

City of Lancaster - Certified Building Department
CONDENSED FEE/CONSTRUCTION PERMIT SCHEDULE

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

Plan Examination Fee	Fee	Deposit
New 1, 2 & 3 family dwellings	\$150.00	\$150.00 per unit
Residential additions, garages, resubmittals	\$80.00	\$100.00
Commercial	\$80 per hour	\$100.00

New Residential Home Permit Fees	Fee	
Up to 1,000 SF per dwelling unit	\$600.00	
1,001 to 4,000 SF per dwelling unit	\$800.00	
More Than 4,000 SF per dwelling unit	\$900.00	

Residential Alteration/Renovation	Fee	
1, 2 & 3 Family ≤ 200 SF (Structural)	\$80.00	
1, 2 & 3 Family > 200 SF (Structural)	\$160.00	
Electric Service (temp) ≤ 200 amp	\$80.00	
Electric Service ≤ 400 amp or 8 outlets	\$80.00	
Electric > 8 outlets, w/wo service	\$160.00	
HVAC System	\$80.00	
Plumbing ≤ 200 SF	\$80.00	
Plumbing > 200 SF	\$160.00	
Hydronics System	\$80.00	
Additional Inspection	\$60.00	

Miscellaneous Permits	Fee	Notes
Residential Accessory Building ≤ 200 SF	\$30.00	Zoning Fee
Accessory Buildings: 201 SF to 400 SF	\$120.00	
Garage > 400 SF	\$160.00	
Deck uncovered > 200 SF	\$120.00	
Carports- including foundation & final	\$120.00	
Pools: In or Above Ground	\$160.00	
Fences > 6' high	\$80.00	
Fireplaces: all types	\$120.00	
Demo (Residential Accessory Bldg.) > 200 SF	\$80.00	
Demo (Residential Structures)	\$160.00	
Demo (Com. Structures) up to 10,000 SF	\$160.00	
Demo (Com.) each additional 10,000 SF	\$160.00	
Moving of Residential Structure	\$160.00	

Commercial Permit Fees	Fee	
Structural	\$200 + \$6.50 per each 100 SF	
Plumbing	\$200 + \$1.75 per each 100 SF	
Electrical	\$200 + \$3.25 per each 100 SF	
Sprinkler/Fire	\$200 + \$3.00 per each 100 SF	
HVAC/Refrig	\$200 + \$3.25 per each 100 SF	
Signs: including foundation & final	\$120.00	
Foundation Start	\$320.00	
Construction ≤ 120 SF	\$160.00	
Plumbing ≤ 120 SF	\$160.00	
Electric ≤ 8 outlets	\$120.00	
HVAC ≤ 8 fixtures/ducts	\$120.00	
Electrical Service ≤ 400 amp	\$120.00	
Electric Service (temp) ≤ 200 amp	\$120.00	
HVAC new installation & ducts	\$160.00	
Hydronics Upgrade existing lines	\$120.00	
Hydronics new complete installation	\$160.00	
Roof replacement ≤ 5,000 SF	\$160.00	
Roof replacement > 5,000 SF	\$320.00	

Occupancy Compliance Inspection	Fee	Notes
Occupancy Inspection Commercial	\$100.00	
Occupancy Inspection Residential	\$100.00	

Certificates Of Occupancy	Fee	
Occupancy Certificate: Commercial	\$100.00	
Occupancy Certificate: Residential	\$30.00	
60 Day Temporary: Residential	\$80.00	
60 Day Temporary: Commercial	\$320.00	

Miscellaneous General Fees	Fee	Special Notes
Working Without a Permit	Double	Must be paid before inspection is made
Re-inspection Fee: per occurrence	\$75.00	Must be paid before re-inspection is made
Consultation Fee (onsite)	\$75.00	Must be paid before consultation is scheduled
Inspection Card: replacement of original	\$50.00	Must be paid before new card is issued
Transfer of permits	\$75.00	Must be paid before permit is transferred
Permit Extension	\$75.00	Must be requested 10 days prior to expiration date
Plans Examination: separate submittal/hour	\$75.00	
Variance: Residential / Local Board of Appeal	\$150.00	Fee's must be paid at time of application
Variance: Commercial / State B.B.A	\$300.00	Fee's must be paid at time of application
Contractor Registration: per trade	\$100.00	All forms must be complete before approval is given
Curb Cut and Driveway	\$25.00	Application made & fee paid to City Engineer
Development Permit	\$25.00	Application made & fee paid to Building Department
Permit to Use Public Right-of-Way	No Fee	Application made to City Engineer
Certificate of Appropriateness	\$25.00	Application made & fee paid to Building Department
Zoning: Certification Letter	\$50.00	Fee must be paid at time of request
Zoning: Sign Permit	\$75.00	Application made & fee paid to Building Department
Zoning: Variance to BZA	\$150.00	Application made & fee paid to Building Department
Zoning: Change Of Use	\$150.00	Application made & fee paid to Building Department
Zoning: Addition to Existing Building	\$150.00	Application made & fee paid to Building Department
Zoning: New Business in New Building	\$350.00	Application made & fee paid to Building Department

Residential accessory buildings & decks ≤ 200 SF & concrete patios do not require a building permit.

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 is non-refundable. (Make Checks payable to: Lancaster City Treasurer)