City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0133-2015

File ID: ORD-0133-2015 **Type:** Ordinance **Status:** Passed

In Control: Committee of the Whole **Version:** 1 **Final Action:** 12/7/2015

At a meeting of the City Council on 12/7/2015, a motion was made by Brian D. Larick, seconded by Jamie Leeseberg, that this Ordinance be Adopted as an Emergency. The motion passed.

Yes: 7 Angelou, Jolley, Leeseberg, Renner, Schnetzer, Kneeland and Larick

TO AMEND THE ADOPTED DEVELOPMENT FEE SCHEDULE AS REFERENCED IN CHAPTER 148, DEPARTMENT OF PLANNING AND DEVELOPMENT; TO INCLUDE REVISIONS TO THE BUILDING FEES; AND TO DECLARE AN EMERGENCY.

WHEREAS, a Unified Fee Schedule was adopted by ORD-0119-2007 and readopted by ORD-0028-2008, ORD-0256-2008, ORD-0110-2009, ORD-0011-2011, ORD-0224-2012 and ORD-0185-2014 consisting of three parts including Building Fees, Business and Incentive Fees, and Zoning Fees; and

WHEREAS, ORD-0119-2007 also required that the Director of Planning and Development review the Development Fee Schedule annually and report to Council any recommended changes for Council adoption; and

WHEREAS, an extensive review and comparison to the fees charged by neighboring communities within Central Ohio of the Development Fee Schedule was completed and modifications were made to the building fees portion of the Fee Schedule; and

WHEREAS, it is imperative to proceed with this Ordinance in order to have the Fee Schedule in effect at the beginning of the 2016 year, and all for the preservation of the public peace, property, health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That the Building Fees portion of the Development Fee Schedule, is hereby amended as set forth in EXHIBIT A, attached hereto and made a part herein.

Section 2. That, for the reasons set forth in the preamble herein above, this Ordinance is declared emergency legislation and shall be in full force and effect upon passage by this Council and on date of signature approval by the Mayor.

CITY OF GAHANNA
DEPARTMENT OF PLANNING & DEVELOPMENT

DEVELOPMENT FEE SCHEDULE

Building Fees

Valid beginning January 1, 2016

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 *Per dwelling*	$161.50 0 – 1,000 square feet $212.00 1,001 square feet and above	Includes Zoning Certificate, Occupancy Certificate and 1% BBS fee
Alterations – One, Two OR Three Family Dwelling	$126.25 0 – 500 square feet $176.25 501 square feet and above	Includes Occupancy Certificate and 1% BBS fee
Alterations – Individual Condominium Units in Multi-Family Buildings	$128.75 0 – 500 square feet $180.25 501 square feet and above	Includes Occupancy Certificate and 3% BBS fee
Alterations – OBC Multi-Family OR Commercial *Up to $1,000 of alterations*	$100.00	2% of alteration costs above $1,000 ; $5,000 maximum; does not include 3% BBS fee

Bleachers *Alterations*	\$153.00 Up to \$1,000.00 of alteration	2% of alteration costs above \$1,000; \$500 maximum; includes Zoning Certificate and 3% BBS fee
New or addition	\$565.00 0 – 5,000 square feet	\$.15 per square foot above 5,000; \$1,000 maximum; includes Zoning Certificate and 3% BBS fee
Board of Building Standards Appeal	\$206.00	Includes 3% BBS fee
Building – One, Two or Three Family Dwelling *Per dwelling unit*	\$1,897.50	Includes Park Fee, Sidewalk Permit, Driveway Permit, Numbering Permit, Occupancy Certificate, Zoning Certificate and 1% BBS fee
Building – OBC Multi-Family or Commercial New or Addition *Multi-family*	\$1,500.00 per structure + \$200.00 per dwelling unit	Park Fee if applicable, Sidewalk Permit, Driveway Permit, Numbering Permit, Occupancy Certificate, and Zoning Certificate additional; does not include 3% BBS fee
Commercial	\$1,500.00 per structure up to 5,000 square feet	\$.15 per additional square foot above 5,000 and a Zoning Certificate
Contractor Annual Registration *Per contractor*	\$65.00	Must provide proof of insurability and applicable registration materials
Deck	\$75.65	Includes Zoning Certificate and 1% BBS fee
Demolition *Per structure*		No charge for sheds
One, two or three family dwelling	\$101.00	Includes 1% BBS fee
OBC multi-family or commercial	\$103.00	Includes 3% BBS fee

Driveway Approach/Curb Cuts *Per driveway approach/curb cut*	$50.00	
Electrical – One, Two or Three Family Dwelling		
Temporary Electric	$110.00	
Alteration/Replacement, Additions up to 500 Square Feet Gross Area & New Garages *Per dwelling unit*	$75.00	Includes service upgrade and new service
Electrical Generators	$75.00	
New Construction & Fire Rehab *Up to first 1,000 square feet gross area (additions greater than 500 square feet gross area)*	$150.00	$.10 per additional square foot; includes service upgrade and new service
Swimming Pool (In-Ground)	$180.00	
Electrical – OBC Multi-Family or Commercial (Base fees do not include electrical service or temporary electrical service.)		
Alterations *Up to first 50 items/devices*	$75.00	$1.00 per each additional item
New Construction/Additions *Up to first 1,000 square feet*	$150.00	$.10 per additional square foot
Warehouse Areas or Building Shell and Initial Build Out of Building Shell *Up to first 1,000 square feet*	$150.00	$.05 per additional square foot
Site Lighting Installation and Building Signage Including Monument/Stand-Alone Signs *First unit*	$50.00	$10.00 per each additional unit
Electric Service and Electrical Generators *Up to 100 amperes*	$60.00	$.60 per each additional amp
Swimming Pool (In-Ground)	$180.00	
Temporary Electric Service *Up to 200 amperes*	$120.00	$.60 per each additional amp

Temporary Electric Service *(For tree lot, carnival, etc.)* *For the first lot/tent*	$200.00	$50.00 per each additional lot or tent
Transformers, Sub-Panels, Safety Switches, or Disconnects (O*ther than at main distribution equipment)* *Per unit*	$30.00	Up to 6 then $15.00 each
Underground Installation Only	$75.00	
Escrow Asphalt Driveway Concrete Approach/Driveway *Per square yard* Sidewalk *Per square foot*	$10.00 $38.00 $6.30	
Fences Over 6 Feet High	$61.05	Includes fence permit and 3% BBS fee
Fire Protection Systems – OBC Multi-Family or Commercial Fire Alarm System *First 1,000 square feet* Sprinkler System (or Alternate System) *First 1,000 square feet* *Per kitchen hood and exhaust duct* Underground Piping	 $154.50 $154.50 $154.50 $257.50	 $.03 each additional square foot of fire alarm system; $5,000 maximum; includes 3% BBS fee. $.03 each additional square foot of sprinkler system; $5,000 maximum; includes 3% BBS fee. Includes 3% BBS fee Includes 3% BBS fee

Garages (Detached) *Per structure* One, Two or Three Family Dwelling *Up to 200 square feet* *Greater Than 200 square feet* OBC Multi-Family or Commercial *Up To 120 square feet* *121 – 400 square feet*	 $35.00 $212.00 $75.00 $307.50	 Includes Zoning Certificate and 1% BBS fee Includes Zoning Certificate and 3% BBS fee
Gas Piping – One, Two or Three Family Dwelling *Per unit*	$75.75	Includes 1% BBS fee
Gas Piping – OBC Multi-Family or Commercial *Up to 3 connections*	$97.85	$20.60 each additional connection; includes 3% BBS fee
HVAC – One, Two or Three Family Dwelling		
Chimney Replacement or New Vent *Per chimney/vent* Metal Masonry	 $50.00 $100.00	
Ductwork Extension/Alteration	$75.00	
New Construction/Additions *First 1,000 square feet*	 $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, Prefabricated Fireplace, Coal or Wood Burning Stove *Per device*	 $50.00	Each combination furnace & AC unit is one replacement

HVAC – OBC Multi-Family or Commercial		
New Construction/Additions *Up to first 1,000 square feet* Warehouse Areas or Building Shell *Up to first 1,000 square feet*	 $180.00 $180.00	Includes rooftop units and restroom exhaust fans $.10 per additional square foot $.05 per additional square foot (includes initial tenant build-out of building)
Replacements and New Units *First fixture*	 $75.00	Furnace & AC units are separate fixtures; $35 each additional fixture; includes restroom exhaust fans.
Ductwork Extension/Alteration *Up to first 5,000 square feet*	 $75.00	$.03 per additional square foot (does not include initial build-out of tenant spaces or HVAC unit replacement); includes walk-in coolers/freezers
All Other Common Ventilation Systems *Per system*	 $75.00	
Kitchen Exhaust Hood & Duct *Per hood* *Commercial Kitchen Type i* *Type ii*	 $200.00 $100.00	
Hazardous Exhaust System *Per system*	 $200.00	
Chimney Replacement or New Vent *Per chimney/vent* Metal Masonry	 $75.00 $150.00	
Prefabricated Fireplace, Coal, or Wood Burning Stove *Per device*	 $75.00	

Inspection – After Hours *Per inspection*	$200.00	$100 each additional hour after first 2 hours; does not include BBS fee
Inspection – Reinspection	No fee	$100 each additional after second failed inspection
Moving Structure *Per structure*		
One, two or three family dwelling	$262.50	Includes Zoning Certificate, Occupancy Certificate and 1% BBS fee; does not include any incurred City costs
OBC multi-family or commercial	$307.50	Includes Zoning Certificate, Occupancy Certificate and 3% BBS fee; does not include any incurred City costs
Numbering – Building/Unit *Per address*	$25.00	
Occupancy Certificate *Per structure/tenant space/dwelling unit*		
New/Revision *One, two or three family dwelling*	$50.50	$151.50 additional if occupied before approved; includes 1% BBS fee
OBC multi-family or commercial	$103.00	$154.50 additional if occupied before approved; includes 3% BBS fee
Change of Use *OBC Multi-Family or Commercial*	$154.50	Includes 3% BBS fee
Park Fee *Per dwelling unit*	$500.00	
Plan Revision *Per plan review*	15% of initial permit fee	No charge for minor revisions

Permit Reinstatement *Includes no revisions to construction documents*		
One, two or three family dwelling	$50.50	Includes 1% BBS fee
OBC multi-family or commercial	$51.50	Includes 3% BBS fee
Plumbing	As set by Franklin County Public Health	
Replacement Building Card		
One, Two or Three Family Dwelling	$50.50	Includes 1% BBS fee
OBC Multi-Family or Commercial	$51.50	Includes 3% BBS fee
Roof		
One, two or three family dwelling	$50.50	Includes 1% BBS fee
OBC multi-family or commercial	$154.50	Includes 3% BBS fee
Shed *Per shed*		
One, two or three family dwelling (Up to 200 square feet)	$35.00	Includes Zoning Certificate
OBC multi-family or commercial (Up to 120 square feet)	$75.00	Includes Zoning Certificate
Shoring of Buildings *Per building*		
One, two or three family dwelling	$50.50	Includes 1% BBS fee
OBC multi-family or commercial	$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		
Freestanding sign	$154.50	Zoning fees additional; Includes 3% BBS fee
Marquees, awnings & canopies	$46.35	Zoning fees additional; Includes 3% BBS fee

Solar Energy System *Per building*		
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		
Above Ground	$60.00	Includes Zoning Certificate
In-Ground	$210.00 (Residential) $256.00 (Commercial)	Includes Zoning Certificate Includes Zoning Certificate and 3% BBS fee
Tents & Temporary Structures *(Open sides totaling more than 700 square feet; Closed sides totaling more than 400 square feet. Can be one tent or multiple tents.)*		No charge for one, two or three family dwellings
OBC Multi-Family or Commercial	$101.50	Includes Zoning Certificate and 3% BBS fee
Warehouse Racking	$257.50	Includes 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%.