

City of Lancaster - Certified Building Department

CONDENSED FEE SCHEDULE 6/1/07

On-line forms at www.ci.lancaster.oh.us/dept/building

Plan Examination Fee

	Fee	Zoning 5%	BBS	Total	Deposit
New 1,2 & 3 family dwellings per unit	\$126.50	\$6.32	\$1.27	\$134.09	\$135.00 per unit
Residential additions, garages or resubs.	\$69.00	\$3.45	\$0.69	\$73.14	\$75.00
Commercial	\$86.25/hr	\$4.31/hr	\$2.59/hr	\$93.15/hr	\$100.00

New Residential Home Permit Fees

	Blanket	Zoning 5%	BBS 1%	no Firepl	FP+1%+5%	w/Firepl
Up to 1,000 SF per dwelling unit	\$550.00	\$27.50	\$5.50	\$583.00	add \$53	\$636.00
1,001 to 2,000 SF per dwelling unit	\$600.00	\$30.00	\$6.00	\$636.00	add \$53	\$689.00
2,001 to 4,000 SF per dwelling unit	\$650.00	\$32.50	\$6.50	\$689.00	add \$53	\$742.00
More Than 4,000 SF per dwelling unit	\$750.00	\$37.50	\$7.50	\$795.00	add \$53	\$848.00

Residential Alteration/Renovation

	Fee	Zoning 5%	BBS 1%	Total	Deposit
1,2 & 3 Family ≤ 200 SF (MINOR)	\$74.30	\$3.71	\$0.74	\$78.75	\$60.00 per unit w/plans
1,2 & 3 Family units >200 SF (MAJOR)	\$148.58	\$7.43	\$1.49	\$157.50	\$60.00 per unit w/plans
Electric Service (temp) ≤ 200 amp (90 day)	\$49.50	\$0	\$0.50	\$50.00	\$50.00 no review
Electric Service, minor ≤ 400 amp or 8 fixtures	\$74.30	\$3.71	\$0.74	\$78.75	per meter / no review
Electric major > 8 fixtures, w/wo service	\$148.58	\$7.43	\$1.49	\$157.50	\$157.50 w/wo plans
HVAC system, minor ≤ 8 ducts	\$74.30	\$3.71	\$0.74	\$78.75	per unit / no review
HVAC major > 8 fixtures, w/wo unit	\$148.58	\$7.43	\$1.49	\$157.50	\$60.00 w/plans & audit
Plumbing minor ≤ 200 SF or 8 fixtures	\$74.30	\$3.71	\$0.74	\$78.75	\$78.75 / no review
Plumbing major > 200 SF or 8 fixtures	\$148.58	\$7.43	\$1.49	\$157.50	\$60.00 w/plans
Hydronics system, minor ≤ 200 SF or 8 fixtures	\$74.30	\$3.71	\$0.74	\$78.75	\$78.75 / no review
Hydronics major > 200 SF or 8 fixtures	\$148.58	\$7.43	\$1.49	\$157.50	\$60.00 w/plans & audit

Miscellaneous Permits

	Fee	Zoning 5%	BBS 1%	Total	Deposit
Residential accessory buildings & decks ≤ 200 SF & concrete patios do not require a building permit. Zoning review and approval may still be required.					
Miscellaneous Residential Zoning	\$25.00	n/a	n/a	\$25.00	\$25 zoning approval
Residential Accessory Building ≤ 200 SF	\$25.00	n/a	n/a	\$25.00	\$25 zoning approval
Parking Lots after initial construction	\$103.77	\$5.19	\$1.04	\$110.00	\$75 + plans + zoning approval
Accessory Buildings > 200 SF (foundation/final)	\$103.77	\$5.19	\$1.04	\$110.00	\$75 + plans / review required
Deck uncovered > 200 SF	\$103.77	\$5.19	\$1.04	\$110.00	\$75 + plans / review required
Carports- including foundation & final	\$103.77	\$5.19	\$1.04	\$110.00	\$75 + plans + zoning approval
Pools: in or above ground, NEC compliance	\$103.77	\$5.19	\$1.04	\$110.00	\$75 + plans + zoning approval
Fences > 6' high	\$103.77	\$5.19	\$1.04	\$110.00	\$75 + plans + zoning approval
Fireplaces: all types	\$103.77	\$5.19	\$1.04	\$110.00	\$100 + plans / review required
Signs: including foundation & final	\$103.77	\$5.19	\$1.04	\$110.00	\$100 + plans / review required
Demo residential accessory bldg. ≤ 200 SF	n/a	n/a	n/a	\$0	Permit not required
Demo residential accessory bldg. > 200 SF	\$74.30	\$3.71	\$0.74	\$78.75	\$78.75 + review inspection
Demo (other structures) 100 to 5,000 SF	\$103.77	\$5.19	\$1.04	\$110.00	\$110 + review inspection
Demo (other structures) 5,001 to 10,000 SF	\$148.58	\$7.43	\$1.49	\$157.50	\$157.50 + review inspec.
Demo each additional 10,000 SF	\$103.77	\$5.19	\$1.04	\$110.00	\$110.00
Moving of Residential Structure	\$103.77	\$5.19	\$1.04	\$110.00	\$110.00 + city review
Recording Fees: Parks & Recreation	\$150.00	n/a	n/a	\$150.00	Contact Park Board

Commercial Permit Fees

	Fee	Zoning 5%	BBS 3%	Total	Deposit
General: add \$6.00 per each 100 SF	\$200+SF	5%	3%	Fee+5+3	\$100.00 w/plans
Plumbing: add \$1.50 per each 100 SF	\$200+SF	5%	3%	Fee+5+3	\$100.00 w/plans
Electrical: add \$3.00 per each 100 SF	\$200+SF	5%	3%	Fee+5+3	\$100.00 w/plans
Sprinkler/Fire: add \$3 per each 100 SF	\$100+SF	5%	3%	Fee+5+3	\$100.00 w/plans
HVAC/Refrig: add \$3 per each 100 SF	\$200+SF	5%	3%	Fee+5+3	\$100.00 w/plans
Minor Construction ≤ 100 SF	\$80.00	\$4.00	\$2.40	\$86.40	\$50 w/plans, 1 inspection
Minor Plumbing ≤ 8 fixtures	\$80.00	\$4.00	\$2.40	\$86.40	\$50.00 w/plans
Minor Electric ≤ 8 fixtures	\$80.00	\$4.00	\$2.40	\$86.40	\$86.40, 1 inspection
Minor HVAC ≤ 8 fixtures/ducts	\$80.00	\$4.00	\$2.40	\$86.40	\$86.40, 1 inspection
Electrical Service ≤ 400 amp	\$80.00	\$4.00	\$2.40	\$86.40	\$86.40 per meter
Electric Service (temp) ≤ 200 amp (90 days)	\$48.54	\$0.00	\$1.46	\$50.00	per meter / no review

Commercial Permit Fees (continued)

	Fee	Zoning 5%	BBS 3%	Total	Deposit
HVAC Upgrade using old ducts	\$80.00	\$4.00	\$2.40	\$86.40	\$86.40, 1 inspection
HVAC new installation & ducts	\$150.00	\$7.50	\$4.50	\$162.00	\$100 w/plans & audit
Hydronics Upgrade existing lines	\$80.00	\$4.00	\$2.40	\$86.40	\$86.40, 1 inspection
Hydronics new complete installation	\$150.00	\$7.50	\$4.50	\$162.00	\$100 w/plans & audit
Roof replacement ≤ 5,000 SF	\$80.00	\$4.00	\$2.40	\$86.40	\$50 w/plans
Roof replacement > 5,000 SF	\$150.00	\$7.50	\$4.50	\$162.00	\$100 w/plans

Occupancy Compliance Inspection

	Fee	Zoning 5%	BBS	Total	Deposit
Occupancy Commercial	\$100.00	\$5.00	\$3.00	\$108.00	\$100 when applying for permit
Occupancy Residential	\$60.00	\$3.00	\$0.60	\$63.60	\$60 when applying for permit

Certificates Of Occupancy

	Fee	Zoning 5%	BBS	Total	Deposit
Occupancy Certificate: Commercial	\$75.00	\$3.75	\$2.25	\$81.00	\$75, Issued after final insp
Occupancy Certificate: Residential	\$20.00	\$1.00	\$0.20	\$21.20	\$20, Issued after final insp
60 day Temporary: 1,2,3 family resid.	\$60.00	\$3.00	\$0.60	\$63.60	\$60, Issued after final insp
60 day Temporary: All other buildings	\$250.00	\$12.50	\$7.50	\$270.00	\$250, Issued after final insp

Miscellaneous General Fees

	Fee	Special Notes
Annual Inspection	\$100.00	Per inspection and/or inspection type
After Hours: per hour, per inspector	\$80.00	Must be pre-arranged before inspection
After Hours Minimum Fee	\$160.00	Must be pre-arranged before inspection
Working without a permit fee	2 x Fee	Must be paid before inspection is made
Re-inspection Fee: per occurrence	\$60.00	Must be paid before re-inspection is made
Inspection Card: replacement of original	\$35.00	Must be paid before new card is issued
Transfer of permits	\$60.00	Must be completed before permit is issued
Permit Extension	\$60.00	Must be requested 10 days prior to expiration date
Preliminary Plan Review: per hour	\$75.00	\$100 deposit for commercial plans
Plans Examination: separate submittal/hr	\$75.00	\$100 deposit for commercial plans
Foundation Start	\$300.00	Review & Fee's must be paid before inspection
Variance: Residential / local appeal	\$75.00	Fee's must be paid at time of application
Variance: Commercial / State B.B.A	\$150.00	Fee's must be paid at time of application
Contractor Registration: per trade	\$100.00	Must complete all forms & submit bond/ins. forms
Curb Cut and Driveway	\$25.00	Application made with City Engineer
Development Permit	\$25.00	Application made with City Engineer
Permit to Use Public Right-of-Way	No Fee	Application made with City Engineer
Certificate of Appropriateness	\$25.00	Application made with Historic Lancaster Commission
Zoning: Variance to BZA	\$150.00	Application made with Zoning Inspector
Zoning: Permit Application (Ch Of Use)	\$150.00	Application made with Zoning Inspector
Zoning: new business + new building	\$400.00	Application made with Zoning Inspector
Zoning: addition to existing building	\$350.00	Application made with Zoning Inspector

Abbreviations: SF = Square Feet, HVAC = Heating, Ventilating & Air Conditioning, FP = Fireplace, Accy = Accessory

Temp = Temporary (removed when building project is complete)

EMERGENCY WORK: Emergency electric, plumbing or HVAC change outs after hours

if permit is obtained & inspection is completed the next business day. NO EXCEPTIONS!

Deposit = Money required to be paid at the time of application submittal. (Make Checks out to: Lancaster City Treasurer)

Audit = required submittal of energy audit that shows compliance to applicable codes and standards

6/1/2007