

OLMSTED TOWNSHIP
Permit and Inspection Fees

General building permit fees.

Heating, ventilating, air conditioning and refrigeration permit fees.

Plumbing and sewer permit fees. (See Cuyahoga County Board of Health)

Electrical permit fees.

Plans examination fees.

Permit conditions and special fees.

GENERAL BUILDING PERMIT FEES

The following fee schedule shall prevail for all building permits required and issued by the Building Commissioner:

Residential Buildings: New Construction */**		
	(1) One-family house	
	See construction fee formula	
	Plus, review fees	
	(2) Two- and three-family house	
	See construction fee formula	
	Plus, review fees	
Residential Buildings; Additions and Alterations */**		
	(1) Base fee	100.00
	(2) Plus, per 100 sq. ft. of floor area	10.00
Residential Buildings; Accessory Detached Garages and Accessory Structures*		
	(1) Base fee	60.00
	(2) Plus, per additional 100 sq. ft. floor area over 200 sq. ft. ***	15.00
	***Variance may be needed before permit can be issued	
Replacement of Roofing and Siding, Windows		
	(1) Residential (Roofing and Siding)	60.00
	(2) Exterior doors / Sliders / French doors	50.00
	(3) Windows 1-10	50.00
	10 or more per window	1.00
	(3) Commercial, base fee	100.00
	A. Plus per additional 100 sq. ft. of area over 2,000 sq. ft.	5.00
	(4) Exterior doors / Sliding doors / French Doors (Exterior) * Vestibule doors* per door	50.00
	(5) Interior door * per door	50.00

Concrete and Asphalt *		
	(1) Residential (patios, walkways and driveways)	65.00
	(2) Concrete leveling up to 50' after 50'	25.00 .50 per ft
	(2) Commercial (parking lots, walkways, etc.), Base fee	150.00
	A. Plus per additional 100 sq. ft. of area over 5,000 sq. ft.	2.00
Commercial Building; New Construction */**		
	See construction fee formula	
	Plus, review fees	

Commercial Building; Appurtenances, Additions and Alterations */**		
	See construction fee formula	
	Plus, review fees	
	Commercial Accessory Greater than 200 sqft	100.00
	Plus 0.10 per SQ FT	
Temporary structures including temporary tent and fabric structures */**		
	(1) Base fee	100.00
	(2) Plus, per additional 100 sq. ft. of area over 2,000 sq. ft.	10.00
Demolition of Buildings or Structures *		
	(1) One and two-family houses (including related accessory structures)	150.00
	(2) Residential accessory structure	50.00
	(3) All other structures	250.00
	(4) Commercial structure Base fee	350.00
	(5) Plus, per additional 1000 sq. ft. of area over 3,000 sq. ft	5.00
Moving of Buildings or Structures *		
	(1) On or across public thoroughfare	900.00
	(2) From one lot to another without moving on a public thoroughfare	250.00
	Additional cost for Safety forces, if needed	
Signage */** (May require a variance)		
	(1) Base fee	85.00
	(2) Plus, per 50 sq. ft. of sign face area or fraction thereof	25.00
	(3) Temporary Signs	25.00
	(4) Signs advertising the development of the premises or the opening and identification of a new subdivisions	125.00

	Permanent Spa or Hot Tub * (Cost does not include mechanical	60.00
Fireplaces. (Factory, Masonry or gas logs) *		60.00
Fences *		
	(1) Residential	60.00
	(2) Commercial, base fee	100.00
	A. Plus for each additional 20 ft. after the first 200 ft.	5.00
Swimming Pool or Other Artificially Created Body of Water *		85.00
	Plumbing done by county	
Modular or Industrialized Units *		250.00
Gutters Residential		50.00
Gutters Commercial		100.00
Commercial Compactor *		65.00
Free Standing Fireplace or Heating Unit *		50.00
Fire Sprinkler System *		
	(1) Base fee	150.00
	(2) Plus, per each additional sprinkler head over 20, standpipe, hose cabinet, or other sprinkler device	2.00
Decks*/**		50.00
Chemical Suppression System *		60.00
Domestic/fire line *		
	(1) Base fee	100.00
	(1) Plus, per each 100 linear feet of line	15.00
Gas Piping *		
	(1) Base fee	40.00
	(2) Plus, per outlet	10.00
Lawn Sprinklers * (Residential)		50.00
Lawn Sprinklers * (Commercial)		150.00

Waterproof / Damp proof (Exterior) *	80.00
Waterproof / Damp proof (Interior) *	80.00
Footer Tile replacement*	60.00
Footer tile replacement Commercial*	90.00
Basement Foundations*	100.00

*Plan Review required

**Plus, administration fee

NEW CONSTRUCTION FEE FORMULA (SEE CONSTRUCTION FORMULA)

The fee formula is used for all new construction. In effect, all new construction and addition building permit fees shall be computed using this formula and table. Fee includes permit for structure, public sidewalk, Private sidewalk, driveway, final occupancy and obstruction.

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

Permit fee multiplier = .025 for Residential
.020 for Commercial

HEATING, VENTILATING, AIR CONDITIONING, AND REFRIGERATION PERMIT FEES

The following fee schedule shall prevail for all heating, ventilating, air conditioning, and refrigeration work to be performed.

(a) All new or replacement residential HVAC systems *		
	(1) Residential heating or cooling system	60.00
	(2) Combination heating and cooling system	85.00
(b) For the installation of each overhead unit heater and each space heater (gas, electric heaters or any fuel) including duct heaters *		
	(1) Up to and including 75,000 BTU input	85.00
	(2) Replacement of all or part of baseboard heating	65.00
(c) All new or replacement commercial HVAC systems *		
	(1) Commercial heating or cooling unit	125.00
	(2) Combination heating and cooling system, including package and rooftop units	175.00
	(3) Chiller, VAV, VVT, terminal and other misc. units, each	85.00

(d) Ductwork only *			
	(1) Residential		50.00
	(2) Commercial up to 100'		120.00
	Any duct work over 100' per foot		1.00
(e) Refrigeration for storage or processing of food and beverage coolers, per unit *			85.00
(f) Make-up air unit, per unit *			65.00
(g) Gas infrared units *			35.00
(h) New exhaust system for kitchen and cooking space, including duct, hood, and filters, each *			100.00
(i) Exhaust fans, each *			
	(1) Residential		30.00
	(2) Commercial		50.00
(j) Hot water tank (Residential)			50.00
Hot water tank (Commercial)			85.00

PLUMBING AND SEWER PERMIT FEES

All permits are Handled through Cuyahoga County Board of Health.
All Contractors **MUST** register with Olmsted Township and CCBH

ELECTRICAL PERMIT FEES

The following fee schedule shall prevail for all electrical work to be performed:

(a) Residential, new construction, additions, or alterations *			
	(1) Base fee, plus:		75.00
	(2) Per outlet and switches		2.50
	(3) Outlets over 200 volts, panels, disconnects, and meter bases, each		10.00

(4) Power outlets: transformers, generators, batteries (prime and second), rectifiers, electrostatic filters and motors, including controls, distribution and connections thereto, each:	
Up to 1 HP	12.00
Over 1 HP, up to 15 HP	25.00
Over 15 HP	35.00
(5) Antennae's / Satellite dishes *	50.00
(6) electrical service	50.00
(7) Septic tank electrical	50.00
(8) Swimming pool electrical and grounding *	65.00
(9) Hot tub electrical and grounding *	50.00
(b) Commercial or industrial, new construction or addition *	
(1) Base fee, plus:	125.00
(2) Per outlet and switches	2.50
(3) Parking lot light fixtures (per pole)	50.00
(4) Outlets over 200 volts, panels, disconnects, and meter bases, each	15.00
(5) Power outlets: transformers, generators, batteries (prime and second), rectifiers, electrostatic filters and motors, including controls, distribution and connections thereto, each:	
Up to 1 HP	12.00
Over 1 HP, up to 15 HP	25.00
Over 15 HP	35.00
(6) X-ray machine and equipment, each	85.00
(7) Fire alarm control panel, initiating, and annunciating device, each	3.00
(8) Sign Electrical	65.00

PLANS EXAMINATION FEES

For work requiring the examination of plans, the following fee schedule shall prevail. Plan review fees under paragraphs (a), (b), (e), (f) and (g) below shall be paid at the time of building permit application. Additional fees will be paid once review of application is completed. Plan review fees may change depending on time spent on review.

(a) Single family residential; new construction, additions and alterations, accessory structures	
(1) Base fee	150.00
(2) Plus, per 100 sq. ft. of area over 500 sq. ft.	25.00

(b) Multiple family residential, commercial and industrial; new construction, additions and alterations; temporary structures over 2,000 sq. ft. including temporary tent and fabric structures		
	(1) Base fee	300.00
	(2) Plus, per 100 sq. ft.	5.00
(c) Review of plans not approved per occurrence		+50%
(d) Review of shop drawings (fire alarm, sprinklers, kitchen exhaust hoods, etc.)		150.00
	(1) Plus, per 100 sq. ft. for first 10,000 sq. ft.	4.00
	(2) Plus, per 100 sq. ft. for area over 10,000 sq. ft.	2.00
(e) Review of changes submitted after plans are approved (commercial)		
	(1) Base fee	150.00
	(2) Plus, per 100 sq. ft. of area affected by the change	5.00
(f) Phased Approvals. The initial submittal is subject to all plan examination fees noted above plus an additional fee for each following submittal		150.00

PERMIT CONDITIONS AND SPECIAL FEES.

(a) Surcharges as required by the State of Ohio will be assessed on all building, HVAC, plumbing and electrical permits as follows:		
	(1) All commercial permits governed by the Ohio Building Code	3%
	(2) All residential permits governed by the Residential Code of Ohio	1%
(b) Permits issued under this fee schedule shall expire as follows:		
	(1) Building Permits: 12 months, provided that work has begun within 6 months of issuance; permit expires if work has not begun within 6 months	
	(2) Mechanical Permits: 12 months, provided that work has begun within 6 months of issuance; permit expires if work has not begun within 6 months	
(c) Reinspection		50.00
Extraordinary and supplemental inspections per hour or portion thereof;		60.00
Contract employees (Hour rate based of Contracted agreement)		
Administrative fee for processing property violations and nuisance abatement for re-inspection subsequent to the first inspection		125.00
(d) Advisory inspection		50.00
(e) Certificate of Occupancy for existing buildings where no building permit is required		
	(1) Base fee	150.00
	(2) Plus, per 100 sq. ft.	1.00

(f)	Certificate of Zoning Compliance for existing buildings where no building permit is required	75.00
(g)	Copies of contracts may be required by the Building Official to substantiate costs and establish who is responsible for different phases of the project.	
(h)	Penalty for working without a permit	Double fee
(i)	Penalty for working without registration	Double fee
(j)	Copies of documents	
	(1) 8.5 x 11 and 8.5 x 14 pages	0.15/sheet
	(2) 11 x 17 pages	0.25/sheet
	(3) 24 x 36 pages	1.00/sheet
(k)	Administration fee	10.00
(l)	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
	Certificate of Occupancy or Change of Use Group for existing structure	
	Commercial	250.00
	For each 1,000 Sq Ft	10.00
(m)	Rental Unit License	
	(1) One family dwelling Plus, inspection fee	75.00
	(2) Two family dwelling Plus, inspection fee	100.00
	(3) Three family dwelling Plus, per unit over Three units Plus, inspection fee	150.00 25.00
	(4) Apartments	
	A. Base fee, plus	100.00
	B. Each dwelling unit	25.00
	(5) Failure to pay rental fee by due date	Double fee
(n)	Rental inspection fee (Includes up to 2 inspections) Additional fee for every rental inspection after 2	65.00 per unit 25.00 per inspection per unit

(o)	Grading and Filling per lot under ½ acre */**	60.00
	Over ½ acre to 1 acre	150.00
	Lots over 1-3 acres ***	175.00
	Lots over 3-5 acres ***	200.00
	Lots over 5+ acres ***	300.00
	*** additional \$1,500.00 PER ACRE GRADING BOND DEPOSIT REQUIRED	
(p)	Road opening & Right away permit (Deposit of \$1,000.00 for performance bond) */** See conditions of permit before work to start	
	Plus, In the right of way, up to thirty square feet	150.00
	Plus, In the road, up to thirty square feet	150.00
	Plus, Tunneling under paved roadway	200.00
	Continuous trenching over thirty square feet within the right away Plus,	10.00 per ft
	Continuous trenching over thirty square feet within the paved portion of any roadway Plus,	30.00 per ft
	Lawn sprinklers systems installed in Public right of way	200.00
	Curb cuts per 30' of opening	175.00

PROFESSIONAL SERVICES, 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. These fees shall be in addition to any 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 balance may be applied to permit costs. The refund **must be in writing** for request of deposit balance be released.

- (e) "Professional Services" shall mean services rendered by the 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.

TOWNSHIP PROPERTY FEES

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

OLMSTED FALLS SCHOOL DISTRICT FEES

All fees Olmsted Falls School District shall be granted a 10% discount off the 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 project requires the use of contract inspectors or professional services, then the permit fee will equal to the additional cost of those individuals.

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 or postmarked within 30 days. The permit fee X 2 plus \$100.00
 - (2) Every 30 days outstanding amount will be re-invoiced and increased by \$25.00
 - (3) 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).

VARIOUS FEES FOR ORDINANCES, BOOKS, MAPS, TAPES, FLASH DRIVES AND COPIES

- (a) Books
 - (1) Building code 25.00
 - (2) Zoning Resolutions 25.00
 - (3) Comprehensive land use plan 25.00

(b) Zoning map	
Small	20.00
Large	25.00
(c) Tapes / Flash drives	
Requesting party furnishes tape or flash drive	25.00
(d) Copies of Township records	.10 per page

CONTRACTOR REGISTRATION FEE

Pursuant to Chapter 1307	125.00
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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 building under 500 sq. ft	250.00
(b) Additions, alterations and building over 500 sq. ft	500.00
(c) New Buildings	800.00
(2) Commercial *	
(a) Additions, alterations and building under 500 sq. ft	250.00
(b) Additions, alterations and building over 500 sq. ft	500.00
(c) New Buildings	800.00
Plan Residential Development *	2500.00
Plus, per lot	50.00
(e) Lot Split / Lot Consolidation *	150.00
f) Zoning certificate fee	30.00
(g) Site Modifications (with no building construction) *	100.00

(h) Wireless Telecommunication Facilities (Other fees may apply) * /**	
(a) New Tower with 1 antennae	2500.00
Additional antennae Per antennae	500.00
(b) Replace or adding an antenna	500.00
Other fees may apply	
(i) Temporary use * / **	
(a) Temporary Building Construction trailers, Temporary sales office (annual fee)	100.00
(b) Roadside stands	
(1) Temporary Per month	25.00
(2) Permanent Per Year	275.00
(c) Fairs, Festivals, Open – Air Carnivals	50.00
(j) Change in use *	100.00 plus 5.00 per sq.ft
(k) Written Zoning Verification	
Residential	50.00
Commercial	150.00
(l) Engineer fees * (deposit)	
Residential (New lots)	800.00
Residential (Additions)	600.00
Commercial (New)	1500.00
Commercial (Additions or alterations)	1200.00
Additional costs paid before permits and/or inspections completed	
Cost includes review of plans, initial and final grade inspection	

NOTES:

*Plan Review required

**Plus, administration fee