

RESOLUTION No.

A Resolution adopting Building and Zoning
Fees and Permit Charges

Be It Resolved By the Trustees of Olmsted Township, that

WHEREAS, a necessity exists to amend the schedule of fees to be charged by the Building Commissioner for Building and Zoning Permits as authorized in Chapter 519 and 505 of the Ohio Revised Code.

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of Olmsted Township, State of Ohio, that the following schedule supercedes all previously established fees and is hereby adopted.

1. BUILDING PERMIT AND GENERAL FEES.

(a) Accessory (up to 200 sq.ft.)

Residential	\$ 40.00
Greater than 200 sq. ft. (plus .10 sq. ft.)	\$ 40.00 Min. \$60.00
Commercial (plus .10 sq. ft.)	\$100.00 Min. \$100.00

(b) Appeal. As specified and payable to the Board of Building Standards unless it is under the jurisdiction of the Olmsted Township then it is \$150.00

(c) Asphalt.

(1) Installation and repairs up to 3,000 sq. ft.	
Residential	\$40.00
Commercial	\$60.00
(2) For each 5,000 square feet or fraction thereof in excess of 3,000 sq. ft. Residential or Commercial	\$5.00

(d) Building Permit

(1) Addition	Residential	(See section 7.)
	Commercial	(See section 7.)
(2) New Building	Residential	(See section 7.)
	Commercial	(See section 7.)

(3) Remodeling building alterations and items not specified
\$10.00 per thousand dollars of total construction cost
Excluding the costs of extra ordinary fixtures and finishes.

Minimum Fee	
Residential	\$40.00
Commercial	\$100.00

(e) Certificate of Occupancy or Change of Use Group	
For existing structure	
Commercial	\$250.00
For each 1,000.00 sq. ft.	\$10.00
(f) Concrete.	
(1) For public and private sidewalks, aprons, patios, driveways and parking lots this is a single inspection permit	
Concrete Leveling	\$25.00
Residential	\$40.00
Commercial	\$60.00 plus
For each 1,000 square feet or fraction thereof in excess of 3,000 sq.ft.	\$5.00
(g) Decks.	
Residential	\$45.00
Commercial	\$65.00
(i) Demolition.	
One, two or three family dwellings including all Accessory structures	\$150.00
Accessory structures under 200 square feet	\$00.00
One two or three family accessory structures Over 200 square feet unless being immediately replaced.	\$75.00
Commercial	\$350.00 plus
For each 1,000 square feet or fraction thereof in excess of 3,000 sq.ft.	\$5.00
(j) Fence.	
Residential	\$25.00
Commercial	\$60.00
(k) Filling and grading(base fee)	
Residential (per lot)	\$40.00
Commercial	\$125.00
(Plus \$50.00 per acre)	
(l) Fireplace. (factory, masonry or gas logs)	
Residential	\$40.00
Commercial	\$60.00
(m) Moving a structure	
On same property	\$50.00
On public right of way over 500 sq. ft.	\$500.00
Plus cost of safety forces under 500 sq. ft.	\$150.00
HUD Modulars, industrialized units and similar structures	\$0.00
(n) <u>Obstruction,</u>	
Of public property or excavation within the right of way	

With-in curbs	\$100.00
Curb Cuts	\$50.00
Outside of curbs	\$50.00
(o) <u>Roof</u>	
For re-placing existing roof per building	
Residential	\$40.00
Commercial	\$60.00
No permit required for repairs of 200 square feet or less	
(p) <u>Siding</u> . For re-siding an existing building per building	
Residential	\$40.00
Commercial	\$60.00
(q) <u>Permanent Spa or hot tub</u>	
Residential	\$40.00
Commercial	\$60.00
Does not include mechanical	
(r) <u>Sprinklers, lawn, plus plumbing permit</u>	
Residential	\$40.00
Commercial	\$60.00
(s) <u>State Fee</u> 3% of fee as required by the Board of Building Standards	
(t) <u>Swimming Pool</u>	
Residential	
Inground	\$60.00
Above ground	\$40.00
Commercial	\$150.00
Does not include mechanical permits.	
(u) <u>Transferring a permit when contractors are changed</u>	
	\$50.00
(v) <u>Window replacement</u>	
Residential	\$40.00
Commercial	\$60.00
(w) <u>Waterproofing</u>	
Residential	\$80.00
Commercial	\$120.00

2. ELECTRICAL PERMIT FEES

(a) Additions	
Residential	\$120.00
(Plus \$.04/sq.ft.)	
Commercial	\$200.00
(Plus \$.04/sq.ft.)	
(b) New Buildings	
Residential per unit	\$200.00
Residential R-2 per unit	\$200.00
Commercial	\$200.00
(Plus 3% of building permit)	
(c) Replace existing service	
Residential	\$40.00
Commercial	\$60.00
(d) Remodeling or alterations	
Residential	\$45.00
(Plus \$.50 per opening)	
Commercial	\$65.00
(Plus \$1.00 per opening)	
(e) Temporary service	\$40.00
(f) Restore Service Inspection	\$40.00

3. FIRE PROTECTION AND ALARM PERMIT FEES

(a) <u>Fire Protection.</u>	
(1) Hood suppression	\$100.00
(2) Sprinklers - base fee	\$150.00
New construction - plus \$.02/sq.ft for protected area.	
Changing heads - plus \$.005/sq.ft for protected area.	
(b) Alarm	\$100.00
Plus \$.02/sq. ft. for protected area	

4. H.V.A.C. PERMIT FEES

(a) Air conditioning or heating	
Replace existing unit per unit	
Residential	\$40.00
Commercial	\$60.00
New unit in existing building per unit	
Residential	\$40.00
Commercial	\$60.00

New building (See new construction)

(b) Combination units.

Replace existing units per unit

Commercial \$60.00

Install new units in an existing building including ductwork.

Residential \$100.00

Commercial \$120.00

(c) Ductwork \$ 60.00

Residential \$100.00

Residential R-2 per unit \$200.00

Commercial \$ 60.00

(d) New Construction for Heating and Air Conditioning.

Residential \$200.00

Residential R-2 per unit \$200.00

Commercial \$200.00

(Plus 3% of building permit)

5. COMMERCIAL PLANS EXAMINATION.

As per section 9

(a) General Fees \$150.00 minimum

(b) Signs as required by OBC \$50.00 minimum

6. REINSPECTION FEES AND EXTRAORDINARY AND SUPPLEMENTAL INSPECTION AND TIME CHARGES.

(a) Reinspection fees for failed inspections and incomplete work –requiring additional inspections . 35.00

(b) Extraordinary and supplemental inspections per hour or portion thereof; 50.00

Contract Employees Per item 9.

7. NEW CONSTRUCTION FEE FORMULA-

The fee formula is used for all residential construction . In effect, all new construction and addition building permit fees shall be computed using this formula and table. Fee includes permit for structure, driveway, public sidewalk, private sidewalk, curb cuts, final occupancy, plans exam (residential only), final grade inspection and obstruction.

FORMULA PERMIT FEE = gross area x gross area modifier x type of construction factor x permit fee multiplier

Permit Fee multiplier =.024 for Residential
 .018 for Commercial

Group	2001 International Building Code	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, w ith stage	1.78	1.73	1.69	1.60	1.50	1.50	1.55	1.40	1.35
A-1	Assembly, theaters, w ithout stage	1.61	1.56	1.52	1.43	1.33	1.33	1.38	1.23	1.18
A-2	Assembly, nightclubs	1.28	1.24	1.21	1.14	1.06	1.06	1.10	0.97	0.94
A-2	Assembly, restaurants, bars, banquet halls	1.26	1.23	1.18	1.12	1.04	1.05	1.09	0.94	0.92
A-3	Assembly, churches	1.63	1.57	1.53	1.44	1.35	1.34	1.40	1.24	1.20
A-3	Assembly, general, community halls, libraries, museums	1.28	1.22	1.17	1.09	0.98	0.99	1.05	0.88	0.85
A-4	Assembly, arenas	1.26	1.23	1.18	1.12	1.04	1.05	1.09	0.94	0.92
B	Business	1.22	1.17	1.13	1.06	0.94	0.94	1.02	0.83	0.80
E	Educational	1.36	1.31	1.28	1.20	1.11	1.08	1.16	0.98	0.95
F-1	Factory and industrial, moderate hazard	0.77	0.73	0.68	0.65	0.56	0.57	0.63	0.47	0.45
F-2	Factory and industrial, low hazard	0.76	0.72	0.68	0.63	0.56	0.56	0.61	0.47	0.44
H-1	High hazard, explosives	0.74	0.70	0.67	0.62	0.54	0.54	0.60	0.46	N.P.
H-2 thru H-4	High hazard	0.74	0.70	0.67	0.62	0.54	0.54	0.60	0.46	0.42
H-5	HPM	1.22	1.17	1.13	1.06	0.94	0.94	1.02	0.83	0.80
I-1	Institutional, supervised environment	1.23	1.18	1.15	1.09	1.00	1.00	1.08	0.91	0.88
I-2	Institutional, incapacitated	1.81	1.76	1.72	1.65	1.53	N.P.	1.60	1.42	N.P.
I-3	Institutional, restrained	1.41	1.36	1.32	1.25	1.15	1.14	1.21	1.04	0.98
I-4	Institutional, day care facilities	1.23	1.18	1.15	1.09	1.00	1.00	1.08	0.91	0.88
M	Mercantile	0.98	0.94	0.89	0.84	0.75	0.76	.80	0.66	0.64
R-1	Residential, hotels	1.34	1.29	1.26	1.19	1.11	1.11	1.18	1.02	0.98
R-2	Residential, multiple family	1.12	1.08	1.04	0.98	0.89	0.89	0.97	0.81	0.77
R-3 and IRC	Residential, one & tw o family	0.93	0.90	0.87	0.83	0.79	0.79	0.82	0.73	0.69
R-4	Residential, care/assisted living facilities	1.23	1.18	1.15	1.09	1.00	1.00	1.08	0.91	0.88
S-1	Storage, moderate hazard	0.07	0.69	0.64	0.60	0.51	0.53	0.58	0.43	0.41
S-2	Storage, low hazard	0.71	0.68	0.64	0.59	0.51	0.51	0.57	0.43	0.40
U	Utility, miscellaneous	0.56	0.53	0.50	0.46	0.40	0.40	0.43	0.33	0.31
	Note a. R-3 Garages = 0.20									
	Note b. Unfinished basements (all use groups) =0.20									
	Note c. Finished basements (all use groups) +0.40									
	Note d. Gross area modifier + 72									
	Note e. N.P. = Not permitted									

TYPE OF CONSTRUCTION FACTOR a, b, c, d, e, f

8. PROFESSIONAL SERVICE, INSPECTIONS AND OTHER EXPENSES IN BUILDING AND/OR ZONING MATTERS.

- (a) When a property owner or an authorized agent for a property owner files a building and/or zoning application or an application of appeal they shall be responsible to pay for professional services, consultants, special inspections and other expenses that shall be incurred by the Township in consideration of such application when such services are necessary as determined by the Building Commissioner. A deposit may be required in

an amount determined by the Building Commissioner. These fees shall be in addition to any other zoning and/or building fees required by other Resolutions.

- (b) Upon failure to pay the fees required by this section the Township may take any and all legal action necessary to recover such funds.
- (c) All professional fees, inspection fees and other expenses incurred by the Township in considering an application shall be paid from the funds deposited or billed to the applicant on a monthly basis.
- (d) All funds not expended when a deposit is required shall be returned to The applicant within a reasonable amount of time following the completion of professional services for which the funds were deposited or balances may be applied to permit costs.
- (e) "Professional Services" shall mean services rendered by an Engineer, planning consultant, Architect, Legal Counsel, Plans Examiner, inspectors and/or other consultants required by the Township Building Commissioner.
- (f) The applicant shall be responsible to pay the hourly rate of such consultant and other fees this consultant may charge plus 20% for administration costs.

9. TOWNSHIP PROPERTY FEES.

All fees for Township Projects are waived, unless project requires the use of contract inspectors or professional services then the permit fee will be equal to the cost of those individuals.

10. OLMSTED FALLS SCHOOL DISTRICT FEES

All fees for Olmsted Falls School District shall be granted a 10% discount off of regular fee cost or a minimum of \$60.00 for permits prior to starting work. Fees will be 100% plus applicable penalties for permits obtained after work started. If a project requires the use of contract inspectors or professional services then the permit fee will be equal to the cost of those individuals.

11. SIGN FEES.

Except for signs specifically exempted from the payment of fees, the following schedule shall apply:

- (a) Signs advertising a business, service or other activity being operated on the premises:
 - (1) Signs having an area less than 50 sq.ft. \$30.00
 - (2) Signs having an area of 50 sq. ft or larger \$60.00
- (b) Signs advertising a home occupation \$10.00
- (c) Signs advertising the development of the premises or the opening and identification of a new subdivision \$100.00
- (d) Awning and canopy signs are subject to a fee of twenty dollars (\$20.00) plus five cents (\$.05) for each square foot of the total horizontal projection.

- (e) Application fee for signs requiring Zoning Commission approval \$50.00

12. PENALTY FEES

All work started before the issuance of a building permit as specified in this resolution are subject to additional fees pursuant to subsection (a) unless waived under Section 1303. 11 of the Building Code.

(a) Penalty fee calculation formula

- (1) If payment is paid in person or postmarked with in 30 days. The permit fee x 2 plus \$100.00.
- (2) After which an invoice is sent by certificate of mail or fax If payment is paid in person or postmarked with in 60 days from date of invoice. The amount as calculated in (b) (1) plus \$20.00
- (3) Every 30 days outstanding amount will be re invoiced and increase by \$20.00.
- (4) Repeat offenders the following formula will be used;
The permit fee x 2 plus (\$100.00 x the number of times charged for starting work without a permit within the previous 2 calendar years).

13. VARIOUS FEES FOR ORDINANCES, BOOKS, MAPS, TAPES, AND COPIES.

(a) Books.

- (1) Building Code \$25.00
- (2) Zoning Resolution \$25.00
- (3) Comprehensive Land Use plan \$25.00

(b) Zoning Map

- small \$5.00
- large \$10.00

(c) Tapes. Copy of tape: If Township furnishes tape(s), the cost of tape. If requesting party furnishes the tape(s), there is no charge.

(b) Copies of Township records

- Township Property Owner free- up to 20 copies per year
- Others \$.05

14. CONTRACTOR REGISTRATION FEE.

Pursuant to Chapter 1307: \$ 100.00
No penalty fees if contractor registers within 10 days.

15. ZONING FEES

(a) Amendment

(1) Map Amendment Residential	\$250.00
(2) Map Amendment Commercial	\$500.00
(3) Text Amendment	\$250.00
(b) Appeal / variance request	\$150.00
(c) Conditional use certificate	\$150.00
(d) Development Plan review	
(1) Business	
(a) Additions, alterations and buildings under 500 sq. ft.	\$250.00
(b) New Buildings	\$750.00
(2) Commercial	
(a) Additions, alterations and buildings under 500 sq. ft.	\$250.00
(b) New Buildings	\$750.00
Planned Residential Development	\$2,000.00
Plus a fee per lot of	\$25.00
(e) Lot split/ consolidation	\$25.00 per lot minimum \$100.00
(f) Zoning Certificate Fee	
Items 1 thru 4 do not apply if building permit is obtained from Olmsted Township	
(1) Multi Family	
(a) New Construction and Alterations	\$200.00 plus \$7.50 per 100 sq.ft.
(b) Multi Family Garages and Accessory Buildings Equal to or greater than 400 Square Feet	\$25.00 plus \$7.50 per 100 sq. ft.
(c) Accessory Buildings less than 400 sq. ft.	\$25.00 plus \$5.00 per 100 sq. ft.
(2) Retail Uses	
(a) New Construction and Additions	\$300.00 plus \$11.25 per 100 sq. ft.
(b) Accessory Structures	\$25.00 plus \$5.00 per 100 sq. ft.
(3) Commercial and Industrial Uses	
(a) New Construction and Additions	\$500.00 plus \$7.50 per 100 square feet
(b) Accessory Structures	\$25.00 plus
(c) Commercial Fence Plus \$2.50 per hundred feet	\$60.00
(4) Institutional and Quasi Public Recreational Uses	
(a) New Construction and Additions	\$200.00 plus

(b) Accessory Structures	\$11.25 per 100 sq. ft. \$25.00 plus \$5.00 per 100 sq. ft.
(5) Site Modifications (With no Building Construction)	\$75.00
(6) Wireless Telecommunication Facilities	
(a) New Tower with One Antennae	\$2,000.00
(b) Antenna on Existing Structure, Additional Antennae	
(c) On Proposed Tower	\$500.00
(7) Temporary Uses	
(a) Temporary Building Construction Trailers, Temporary Sales Office (Annual Fee)	\$75.00
(b) Roadside Stand (Annual Fee)	
1. Temporary	\$15.00
2. Permanent	\$250.00
(c) Fairs, Festival, Open - Air Carnival	\$50.00
(8) Change in Use	\$100.00 \$5.00 per square ft.
(9) Written Zoning Verification	
Residential	\$40.00
Commercial	\$150.00

SECTION I: ADOPTION OF FEES

The fees shall apply and be enforced within Olmsted Township.

SECTION II: That this resolution be in full force and effect March 14, 2011.

SECTION III: INCONSISTENT RESOLUTIONS REPEALED

All other resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION IV: SAVINGS CLAUSE

That any other resolution or parts of resolutions in conflict herewith are hereby repealed.

SECTION V: CONSTITUTIONALITY

That is any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be unconstitutional; such decision shall not affect the validity of the remaining portions of this resolution. The Board of Trustees of Olmsted Township hereby declares that it would have passed this resolution and each section, subsection, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

BE IT FURTHER RESOLVED that it is hereby found and determined that all formal actions of this Board of Township Trustees concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including section 121.22 of the Ohio Revised Code.

Adopted the _____ day of _____, _____

Township Clerk

Township Trustees