

City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0038-2022

File Number: ORD-0038-2022

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

WHEREAS, the Council last amended the Building and Zoning Fee Schedule through ORD-0074-2021; and,

WHEREAS, to consolidate permits required by applicants, the Department of Public Service & Engineering has proposed eliminating two types of permits: driveway approach and sidewalk; and,

WHEREAS, based upon this proposal, the Department of Planning now seeks to modify the current Building and Zoning Fee Schedule to eliminate the related fees for driveway approach and sidewalk permits; and,

WHEREAS, the permitting, fees, and inspections of driveway approaches and sidewalks would instead become part of the Right-of-Way permit.

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 meeting of the City Council on August 1, 2022, a motion was made by Schnetzer, seconded by Angelou, that this Ordinance be Adopted. The vote was as follows:

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

President

Stephen A. Renner
Stephen A. Renner

Date

08/01/2022

Attest by

Jeremy A. VanMeter
Jeremy A. VanMeter
Clerk of Council

Date

8/1/2022

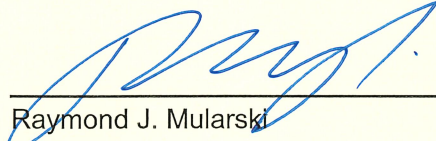
Approved by the Mayor

Laurie A. Jadwin
Laurie A. Jadwin

Date

8-1-2022

Approved as to Form



Raymond J. Mularski
City Attorney

Date

8-1-2022



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 FEE SCHEDULE

Effective August 2022

All fees are non-refundable

CATEGORY	BASE FEE	COMMENTS
BOARD OF BUILDING APPEALS HEARING	\$200.00	Includes 1 meeting.
BUILDING – OBC COMERCIAL/MULTI-FAMILY (4+ Units)		
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.
DRIVEWAY APPROACH (right-of-way permit required))	\$50.00	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.
SIDEWALK (new, in right-of-way (right-of-way permit required);- replacement does not require permit)-	\$50.00	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 S.F.; closed sides totaling more than 400 S.F. 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 - COMMERCIAL/MULTI-FAMILY		
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: swimming pool above ground; site lighting; building signage; transformers; sub panels; safety switches; disconnects; generator; fountain; additional or replacement service; underground installation only.	\$150.00	Includes 2 inspections.
GAS PIPING – OBC COMMERCIAL OR MULTI-FAMILY	\$200.00	Includes 2 inspections.
HVAC – OBC COMMERCIAL OR MULTI-FAMILY		
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; prefab fireplace/wood burning stove	\$150.00	Includes 1 inspection.

BUILDING– RESIDENTIAL (1, 2, or 3 Family Dwellings)		
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.
DRIVEWAY APPROACH (right-of-way permit required)	\$50.00	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.
SIDEWALK (new, in right-of-way (right-of-way permit required); replacement does not require permit)	\$50.00	Includes 1 inspection.
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 – RESIDENTIAL (1, 2 or 3 Family Dwelling)		
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) A96examples include: swimming pool above ground, additional or replacement service, and generator)	\$100.00	Includes 1 inspection.
GAS PIPING– RESIDENTIAL (1, 2, or 3 Family Dwelling)	\$100.00	Includes 2 inspections.
HVAC – RESIDENTIAL (1, 2 or 3Family Dwelling)		
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; 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		
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	
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 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 Chapter 135.

ZONING FEE SCHEDULE

CATEGORY	FEE	COMMENTS
Conditional Use	\$200.00	
Design Review	\$200.00	
Fence		
<i>Fence 6 foot or below</i>	\$25.00	
<i>Fence over 6 feet tall</i>	\$100.00	Requires building plan review and inspections
Final Development Plan/Outline Development Plan/Plan of Development/ROD Development Plan	\$1,000.00	
Final Plat	\$700.00	
Flood Plain Use	\$100.00	
Home Occupation	\$100.00	
Nuisance Abatement Code Appeal	\$50.00	
Personal Wireless Service Facility & Co-location	\$2,000.00	
Preliminary Plat	\$700.00	
Rental Property Registration	\$50.00	
Rental Property 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	
Signs	\$100.00	Building 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	\$50.00	
<i>(Sheds, Pergola, Outdoor Kitchen, Freestanding Deck under 200sq ft.)</i>		
Zoning Verification Letter	\$50.00	

Footnotes:

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.