

**PLANNING AND DEVELOPMENT
DIVISION OF BUILDING AND
INFRASTRUCTURE
HAMILTON COUNTY, OHIO**

**SCHEDULE OF FEES
JANUARY 2011, EDITION, MODIFIED
EFFECTIVE May 18, 2011**

TABLE OF CONTENTS

BUILDING FEE CALCULATION	2
BUILDING FEES	
HAMILTON COUNTY BUILDING CODE (1-2 DWELLING UNITS)	2
OHIO BUILDING CODE	3
FIRE SUPPRESSION SYSTEMS	3
HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	4
TYPE OF CONSTRUCTION FACTOR	4
HAMILTON COUNTY ADMINISTRATIVE FEES	5
HAMILTON COUNTY PENALTY FEES	5

BUILDING FEE CALCULATION

Fees for permits, inspections, certificates shall be paid to the Building Official as set forth herein. This Fee Schedule shall become effective January 1, 2009, as adopted by the Hamilton County Board of County Commissioners pursuant to Sections 307.37 ORC.

To calculate a fee using a Permit Fee Multiplier, you need the building gross area (total of all floors), type of construction (page 3) and the permit fee multiplier.

FORMULA A: Building Permit and HVAC application combined

$$\text{Permit Fee} = \frac{\text{Building Gross Area}}{102.7} \times \text{Type of Construction} \times \text{Permit Fee Multiplier} \times 1.25 =$$

FORMULA B: Building Permit Only (no HVAC)

$$\text{Permit Fee} = \frac{\text{Building Gross Area}}{102.7} \times \text{Type of Construction} \times \text{Permit Fee Multiplier} =$$

FORMULA C: HVAC Permit Only (no building)

$$\text{Permit Fee} = \frac{\text{Building Gross Area}}{102.7} \times \text{Type of Construction} \times \text{Permit Fee Multiplier} \times .25 =$$

FORMULA D: One and Two and Three Family Residential Building Permit and HVAC application combined

$$\text{Permit Fee} = \frac{\text{Building Gross Area}}{102.7} \times \$.18 \text{ (Building Gross Area includes occupied garage, basement, finished or unfinished)}$$

PERMIT USE/TYPE	UNIT PRICE EACH	UP-FRONT	MINIMUM BUILDING FEE	PERMIT FEE MULTIPLIER	CO/CC	* TCO 1 st 30 DAYS	REVISION
BUILDINGS AND STRUCTURES REGULATED BY THE HCBC - 1-2-3 DWELLING UNITS							
BUILDINGS AND STRUCTURES REGULATED BY THE HCBC & RCO (ADD OBBS ASSESSMENT FEE - 1%)							
1. New Dwellings (Formula D)	--	\$280	\$280	--	\$ 40	\$105	\$105
2. Additions (Formula D) (Includes ductwork only) (To add or replace HVAC units, add fees from line 6)	--	\$280	\$280	--	\$ 40	\$105	\$105
3. Industrialized Dwellings (Includes all HVAC)	\$243	\$280	--	--	\$ 40	\$105	\$105
4. Alterations and Fire Repair (To add or replace HVAC units, add fees from line 6) (Total loss by fire or natural disaster reviewed as New Dwelling)	\$ 94 ea. floor	\$188	\$188	--	\$ 40	\$105	\$105
5. Accessory Structures (over 200 sf)	\$188	\$228	--	--	\$ 40	\$105	\$105
6. Mechanical Additions & Replacements							
A. Heating or air conditioning	\$ 69	\$ 89	--	--	\$ 20	--	--
B. Combined (includes ductwork)	\$132	\$152	--	--	\$ 20	--	--
7. Decks and Ramps without Roofs (Attached or Detached)	\$141	\$181	--	--	\$ 40	\$105	\$105
8. Partial Permits (when granted)	\$188	\$208	--	--	\$ 20	--	--
9. Moving	\$188	\$208	--	--	\$ 20	--	--
10. Pools							
A. Above Ground	\$114	\$154	--	--	\$ 40	\$105	\$105
B. In-Ground	\$280	\$320	--	--	\$ 40	\$105	\$105
11. Retaining Walls (up to 300 ft.) (301 ft. and above)	\$5.58/lf \$2.85/lf	\$ 94	\$ 94	--	\$ 20	--	\$105
12. Towers	\$ 94	\$114	--	--	\$ 20	--	\$105
13. Wrecking	\$40/1000 sf	TOTAL	\$ 60	--	\$ 20	--	--

PERMIT USE/TYPE	UNIT PRICE EACH	UP-FRONT	MINIMUM BUILDING FEE	PERMIT FEE MULTIPLIER	CO/CC	* TCO 1 st 30 DAYS	REVISION
BUILDINGS AND STRUCTURES REGULATED BY THE OBC (ADD OBBS ASSESSMENT FEE - 3%)							
1. New Buildings (Formula A or B)	--	\$466	\$466	.0019	\$133	\$209	\$209
2. Additions (Formula A or B)	--	\$466	\$466	.0019	\$133	\$209	\$209
3. Industrialized (includes all HVAC)	\$243	\$376	--	--	\$133	\$209	\$209
4. Alterations and Fire Repair							
A. Entire building, floor, fire repair alterations (Formula A or B)	--	\$466	\$466	.0043	\$133	\$209	\$209
B. Minor Alterations (as determined by the Building Official)	\$337	\$466	\$466	--	\$133	\$209	\$209
C. Change of Use (No building or mechanical work included)	\$466	\$599	--	--	\$133	--	\$209
D. Minor Alterations and Change of Use (Formula A or B) (as determined by the Building Official) sq.ft. over 10,000 shall be calculated at 10,000 sq. ft.	\$466	\$466	\$466	.0043	\$133	\$209	\$209
5. Partial Permits (conditional permits)							
A. Footing and foundation	\$372	\$392	--	--	\$ 20	--	\$209
B. Shell (Formula B)	--	\$466	\$466	.0019	\$ 20	--	\$209
C. Interior Build-out of Shell (Formula A or B)	--	\$466	\$466	.0019	\$133	\$209	\$209
6. Utility/Miscellaneous Structure (Formula A or B)	--	\$321	\$188	.0019	\$133	\$209	\$209
7. Awnings, Canopies and Marquees							
A. Light Construction	\$ 94	\$114	--	--	\$ 20	--	\$105
B. Heavy Construction	\$188	\$321	--	--	\$133	\$209	\$105
8. Decks and Ramps without Roofs (Attached or detached)	\$207	\$340	--	--	\$133	\$209	\$105
9. Kitchen Exhaust Hoods	\$48.00/lf	\$188	\$188	--	\$ 20	--	\$105
10. Membranes	--	\$280	\$411	.0019	\$133	\$209	\$209
11. Moving	\$188	\$208	--	--	\$ 20	--	--
12. Pools	\$372	\$505	--	--	\$133	\$209	\$105
13. Re-Roofing	\$.037/sf	TOTAL	\$262	--	\$ 20	--	--
14. Retaining Walls and Monuments (301 ft. and above)	\$ 5.58/lf \$ 2.85/lf	\$ 94	\$ 94	--	\$ 20	--	\$105
15. Signs							
A. Permanent Ground Supported (over 3 sf)	\$188	\$208	--	--	\$ 20	--	\$105
B. Wall, Projecting and Roof (over 2½ sf)	\$ 76	\$ 96	--	--	\$ 20	--	--
C. Single Sign Face Change (Multiple Face Changes on same site)	\$ 76 \$ 20 ea. add'l.	\$ 96	--	--	\$ 20	--	--
16. Spray Booths	\$152	\$285	--	--	\$133	--	\$105
17. Temporary Structures - under 180 days (See Section 624.0)	\$ 94 \$ 20 ea. additional	\$ 94	\$ 94	--	\$133	--	--
18. Tents	\$ 94 \$ 20 ea. additional	\$ 94	\$ 94	--	\$133	--	--
19. Wrecking	\$40/1000 sf	TOTAL	\$ 60	--	\$ 20	--	--
20. Gas Line (per meter)	\$ 76	\$ 96	--	--	\$ 20	--	\$105
21. Other Building Service Piping (refrigeration lines)	\$ 76	\$ 96	--	--	\$ 20	--	\$105
FIRE PROTECTION SYSTEMS, Regulated by the OBC (Add OBBS Assessment Fee)							
1. Inside suppression work-including limited area							
A. New	\$.057/sf	\$191	\$171	--	\$ 20	--	\$105
B. Alteration (arm-overs only)	\$.0094/sf	\$191	\$171	--	\$ 20	--	\$105
2. Outside Fire Line Work	\$171	\$191	--	--	\$ 20	--	\$105
3. Gravity and Pressure Tanks	\$ 94	\$114	--	--	\$ 20	--	\$105
4. Fire Pumps	\$ 94	\$114	--	--	\$ 20	--	\$105
5. Standpipes - House or FD hose system	\$40/story/standpipe	\$208	\$188	--	\$ 20	--	\$105

PERMIT USE/TYPE	UNIT PRICE EACH	UP-FRONT	MINIMUM BUILDING FEE	PERMIT FEE MULTIPLIER	CO/CC	* TCO 1 ST 30 DAYS	REVISION
FIRE PROTECTION SYSTEMS, Regulated by the OBC (ADD OBBS Assessment Fee)							
6. Hoods - Suppression System Only	\$ 94	\$114	--	--	\$ 20	--	\$105
7. Fire Alarms							
A. New							
(Use Groups E, I and R)	\$.019 per sf	\$300	\$280	--	\$ 20	--	\$105
(All other Use Groups)	\$.0139 per sf	\$300	\$280	--	\$ 20	--	\$105
B. Alterations							
(Use Groups E, I and R)	\$.0139 per sf	\$300	\$280	--	\$ 20	--	\$105
(All other Use Groups)	\$.0047 per sf	\$300	\$280	--	\$ 20	--	\$105

HEATING, VENTILATION AND AIR CONDITIONING, REGULATED BY THE OBC (Add OBBS Assessment Fee)

1. HVAC Equipment Replacement Only (Single or Combined Unit)							
A. Includes Ductwork	\$188	\$208	--	--	\$ 20	--	\$105
B. Without Ductwork, Unit Only	\$133	\$153	--	--	\$ 20	--	--
C. Ductwork Only	\$133	\$153	--	--	\$ 20	--	--
2. New/Additions/Alterations* (Formula C)	--	\$208	\$188	.0019	\$ 20	--	\$105
3. Alterations to Buildings** (Formula C)	--	\$208	\$188	.005	\$ 20	--	\$105
4. HVAC work related to permits using Calculation as per 4.D (Formula C); Sq. ft. over 10,000 shall be calculated at 10,000 sq ft	\$133	\$208	\$188	.005	\$20	--	\$105

* When building permit work necessitates mechanical work.

** When a new mechanical system is installed in an existing building as regulated by OMC.

TYPE OF CONSTRUCTION FACTOR

TYPE OF CONSTRUCTION FACTOR *

USE GROUP	1A	1B	2A	2B	3A	3B	4	5A	5B
A-1 Assembly, theaters	1.78	1.73	1.69	1.60	1.51	1.50	1.56	1.40	1.36
A-2 Assembly, nightclubs, restaurants, bars, banquet halls	1.27	1.23	1.20	1.13	1.05	1.05	1.09	0.96	0.93
A-3 Assembly, churches, general, community halls, libraries, museums	1.27	1.23	1.20	1.13	1.05	1.05	1.09	0.96	0.93
A-4/A-5 Assembly, arenas	1.25	1.22	1.17	1.11	1.03	1.03	1.08	0.93	0.91
B Business	1.20	1.15	1.11	1.04	0.93	0.93	1.00	0.82	0.79
E Educational	1.28	1.23	1.20	1.13	1.04	1.01	1.08	0.91	0.88
F-1 Factory and industrial, moderate hazard	0.76	0.73	0.68	0.64	0.55	0.57	0.62	0.47	0.45
F-2 Factory and industrial, low hazard	0.75	0.71	0.68	0.63	0.55	0.55	0.61	0.47	0.43
H-1 High Hazard, explosives	0.73	0.70	0.66	0.61	0.54	0.54	0.59	0.45	N.P.
H-2 -H-4 High Hazard	0.73	0.70	0.66	0.61	0.54	0.54	0.59	0.45	0.42
H-5 HPM	1.20	1.15	1.11	1.04	0.93	0.93	1.00	0.82	0.79
I-1 Institutional, supervised environment	1.22	1.17	1.14	1.07	0.99	0.99	1.07	0.90	0.87
I-2 Institutional, incapacitated	1.77	1.73	1.69	1.62	1.50	N.P.	1.57	1.39	N.P.
I-3 Institutional, restrained	1.39	1.34	1.30	1.23	1.13	1.11	1.19	1.02	0.96
I-4 Institutional, day care facilities	1.22	1.17	1.14	1.07	0.99	0.99	1.07	0.90	0.87
M Mercantile	0.97	0.93	0.88	0.83	0.74	0.75	0.79	0.65	0.63
R-1 Residential, hotels/motels	1.32	1.28	1.25	1.18	1.10	1.09	1.17	1.01	0.97
R-2 Residential, multiple family	1.11	1.06	1.03	0.97	0.89	0.88	0.96	0.80	0.76
R-3 & IRC Residential, one- and two-family	0.92	0.89	0.86	0.82	0.78	0.78	0.81	0.73	0.68
R-4 Residential, care/assisted living facilities	1.22	1.17	1.14	1.07	0.99	0.99	1.07	0.90	0.87
S-1 Storage, moderate hazard	0.72	0.68	0.63	0.60	0.51	0.52	0.58	0.43	0.41
S-2 Storage, low hazard	0.71	0.67	0.63	0.59	0.51	0.51	0.56	0.43	0.39
U Utility/Miscellaneous	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40

** For additional Temporary Certificate of Occupancy fees please see page 5 item 2

HAMILTON COUNTY ADMINISTRATIVE FEES

1. Certificate of Occupancy (CO) where required
 - A. Buildings and structures regulated by the HCBC \$ 40
 - B. Buildings and structures regulated by the OBBC \$133
 - C. Certificate of Completion of Permit (CC) - for all permits where a CO is not required \$ 20
2. Certificate of Temporary Occupancy (TCO)
 - A. Buildings and structures regulated by the HCBC
 \$105 - 1st 30 days + \$53 ea addn'l 30 days
If addn'l TCO is required \$209 – 1st 30 days + \$105 ea addn'l 30 days
 - B. Buildings and structures regulated by the OBC
 \$209 - 1st 30 days + \$105 ea addn'l 30 days
If addn'l TCO is required \$418 – 1st 30 days + \$209 ea addn'l 30 days
 - C. **Occupying w/o TCO, penalty fee = Residential-\$209 Commercial-\$418 to be paid in addition to TCO fee.**
 - D. **Occupying w/o a Certificate of Occupancy**
Residential = \$209
Commercial = \$418
3. Refund of Permit Fee (Section HC.A108.4). If granted, shall be in the amount of half the entire permit fee, after deducting the Up-Front Fee and the Zoning Certificate Fee.
4. Time Extensions (Section HC.A105.6) each \$ 94
5. Unspecified Permit Fee - for any permit type, not specifically listed in this Fee Schedule, the fee shall be calculated to the most similar permit type, use group and type of construction to be determined at the discretion of the Building Official.
6. Scanning fee for Permit Applications reviewed under OBC for paper documents submitted without a digital copy in an approved format

Documents up to 8½ x 14 (including Specs.)	\$ 1.91/side
Documents larger than 8½ x 11 (B) size	\$ 5.58/sheet
7. Field Inspection and Processing Fee (non building permit related)

Commercial	\$133
Residential	\$105
8. After Hours Inspection (OBC Permits) \$126 per hour
 Minimum fee \$501 to be paid at time of scheduling inspection
9. Plan Review Fee - Accessed at 3rd review for each hour thereafter

Residential	– \$105 hr (no fractions thereof - rounded up)
Commercial	– \$209 hr (no fractions thereof - rounded up)

 Hourly time to include Plan Examiner, Supervisors and Department Head time involved.
10. Board of Building Appeals

Residential	\$157
Commercial	\$313
11. Fences over 6' in height requiring a permit

Commercial	\$133
Residential	\$105
4. Reinspection Fee - Not Ready and Failed Inspections shall result in a Reinspection Fee \$126
5. Violations Penalties (Section HC.A113)
 - Violations issued under the Code shall be punishable by a fine of not more than \$300.00 for each offense as provided in Ohio Revised Code Section 307.37 and 307.99(C).
 - Violations issued for offenses to ORC Chapters 3781 and 3791 shall not be more than \$1000.00
 - Each day that any such violation or failure continues shall be deemed a separate offense.

HAMILTON COUNTY PENALTY FEES

1. Starting Without a Permit - (See Section HC.A105.1.1)
 - Permit fee + 200% penalty fee
2. Rescinding a Revoked Permit Fee - (Section HC.A110.6)
 - \$280.00 or original fee, whichever is less
3. Missed Inspection Fee - Failure to schedule a "called-for" inspection before proceeding to cover the work shall result in a Missed Inspection Fee \$209