dwelling</b> <i>Per unit</i></p>	<p>\$75.75</p>	<p>Includes 1% BBS fee</p>
<p><b>Gas Piping – OBC Multi-Family or Commercial</b> <i>Up to 3 connections</i></p>	<p>\$97.85</p>	<p>\$20.60 each additional connection; includes 3% BBS fee</p>
<p><b>HVAC – One, Two or Three Family Dwelling</b></p>		
<p>Chimney Replacement or New Vent <i>Per chimney/vent</i></p> <p>Metal Masonry</p>	<p>\$50.00 \$100.00</p>	
<p>Ductwork Extension/Alteration</p>	<p>\$75.00</p>	
<p>New Construction/Additions  <i>First 1,000 square feet</i></p>	<p>\$150.00</p>	<p>Includes furnace and A/C units, fireplaces &amp; stoves</p> <p>\$.10 each additional square foot excluding unfinished basements</p>
<p>Single Furnace or AC Unit New or Replacement, Prefabricated Fireplace, Coal or Wood Burning Stove  <i>Per device</i></p>	<p>\$50.00</p>	<p>Each combination furnace &amp; AC unit is one replacement</p>

<b>HVAC – OBC Multi-Family or Commercial</b>		
<p>New Construction/Additions <i>Up to first 1,000 square feet</i></p> <p>Warehouse Areas or Building Shell <i>Up to first 1,000 square feet</i></p>	<p>\$180.00</p> <p>\$180.00</p>	<p>Includes rooftop units and restroom exhaust fans</p> <p>\$.10 per additional square foot</p> <p>\$.05 per additional square foot (includes initial tenant build-out of building)</p>
<p>Replacements and New Units <i>First fixture</i></p>	<p>\$75.00</p>	<p>Furnace &amp; AC units are separate fixtures; \$35 each additional fixture; includes restroom exhaust fans.</p>
<p>Ductwork Extension/Alteration <i>Up to first 5,000 square feet</i></p>	<p>\$75.00</p>	<p>\$.03 per additional square foot (does not include initial build-out of tenant spaces or HVAC unit replacement); includes walk-in coolers/freezers</p>
<p>All Other Common Ventilation Systems <i>Per system</i></p>	<p>\$75.00</p>	
<p>Kitchen Exhaust Hood &amp; Duct <i>Per hood</i> <i>Commercial Kitchen Type i</i></p> <p><i>Type ii</i></p>	<p>\$200.00</p> <p>\$100.00</p>	
<p>Hazardous Exhaust System <i>Per system</i></p>	<p>\$200.00</p>	
<p>Chimney Replacement or New Vent <i>Per chimney/vent</i></p> <p>Metal Masonry</p>	<p>\$75.00</p> <p>\$150.00</p>	
<p>Prefabricated Fireplace, Coal, or Wood Burning Stove <i>Per device</i></p>	<p>\$75.00</p>	

<b>Inspection – After Hours</b> <i>Per inspection</i>	\$200.00	\$100 each additional hour after first 2 hours; does not include BBS fee
<b>Inspection – Reinspection</b>	No fee	\$100 each additional after second failed inspection
<b>Moving Structure</b> <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
<b>Numbering – Building/Unit</b> <i>Per address</i>	\$25.00	
<b>Occupancy Certificate</b> <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
<b>Park Fee</b> <i>Per dwelling unit</i>	\$500.00	
<b>Plan Revision</b> <i>Per plan review</i>	15% of initial permit fee	No charge for minor revisions

<b>Permit Reinstatement</b> <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
<b>Plumbing</b>	As set by Franklin County Public Health	
<b>Replacement Building Card</b>		
<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
<b>Roof</b>		
<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
<b>Shed</b>		
<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
<b>Shoring of Buildings</b>		
<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
<b>Sidewalk Installation in Right-of-Way</b>	\$50.00	No permit or fee required for sidewalk replacement
<b>Signs – OBC Multi-Family or Commercial</b>		
<i>Freestanding sign</i>	\$154.50	Zoning fees additional; Includes 3% BBS fee
<i>Marquees, awnings &amp; canopies</i>	\$46.35	Zoning fees additional; Includes 3% BBS fee



<b>Solar Energy System</b>	<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
<b>Swimming Pool</b>	<i>Above Ground</i>	\$60.00	Includes Zoning Certificate
	<i>In-Ground</i>	\$210.00 (Residential)	Includes Zoning Certificate
		\$256.00 (Commercial)	Includes Zoning Certificate and 3% BBS fee
<b>Tents &amp; Temporary Structures</b>			
	<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>		No charge for one, two or three family dwellings
	<i>OBC Multi-Family or Commercial</i>	\$101.50	Includes Zoning Certificate and 3% BBS fee
<b>Warehouse Racking</b>		\$257.50	Includes 3% BBS fee
<b>Wireless Communication Facility</b>			
	New Communication Tower	\$307.50	Includes Zoning Certificate, Occupancy Certificate and 3% BBS fee
	Antenna	\$256.00	BBS fee

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.
- Ohio Board of Building Standards (BBS) fees for all one, two and three family dwelling permits shall be 1%.
- Ohio Board of Building Standards (BBS) fees for all commercial and multi-family buildings of four or more units shall be 3%.