



CITY OF GAHANNA
 DEPARTMENT OF PLANNING & DEVELOPMENT
DEVELOPMENT FEE SCHEDULE

Building Fees

Valid beginning February 1, 2015

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
Additions – One, Two OR Three Family Dwelling <i>Per dwelling</i>	\$161.50 0 – 1,000 SF \$212.00 1,001 SF AND ABOVE	INCLUDES ZONING CERTIFICATE, OCCUPANCY CERTIFICATE AND 1% BBS FEE
Alterations – One, Two OR Three Family Dwelling	\$126.25 0 – 500 SF \$176.25 501 SF AND ABOVE	INCLUDES OCCUPANCY CERTIFICATE AND 1% BBS FEE
ALTERATIONS – INDIVIDUAL CONDOMINIUM UNITS IN MULTI-FAMILY BUILDINGS	\$128.75 0 – 500 SF \$180.25 501 SF 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

<p>BLEACHERS</p> <p>(ALTERATIONS)</p> <p>(NEW OR ADDITION)</p>	<p>\$153.00 UP TO \$1,000.00 OF ALTERATION</p> <p>\$565.00 0 – 5,000 SF</p>	<p>2% OF ALTERATION COSTS ABOVE \$1,000; \$500 MAXIMUM; INCLUDES ZONING CERTIFICATE AND 3% BBS FEE</p> <p>\$.15 PER SQUARE FOOT ABOVE 5,000; \$1,000 MAXIMUM; INCLUDES ZONING CERTIFICATE AND 3% BBS FEE</p>
<p>Building – One, Two OR Three Family Dwelling <i>Per dwelling unit</i></p>	<p>\$1,212.00</p>	<p>Park fee, occupancy certificate, sidewalk permit, driveway permit, numbering permit, and zoning certificate ADDITIONAL; INCLUDES 1% BBS FEE</p>
<p>Building – OBC Multi-Family OR Commercial New or Addition</p> <p><i>MULTI-FAMILY</i></p> <p><i>COMMERCIAL</i></p>	<p>\$1,500.00 PER STRUCTURE + \$200.00 PER DWELLING UNIT</p> <p>\$1,500.00 PER STRUCTURE UP TO 5,000 SF</p>	<p>PARK FEE IF APPLICABLE, OCCUPANCY CERTIFICATE, SIDEWALK PERMIT, DRIVEWAY PERMIT, NUMBERING PERMIT AND ZONING CERTIFICATE ADDITIONAL; DOES NOT INCLUDE 3% BBS FEE</p> <p>\$.15 per additional square foot ABOVE 5,000 and a zoning certificate</p>
<p>Contractor Annual Registration <i>Per contractor</i></p>	<p>\$65.00</p>	<p>MUST PROVIDE proof of insurability and applicable registration materials</p>
<p>Deck</p>	<p>\$75.65</p>	<p>INCLUDES zoning certificate AND 1% BBS FEE</p>
<p>Demolition <i>Per structure</i></p> <p><i>ONE, TWO OR THREE FAMILY DWELLING</i></p> <p><i>OBC MULTI-FAMILY OR COMMERCIAL</i></p>	<p>\$101.00</p> <p>\$103.00</p>	<p>NO CHARGE FOR SHEDS</p> <p>INCLUDES 1% BBS FEE</p> <p>INCLUDES 3% BBS FEE</p>

Driveway Approach/Curb Cuts <i>Per driveway approach/curb cut</i>	\$50.00	
Electrical – One, Two OR Three Family Dwelling		
Temporary Electric <i>Up to 200 amperes</i>	\$110.00	\$.60 per additional ampere
Alteration/Replacement (Excluding fire rehab) Electrical Generators & Additions up to 500 Square Feet Gross Area & New Garages <i>Per dwelling unit</i>	\$75.00	Includes service upgrade and new service
New Construction & Fire Rehab <i>Up to first 1,000 square feet gross area and additions greater than 500 square feet gross area</i>	\$180.00	\$.10 per additional square foot; includes service upgrade and new service
Self-Contained Electric Heat <i>Per heating unit</i>	\$75.00	\$5.00 per additional heating unit
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 for each additional item
Bus Ducts <i>Per linear foot</i>	\$.55	
New Construction/Additions <i>Up to first 1,000 square feet</i>	\$180.00	\$.10 per additional square foot
Warehouse Areas or Building Shell and Initial Build- Out of Building Shell <i>Up to 1st 1,000 square feet</i>	\$180.00	\$.05 per additional square foot
Self-Contained Electric Heat <i>Per heating unit</i>	\$75.00	\$5.00 per additional heating unit
Site Lighting Installation and Building Signage Including Monument/Stand-Alone Signs <i>First unit</i>	\$50.00	\$10.00 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.) For the first lot/tent</i>	\$200.00	\$50.00 each additional lot or tent
Transformers, Sub-Panels, Safety Switches, or Disconnects <i>(other than at main distribution equipment)</i> <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 Fire Alarm System <i>First 1,000 square feet</i>	\$150.00	\$.03 each additional square foot of fire alarm system; \$5,000 maximum
Sprinkler System (or Alternate System) <i>First 1,000 square feet</i>	\$150.00	\$.03 each additional square foot of sprinklers; \$5000 maximum
<i>Per kitchen hood and exhaust duct</i>	\$150.00	
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 (Metal) Replacement or New Vent <i>Per chimney/vent</i>	\$35.00	
Ductwork Extension/Alteration	\$65.00	

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 <i>Per furnace/unit</i>	\$50.00	Each combination furnace & AC unit is one replacement
Prefabricated Fireplace, Coal or Wood Burning Stove <i>Per device</i>	\$75.00	
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 (Includes Restroom Exhaust Fans) <i>First fixture</i>	\$75.00	Furnace & AC units are separate fixtures; \$35 each additional fixture
Ductwork Extension/Alteration (Includes Walk-in Coolers/Freezers) <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)
All Other Common Ventilation Systems <i>Per system</i>	\$75.00	
Kitchen Exhaust Hood & Duct <i>Per hood</i> <i>Type i</i>	\$150.00	
<i>Type ii</i>	\$100.00	
Hazardous Exhaust System <i>Per system</i>	\$175.00	
Chimney (Metal) Replacement or Vent New <i>Per chimney/vent</i>	\$50.00	
Underground Installation	\$75.00	
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

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 - New/Revision <i>Per structure/tenant space/dwelling unit</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>	\$51.50	\$154.50 ADDITIONAL IF OCCUPIED BEFORE APPROVED; INCLUDES 3% BBS FEE
Park Fee <i>Per dwelling unit</i>	\$500.00	
Plan Revisions <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	
ROOF		
<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
Shed		
<i>Per shed</i>		
<i>ONE, TWO OR THREE FAMILY DWELLING (UP TO 200 SF)</i>	\$35.00	INCLUDES ZONING CERTIFICATE
<i>OBC MULTI-FAMILY OR COMMERCIAL (UP TO 120 SF)</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>MARQUEE, AWNINGS & CANOPIES</i>	\$46.35	ZONING FEES ADDITIONAL; INCLUDES 3% BBS FEE
Solar Energy System		
<i>Per building</i>		
One, Two OR Three Family Dwelling	\$111.00	INCLUDES ZONING CERTIFICATE AND 1% BBS FEE
OBC Multi-Family OR Commercial	\$565.00	INCLUDES ZONING CERTIFICATE AND 3% BBS FEE

Swimming Pool	<i>Above Ground</i>	\$60.50	INCLUDES ZONING CERTIFICATE AND 1% BBS FEE
	<i>In Ground</i>	\$212.00 (RESIDENTIAL)	INCLUDES ZONING CERTIFICATE AND 1% BBS FEE
		\$256.00 (COMMERCIAL)	INCLUDES ZONING CERTIFICATE AND 3% BBS FEE
Tents & Temporary Structures <i>(Open sides greater than 400 square feet; closed sides greater than 200 square feet)</i>			NO CHARGE FOR ONE, TWO OR THREE FAMILY DWELLINGS
	<i>Per tent</i>		
	<i>OBC MULTI-FAMILY OR COMMERCIAL</i>	\$101.50	INCLUDES ZONING CERTIFICATE AND 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.
- 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%.