

1. SPECIAL CONSIDERATIONS

PERMITS FOR THE FOLLOWING IMPROVEMENTS TO EXISTING 1, 2, AND 3-FAMILY PROPERTIES (which do not have a Rental Permit) AND INDIVIDUAL CONDOMINIUM UNITS DO NOT REQUIRE A FEE:

Reroofing	Accessory Structures	Detached Garages
Antennae	Swimming Pools/Spas	Fireplaces and Wood Stoves
Furnace Replacement	Decks	Interior Remodeling
Air Conditioning (New or Replacement)		Water Heater Replacement
Covered Porches	Patio Enclosures	Fences
Driveway Aprons		

PENALTY FEES, REINSPECTION FEES, AND USE AND OCCUPANCY WITHOUT CERTIFICATE FEE WILL APPLY WHEN APPLICABLE. SEE MISCELLANEOUS BUILDING FEES BELOW.

2. ADMINISTRATIVE FEES

A. Processing Base Fee (Every Application Processed) \$50.00
 This processing fee will apply to every application processed by the Building Department.

B. State Surcharge Fee Residential: 1% Surcharge OR, Non-Residential: 3% Surcharge
 Fees charged by the City of Springdale for all building, mechanical, electrical and fire protection fees as set forth in this schedule, are subject to an additional surcharge from the State of Ohio, imposed by Ohio Revised Code Section 3781.102(f). **This additional fee is sent directly to the State of Ohio Board of Building Standards.**

C. Administrative Fee Notes:

1. Except as stated in division 1 above, the fees listed in this schedule are applicable to each application processed by the Building Department.
2. See Miscellaneous Building Department Fees below for additional applicable fees (re-review, re-inspection, penalty, appeal hearing, etc.).

3. STREET AND SIDEWALK FEES Processing Base Fee plus the following:

A. Street Aprons:..... See Schedule Below
 Special event signs allowed under § 93.015 of the City Ordinance permits and fees.

1. Driveway Aprons (up to 20 feet wide at curb line)\$75.00
2. Driveway Aprons (over 20 feet wide at curb line).....\$150.00

B. Street and Sidewalk Fee Notes:

1. See Miscellaneous Building Department Fees below for additional applicable fees (re-review, re-inspection, penalty, appeal hearing, etc.).

4. RENTAL PERMIT FEES Processing Base Fee plus the following:

A. Rental Fee \$75.00¹

B. Rental Permit Fee Notes:

1. This fee is intended to address the cost incurred by the Building Official in the initial and one re-review as well as the initial and one re-inspection/certification of any application which is authorized under § 123.04. Additional reviews or inspections shall incur re-review and re-inspections fees.
2. See Miscellaneous Building Department Fees below for additional applicable fees (re-review, re-inspection, penalty, renting without a permit, appeal hearing, etc.).

5. ZONING FEES¹ Processing Base Fee plus the following:
 As authorized under § 153.555 Fees, the owner or owner's authorized agent shall be responsible for the expenses incurred by the city in reviewing the plans. Such expenses may include any other reasonable expenses directly attributable thereon. Ten percent shall be added to the final expenses to provide for the review of plans by city staff. (Per Ordinance 13-2000)

- 1. Concept Plan Review\$155.00 Deposit
- 2. Zone Map Amendment\$500.00 Deposit
- 3. "PUD" Zone Map Amendment\$3,000.00 Deposit
- 4. Site Development Plan Review.....\$2,000.00 Deposit
- 5. Administrative Appeal (to Planning Commission)..... No Charge
- 6. Conditional Use\$200.00

A. Zoning Fee Notes:

- 1. As authorized under § 153.555 Fees, a deposit is required at the time of application submittal per the fees listed above. When deposit has been depleted to 33 percent, another deposit will be requested.
- 2. See Miscellaneous Building Department Fees below for additional applicable fees (re-review, re-inspection, penalty, appeal hearing, etc.).

6. STORMWATER MANAGEMENT FEES Processing Base Fee plus the following:
 As authorized under § 151.05, the following fees are accessed.

- Area of Site WorkSee Schedule Below:
 - Less than or equal to: 43,560 sf (1 acre)\$300.00
 - Between 43,560 and 217,800 sf (5 acres).....\$600.00
 - Greater than 217,800 sf\$800.00

A. Stormwater Management Fee Notes:

- 1. See Miscellaneous Building Department Fees below for additional applicable fees (re-review, re-inspection, penalty, appeal hearing, etc.).

7. TREE PRESERVATION FEES Processing Base Fee plus the following:
 As authorized under § 156.05, the following fees are accessed.

- Area of Site WorkSee Schedule Below:
 - a. Residential\$75.00
 - b. Non-Residential/Commercial (Area of Site Work)See Schedule Below:
 - Less than or equal to: 43,560 sf (1 acre)\$150.00
 - Between 43,560 and 217,800 sf (5 acres).....\$300.00
 - Greater than 217,800 sf\$450.00

A. Tree Preservation Fee Notes:

- 1. See Miscellaneous Building Department Fees below for additional applicable fees (re-review, re-inspection, penalty, appeal hearing, etc.).

8. BUILDING FEES..... Processing Base Fee plus the following:

A. New Construction and Additions See Schedule Below
 (Non-Residential & Residential) Multiply the building gross area by the Cost per Square Foot factor below. This area includes all covered spaces, whether finished or unfinished, including basements, attached garages, enclosed or unenclosed porches, etc. It does not include the attic or crawl space areas. All fees calculated to the next higher 100 square feet. (Ex: For 155 sf; use 200 sf).

<u>Use Group (Description of Use)</u>	<u>Cost/SF (Minimum Fee: \$300.00)</u>
Residential (1, 2, & 3 Family Dwellings).....	\$0.15
Residential Accessory (Sheds, Decks, Detached Garages, Etc.).....	\$0.12
Residential R (Multi-Family)	\$0.24
F, S & U (Factory, Storage & Utility/Miscellaneous)	\$0.15
B & M (Business & Mercantile).....	\$0.20
H & I (High Hazard & Institutional)	\$0.24
A & E (Assembly & Education).....	\$0.27

B. Alterations See Schedule Below

1. Alteration to **Non-Residential** Construction70% of New Construction Fees
 Multiply the affected building area by the Cost per Square Foot factor identified above (for new construction) and multiply by 0.7. **(Minimum Fee: \$300.00)**
2. Alterations to **Residential** Construction50% of New Construction Fees
 Multiply the affected building area by the Cost per Square Foot factor identified above (for new construction) and multiply by 0.5. **(Minimum Fee: \$150.00)**

C. Signs See Schedule Below

Special event signs allowed under § 153.461(A) of the Zoning Code are exempt from permits and fees.

1. Wall & Window Signs (Illuminated).....\$.70 per SF (Min \$ 100.00)
2. Wall & Window Signs (Non-Illuminated).....\$.50 per SF (Min \$ 100.00)
3. Projecting Signs\$.70 per SF (Min \$ 100.00)
4. Pole Signs.....\$1.00 per SF (Min \$ 100.00)
5. Ground and Directional Signs (>six square feet)\$.70 per SF (Min \$ 100.00)
6. Directional Signs (less than six square feet)\$20 each
7. Temporary Signs\$75 each
8. Real Estate Signs (less than 25 square feet)No Charge
9. Real Estate Signs (greater than 25 square feet)\$.40 per SF (Min \$ 100.00)
10. Panel Changes on Existing Signs\$75 each

D. Miscellaneous Building ConstructionSee Schedule Below (Minimum Fee)

1. Reroofing, Retaining Walls, Shoring of Buildings, Antennae, and Miscellaneous Structures
 - Roof Areas over 50,000 sf\$300 each
 - Retaining Walls over 50 ft in length)\$300 each
 - Antenna over 50 feet in height.....\$300 each
 - All other Miscellaneous Structures (Pods, Temp Structures)\$100 each
2. Swimming Pools & Spas
 - Residential\$75 each
 - Non-Residential/Commercial\$150 each
3. Temporary Tents (Each, Valid for 30 days).....\$75 each
4. Wrecking/Demolition\$.03 per sf (\$300 Max)
 Permit fees for the wrecking of buildings shall be the sum of \$0.03 for each square feet of total floor area or fraction thereof.
5. Moving Buildings\$100 each
 A surety bond must be deposited with the City in the amount approved by the City Administrator when a building is moved on or across a public street. Such bond to address possible damage to public property and assure payment of any costs incurred by or on behalf of the City.

E. Building Fee Notes:

1. See Miscellaneous Building Department Fees below for additional applicable fees.

9. MECHANICAL FEES..... Base Fee plus the following: (unless with Building Permit):

A. Non-Residential (New Construction, Additions, Alterations)..... See Schedule Below:

Installation of new or replacement of each Heating, Air Cooling, Ventilation (HVAC) system, Exhaust Systems, Gas Systems, Refrigerant System, and applicable Fuel (tanks, piping, etc.) installations, and any equipment associated with such installations.

<u>Cost of Construction</u> (material and labor for mechanical work)	(Minimum Fee: \$ 150.00)
Less than or equal to: \$100,000.....	\$20.00 per \$1,000
Between \$100,000 and \$400,000.....	\$2,000.00 plus \$15.00 per \$1,000 over \$100,000
Between \$400,000 and \$1,000,000	\$6,500.00 plus \$10.00 per \$1,000 over \$400,000
Greater than \$1,000,000	\$12,500.00 plus \$5.00 per \$1,000 over \$1,000,000

B. Residential and Multi-Family (Per Residential Unit)..... Sum of the following:

New (first) HVAC System (includes gas, water, steam and electric systems)..... \$150.00 (each)

Other Systems

.....	\$120.00 (each)
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Includes modifications to existing systems (duct, piping, venting, etc.), replacement of furnace and/or condensing unit, or Add Air Conditioning or Heat Pump. Does not include inspection of new electrical work.

C. Mechanical Fee Notes:

1. All Cost of Construction fees calculated to next higher \$1,000. (For \$1,001 use \$2,000)
2. Each separate Mechanical System (HVAC, Gas, Refrigeration, etc.) will be calculated separately.
3. Add electrical fees for any new electrical work.
4. Multi-family projects use residential fees for each individual unit.
5. See Miscellaneous Building Department Fees below for additional applicable fees.

10. PLUMBING FEES

A. Hamilton County Public Health

All Plumbing Approvals/Permits and Inspections are conducted by Hamilton County. All required Inspections must be completed before Certificates are issued by the City. Contact them at: (513) 946-7800
<https://www.hamiltoncountyhealth.org/services/for-businesses/programs/plumbing/>

11. ELECTRICAL FEES..... Base Fee plus the following: (unless with Building Permit):

A. Non Residential Construction - New, Additions and Alterations..... Sum of the following:

Minimum Fee of \$150.00 will be assessed at time of application. Additional fees as listed below maybe assessed after plan review.

1. Service size in amps X \$0.60 (\$150.00 minimum) plus;
2. Number of lighting and power circuits up to 30 amps X \$5.00 plus;
3. Number of circuits over 30 amps and transformers (3 - 500 KVA) X \$15.00.

B. Multi-Family Construction (multiple single family)..... Sum of the following:

1. New Construction, Addition and Alteration

.....	\$150.00 (each unit)
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C. Residential Construction

- See Schedule Below:
1. Each new building service and wiring.....

.....	\$150.00
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 2. All Other Systems (one trip)

.....	\$75.00 each
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D. Construction Temporary, Alteration/repair of electric only

.....\$75.00
(One inspection & Meter Release) (one trip)

E. Swimming Pools

- See Schedule Below:
1. Residential Above Ground (pool circuit and bonding (one trip) ... \$75.00
 2. Residential Below Ground (pool circuit and bonding (two trips) .. \$100.00
 3. Non-Residential

Use Non-Residential Schedule

F. Electrical Fee Notes:

1. See Miscellaneous Building Department Fees below for additional applicable fees.

(Edited 1/12/23)

12. FIRE PROTECTION FEES Processing Base Fee plus the following:

A. Sprinkler Systems.....Sum of the following:

1. Outside Fire Protection Pit \$150.00
2. Fire line with no Fire Hydrants (one trip) \$75.00
Fire Hydrants (each)..... \$75.00
3. Fire Pumps..... \$300.00
4. Limited Area Suppression..... \$150.00
5. Fire Suppression System (area of work)..... See Schedule Below:
Less than or equal to: 10,000 sf..... \$25 per 1,000 sf (\$150.00 min)
Between 10,000 and 50,000 sf \$250.00 plus \$15.00 per 1,000 sf over 10,000 sf
Greater than 50,000 sf..... \$850.00 plus \$5.00 per 1,000 sf over 50,000 sf

B. Alternative Automatic Fire Extinguishing Systems (Kitchen Hoods, Pre-Action Systems, etc.)

Cost of Construction (material and labor for installed work)

- Less than or equal to: \$100,000..... \$20.00 per \$1,000 (\$150.00 min)
Between \$100,000 and \$500,000 \$2,000.00 plus \$15.00 per \$1,000 over \$100,000
Between \$500,000 and \$1,000,000 \$8,000.00 plus \$10.00 per \$1,000 over \$500,000
Greater than \$1,000,000 \$13,000.00 plus \$5.00 per \$1,000

C. Fire Alarm SystemsSum of the following:

1. Fire Alarm System (New) \$2.00 per 100 SF (\$150.00 min)
2. Fire Alarm System (Alteration)..... \$1.00 per 100 SF (\$150.00 min)

D. Fire Protection Notes:

1. Areas that are a fractional part of 1,000 SF (Square Feet) will be charged at the full 1,000 SF rate.
2. Costs that are a fractional part of \$1,000 will be charged at the full \$1,000 rate.
2. See Miscellaneous Building Department Fees below for additional applicable fees.

13. FLOOD CONTROL FEES Processing Base Fee plus the following:

A. Residential Structures \$70.00

(One, two and three family Dwellings, MH, garages, additions, and accessory buildings.)

B. Non-Residential Structures \$150.00

(Commercial Use buildings, additions and alterations, Residential Buildings greater than three family)

C. Appeal Hearing for Flood Control Ordinance

1. Residential \$150.00
2. Non-Residential/Commercial \$250

D. Flood Plain Development Fee Notes:

1. A separate application for Flood Control and fees are applicable on all development when property is located in special flood hazard (100-year flood plain) areas.
2. See Miscellaneous Building Department Fees below for additional applicable fees.

(Edited 1/12/23)

14. MISCELLANEOUS BUILDING DEPARTMENT FEES AND NOTES

A. Administrative Fees Processing Base Fee plus the following:

1. Certificate of Occupancy (CO) or Certificate of Completion (CC)
 - a. CO or CC (With current Application)Included
 - b. Change/Use, Replacement CO or CC²\$150 each²
 - c. Conditional (Temporary) Certificate of Occupancy\$75 each
2. Plan Review Fee⁴
 - a. Initial Review of PlansIncluded
 - b. Additional Reviews (Unless part of Phased Approval)\$75 each
3. Phased Approval/Partial Permit \$100.00 each
4. Application Extension Fee \$60.00 each
5. Reinspection Fees⁵ (Partial Passed or Failed Inspections. Per trip) \$75.00 each
6. After Hours Inspection..... \$150/HR (\$600 minimum)
7. Requested Survey/Consultation at site (Counts as an Inspection Trip) Included
8. Scanning Fee
 - a. Documents up to 11x14 (including Specs)\$1.00 (per side)
 - b. Documents larger than 11x14 up to 36x42.....\$5.00 each scan
9. Application and Hearing of Board of Housing, Building and Fire Appeals
 - a. Residential\$100.00
 - b. Non-Residential/ Commercial.....\$150.00
10. Penalty Fees (Permit Fee plus each applicable Penalty Fee)
 - a. Work Started without Permit
 - Residential\$75.00
 - Non-Residential/Commercial³ Double all Permit Fees (Max \$2000)
 - b. Renting without a Permit\$150.00
 - c. Missed Inspection Fee⁵
 - Residential\$75.00
 - Non-Residential/Commercial.....\$150.00
 - d. Use of Equipment or Occupancy without Valid Certificate
 - Residential\$75.00
 - Non-Residential/Commercial.....\$500.00
11. Refund of Fees
 - a. Before plan review begins:.....100% (after deducting Base Fee)
 - b. After plan review begin:50% (after deducting Base Fee)
 - c. After first inspection: No Refund of Fees
 - d. Processing Base Fee is Non-Refundable (Unless error by Department)
12. Other Work not clearly defined in this Fee Schedule will be the Base Fee with balance to be determined by Building Department Director.

B. Miscellaneous Building Department Fee Notes:

1. Payment of Fees - An Invoice will be generated and sent via email to the Applicant for payment on the [Online Citizen Portal - Permits](#) and [Online Citizen Portal - Rentals](#). The City can accept cash, checks or credit cards (with additional processing fee) in the office for payment of fees. Fees are calculated and posted as due at the following stages:
 - a. Submittal of Application – All of the applicable fees outlined in the Fee Schedule are due with the initial submittal of the application and construction drawings. Payment is due before documents are reviewed.
 - b. Approval of Plans – Several fees (such as plan review, professional fees, mechanical, and various electrical fees, etc.) must be determined after review of the submittal documents. Payment is due before Permit is issued.
 - c. Completion of Inspections – Additional fees may be added during construction which could include failed inspections, additional and/or re-inspection (per trip) fees. Payment is due prior to the issuance of the Certificate of Completion/ Occupancy.

2. Fee includes one field inspection to verify that all life safety requirements and generation of new Certificate of Occupancy.
3. For Non-Residential/Commercial projects, the Penalty Fee for work started without Permits is double the calculated permit fee, plus the Permit Fee.
4. Plan Review Fees are assessed for each department (Building, Engineer, etc.) re-review of deficient submittals and assessed for each review of additional data or minor plan change submittals.
5. Required Inspections (one each) are included with Permit Fees outlined in this schedule. Re-inspections required due to failed, partial passed, and no access are charged a Re-inspection Fee. Work covered without inspections is a Missed Inspection Fee.
6. If an application is closed or cancelled due to inactivity or expiration, all application fees (as applicable for the new permit) are required for re-instatement of an application.

§ 152.21 ASSESSMENT OF COST BY CITY AND WRITTEN RETURN TO COUNTY AUDITOR; COSTS A LIEN.

(A) Whenever any type of permit fee is charged as provided in § 152.20(G) and left unpaid after 30 days of being invoiced by the Building Department, the Building Director or their authorized representative shall give notice, by regular mail, to the owner of the lot or parcel of land, at his last known address, a statement of outstanding fees, plus 15% for the administrative handling of the statement. In the event the same is not paid within 30 days after the mailing of the notice, then the amount shall be assessed as provided in § 152.21 (B).

(B) The City Clerk shall make a written return to the County Auditor of the action taken under the preceding sections, with a statement of the fees incurred throughout the permitting process, plus a \$50 administrative charge over and above the 15% charged under § 152.21(A) to offset the expense for City's serving notices, the cost of mailing notices, the cost of preparing the notices, the cost of legal services in determining ownership of the properties upon which offenses against the sections occurred, and any other normal costs of the city necessary to accomplish the purpose of the section, along with a proper description of the premises. The amounts shall be entered upon the tax duplicate as a permit fee assessment and be a lien upon the land from and after the date of entry and be collected as other taxes and returned to the city with the general fund settlements.