



FAIRFIELD COUNTY BUILDING DEPARTMENT
210 E. Main Street, Room 302, Lancaster, Ohio 43130
(740) 652-7130 (614) 322-5202 Fax (740) 681-4713
www.co.fairfield.oh.us

FEE SCHEDULE

Authority

The Building Department provides Fairfield County with inspection and enforcement to ensure safe structures. The standards applied are those of the Ohio Building Code (OBC). Authority to enforce the OBC was granted to Fairfield County effective January 1, 2006, by the State of Ohio, Department of Industrial Relations, Board of Building Standards, and by Board of Commissioners Resolution No. 05-08.30.e

The OBC regulates all construction types and uses except for residential one, two and three family structures. Fairfield County Building Department enforces the OBC through its contract with its Consulting Architect who serves as Chief Building Official and provides plan review. The Consultant serves as Administrator of the OBC Department for State of Ohio compliance purposes and makes all required inspections.

Application Requirements: For all items inspected by the Fairfield County Building Department, the applicant must provide:

1. Four complete sets of plans and specifications
2. A total of three site plans
3. A plan review non-refundable deposit of \$130.00

Fees: Fees in accordance with the fee statement, this fee schedule or notice received during construction are due and payable upon receipt of approved plans or notice during construction.

Permits Not Required: The following items do NOT require construction permits:

1. Any remodeling product which does not include structural changes and includes like-for-like replacement in the same location, such as:
 - a. Kitchen/Bath fixture replacement or remodeling
 - b. Interior refinishing
 - c. Door/Window replacement
 - d. Roof/Gutter/Downspout repairs
 - e. Driveway/Sidewalk repair, replacement, resurfacing
 - f. Tuck-pointing and/or repair of exterior masonry
 - g. Basement waterproofing

2. The following projects require a special permit as noted; other items also require zoning permits.
 - a. Certain radio antennas
 - b. Fire/Security detection systems (alarm owner's permit from the local police and an installer's permit).

Part 1 – Plan Examination Fees:

Plan Examination Fee will be assessed according to the following schedule and will cover the cost of plan reviews by the plane examiner:

Commercial - \$75.00/hour actual cost plus \$20.00 Administrative Fee

Part 2 – Commercial Permit Fees:

A. New Buildings, Additions and Renovations

1. Permits for new buildings, additions and renovations to existing buildings shall be issued to include only the work shown on the approved plans or specifications.
2. Fees for the new buildings, additions or renovations to existing buildings shall be based on floor or surface area to be computed as follows:
 - a. All floor or surface areas include garage, carport, basement, cellar and sub-basement floors measuring the outside dimensions at each floor level.
 - b. Crawl spaces and attic areas shall not be included.
 - c. In buildings or areas where there are not walls, the area enclosed by the outside dimensions of the supporting columns shall be included.
 - d. In buildings or areas where a roof is supported by a single row of columns, the horizontal projected area of the roof shall be included.
 - e. Square footage fee schedule applies to areas of work for addition and renovation projects.

B. Commercial Fee Schedule

<u>Base Charge</u>	<u>Plus Each 100 s.f.</u>	
General	\$200.00	\$6.00
Plumbing	\$200.00	\$1.50
Electrical	\$200.00	\$3.00
Sprinkler/Fire Suppression	\$100.00	\$3.00
HVAC/Refrigeration	\$200.00	\$3.00

Minimum Permit Fee: Renovation in areas less than 100 s.f. for building or where a limited amount of work is to be performed for:

Plumbing: Less than 6 fixtures/devices: \$80.00
 Electric: Less than 6 fixtures/devices: \$80.00
 HVAC: Less than 6 fixtures/devices or typing into existing ductwork: \$80.00

Part 3 – Miscellaneous Fees:

A.	Occupancy (Commercial)	A requested inspection for the purpose of checking for compliance with, or changing the Use Group or occupancy of an existing commercial building with no work proposed which would otherwise require a building permit.	\$100.00
B.	Annual Inspections	Where an inspection is required by the State, the County	\$60.00
C.	After Hours Inspections*	Per hour and per inspector. *Fee is payable at Fairfield County Utilities Office first business day following after-hours inspection.	\$50.00
D.	Double Fee	Assessed when building, electrical, heating, refrigeration or plumbing work commences without a permit. Minimum Fee Maximum Fee	\$50.00 \$75.00
E.	Re-inspection	Per occurrence	\$60.00
F.	Inspection Card	Replacement of card	\$25.00
G.	Transfer	Per permit, per transfer	\$60.00
G.	Permit Renewal	After one year.	\$60.00
H.	Preliminary Plan Review	Per hour.	\$72.00
I.	Plans Examined Separately	Mechanical, plumbing, electrical or fire protection plans submitted separately from plans from building permit.	\$75.00
K.	Certificates of Occupancy	Final certificate is due and payable with Commercial Building Permit Fee. 60 Day Temporary Certificate of Occupancy	\$75.00 \$250.00
L.	Foundation Start		\$150.00
M.	Variance from a building code section		\$150.00
N.	Temporary Electric Service		\$50.00
O.	Contractor Registration	Registration is available as General, HVAC, Electrical and/or Refrigeration. HVAC, Refrigeration and Electrical contractors must be licensed with the State of Ohio prior to registering with Fairfield County. Contractors must comply with Chapter VII of the Fairfield County Utilities Department Water, Drainage and Sewer Regulations. The Contractor must also provide a \$10,000 compliance bond. Per registration.	\$75.00