



VIOLET TOWNSHIP
BUILDING DEPARTMENT
12970 Rustic Drive
Pickerington, Ohio 43147
(614) 575-5559

Authority

Adopted per Resolution No. 2013-0403-02 (Effective 5/6/13)

The Violet Township Building Department provides the residents and businesses of Violet Township with inspection services and building code enforcement to ensure safe building structures. The standards applied are those of the Residential Code of Ohio and the Ohio Building Code model codes. Authority to enforce the Ohio Building Code (OBC) was granted to Violet Township effective January 1, 2005 by the State of Ohio, Department of Industrial Relations, Board of Building Standards, and by Board of Trustees Resolution No. 2004-0218-02. Authority to enforce the Residential Code for One, Two and Three family dwellings is found in Ohio Revised Code (ORC) § 505.75 as adopted by Violet Township Board of Trustees in 1983 and updated June 1997; December 2000; November 2004; February 2007; and January 1, 2013 at which time the 2013 Residential Code of Ohio was adopted.

The OBC regulates all construction types and uses except for residential one, two and three-family structures. The Violet Township Building Department enforces the OBC through its contract with its Consulting Architect who serves as Chief Building Official and provides plan examinations. The Consultant serves as Administrator of the OBC (Ohio Building Code) compliance purposes and makes all required inspections. The Township and its Consultant inspect and enforce the 2013 Residential Code of Ohio for all new one, two and three family structures, residential additions, accessory structures, pools, etc., in addition to major alteration and remodeling which involves structural changes.

Application Requirements: For all residential projects inspected by the Township Building Department, the applicant must provide:

1. Two complete sets of plans and specifications
2. Approved Zoning Permit, if required for project
3. A plan review non-refundable deposit of \$180.00 and applicable permit fees

A. Fees: Fees in accordance with this fee schedule, statement or notice during construction are due and payable upon receipt of the approved plans or upon notice during construction.

B. Fees may be doubled for work started prior to application for permits or without permits

Permits Not Required: The following items do not require building construction permits:

1. Any remodeling product which does not include structural changes and includes like-for-like replacement in the same location, such as:
 - a. Kitchen/Bath fixture replacement or remodeling (excluding additional fixtures or structure)
 - b. Door/Window replacement
 - c. Roof/Gutter/Downspout repairs
 - d. Tuck-pointing and/or repair of exterior masonry
 - e. Basement waterproofing
 - f. Uncovered patios less than 120 s.f.
 - g. Decks Per Ohio Residential Building Code (Zoning Permit Required)

Part 1 – Residential Plans Examination Fee

Plan Examination Fee is required to be assessed according to the following schedule and will cover the cost of plan reviews by the plan examiner. Plans Examination deposit is non-refundable, but is credited toward the total cost of the permits.

One, Two and Three Family Dwelling Units	\$180.00 / unit
Early Foundation	\$205.00
Additions/Alterations/Renovations to Dwelling Unit	\$85.00
New garages and accessory buildings greater than 200 sq. ft. as well as additions and alterations to, garages and accessory buildings	\$85.00
Swimming Pools (including temporary or inflatable pools greater than 24 inches in depth), Hot tubs and Spas	\$85.00
Decks, uncovered	\$85.00
Install generator, upgrade electrical service, etc.	\$85.00
Re-submittal fee for Dwelling Units	\$85.00 / unit
*Zoning Permit Required – For Zoning Permit Application Fees See Part 6	

Part 2 – Residential Building Permit Fees

Blanket New Residential Permit (Single Family Homes)

Each Building permit issued under this section shall be charged a zoning fee.

A blanket residential permit may be issued to construct a new residential dwelling unit(s) (less than four dwelling units), fee does not include: re-inspection, after-hours inspection or temporary occupancy. The blanket permit fee includes Final Certificate of Occupancy and related accessory buildings such as carports and garages, but does not include community spaces, pools, signage, or mail shelters. Calculated by the gross floor area of all occupiable spaces, including halls, common areas, stairways, laundry rooms and carports. Blanket permit fees are not refundable. Change of contractor shall be accomplished only by a permit transfer. Fees do not include fireplace. See Other Building Fees

Dwelling Unit Size (Sq. Ft.)	Building Permit	Zoning Permit
Up to 2000 Sq. Ft	820.00	\$175.00
2001 to 4000 Sq. Ft.	\$890.00	\$175.00
4001+ Sq. Ft.	\$1000.00	\$175.00

Residential Additions/Alterations/Renovations

Permits for additions/alterations/renovations of existing buildings shall be issued to include only the work shown on the approved plans or specifications. A separate fee will be assessed for building/mechanical, plumbing, and electrical as applicable for the proposed alteration. Fees are based on individual dwelling units. Zoning Permits will be required for additions.

Additions/Alterations/Restorations (more than 100 sq. ft)	\$205.00
Additions/Alterations/Restorations (less than 100 sq. ft.)	\$105.00

Other Building Fees

Each permit issued under this section shall be charged per schedule. Additional inspections may be required based upon information submitted for plan review. Each additional inspection required will be per schedule. Additional inspections as required at the discretion of the Building Official shall be noted on the issued permit. Permits for miscellaneous structures shall be issued to include only work shown on approved plans, specifications, and sketches and/or described in letter form. Zoning Permits are required for some of these items. Fees for miscellaneous structures are based on the following schedule:

Accessory Buildings larger than 200 s.f. -* (Zoning Permit required for all Accessory Buildings regardless of size)	\$150.00
Pools: In-ground/above ground (including temporary or inflatable pools greater than 24 inches in depth) *	\$275.00
Hot Tubs/Spas *	\$105.00
Decks, uncovered, greater than 30” in height (grade to top of decking)*	\$85.00
Backup / Emergency Generator	\$105.00
Fireplaces: Prefabricated, coal, gas or wood burning with, or without masonry construction (each fireplace)	\$135.00
Re-inspection Fee	\$85.00
Minor Permit – 3 Fixtures or less with no structural inspections	\$155.00
60-Day Temporary Certificate of Occupancy (per dwelling unit)	\$85.00
Inspection Card Replacement	\$25.00
Demolition Permit – Structures less than 100 s.f. and porches	\$35.00
Demolition Permit - Structures greater than 100 s.f.	\$125.00
Building Code Variance	\$475.00
*Zoning Permit Required – For Zoning Permit Application Fees See Part 6	

Part 3 – Commercial Permit Fees

New Buildings, Additions, and Renovations

1. Permits for new commercial buildings, additions, and renovations to existing building shall be issued to include only the work shown on the approved plans or specifications.
2. Fees for the new commercial buildings, additions and/or renovations to existing buildings shall be based on floor or surface area to be computed as follows:
 - a. All floor or surface areas include garage, carport, basement, cellar and sub-basement floors measuring the outside dimensions at each floor level.
 - b. Crawl spaces and attic areas shall not be included.
 - c. In buildings or areas where there are not walls, the area enclosed by the outside dimensions of the supporting columns shall be included.
 - d. In buildings or areas where a roof is supported by a single row of columns, the horizontal projected area of the roof shall be included.
 - e. Square footage fee schedule applies to areas of work for addition and renovation projects.
3. Fees may be doubled for any work started prior to application for permits or without permits

Commercial Plans Examination

Plan Examination Fee is required to be assessed according to the following schedule and will cover the cost of plan reviews by the plan examiner. Plans Examination deposit is non-refundable, but is credited toward the total cost of the permits.

Plans Examination Deposit - New Facility	\$500.00
Plans Examination Deposit - Minor Alteration	\$125.00
Plans Examination Fee	\$95.00/hour + \$20.00 Administrative Fee (Certified Building Official) \$78.00/hour + \$20.00 Administrative Fee (Plans Examiner)
Plans Examined Separately : Mechanical, Electrical, or Fire Protection (if submitted & reviewed separate from building drawings)	\$95.00/hour + \$20.00 Administrative Fee (Certified Building Official) \$78.00/hour + \$20.00 Administrative Fee (Plans Examiner)
Preliminary Plan Review	\$95.00/hour + \$20.00 Administrative Fee (Certified Building Official) \$78.00/hour + \$20.00 Administrative Fee (Plans Examiner)

Commercial Building Permit Fee Schedule

	Base Charge	Plus Each 100 sq. ft.
General	\$260.00	\$8.00
Electrical	\$260.00	\$5.00
Sprinkler/Fire Suppression	\$260.00	\$5.00
HVAC/Refrigeration	\$260.00	\$5.00
Minimum Permit Fee: Renovation in areas containing less than 100 sq. ft. for building or where limited work is to be performed		
Electric – less than 6 fixtures / devices		\$110.00
HVAC – less than 6 fixtures/devices/tying into existing ductwork		\$110.00
Sign (Foundation, Electrical and Final Inspection)		\$205.00

Part 4 – Miscellaneous Commercial Building Fees

Foundation Start (Early Foundation)		\$205.00
Temporary Electric Service		\$70.00
Occupancy – Commercial	A requested inspection for the purpose of checking for compliance with, or changing the Use Group or occupancy of an existing commercial building with no work proposed which would otherwise require a building permit.	\$105.00
Occupancy (Change from Residential to Commercial Use)	A requested inspection for the purpose of checking for compliance with, or changing the Use Group or occupancy of an existing residential building with no work proposed which would otherwise require a building permit	\$105.00
Certificate of Occupancy	Final Certificate due and payable with Commercial Building Permit fee	\$105.00
	60-Day Temporary Certificate of Occupancy	\$340.00

Annual Inspections	Where an inspection is required by the State, the County or the Township.	\$85.00
After-hours Inspections**	Per Hour and Per Inspector (minimum charge shall be 2 hours)	\$70.00
**Fee payable at Township Offices first business day following after-hours inspection		
Re-inspection	Per occurrence	\$85.00
Inspection Card Replacement		\$25.00
Transfer	Per permit, per transfer	\$85.00
Permit Renewal	After one year	\$65.00
Building Code Variance - Commercial Building Code		\$680.00
Demolition Permit- All other structures		\$155.00

Part 4 - Right-of-Way and Engineering

Right-of-Way Permit (Township Roadways)	\$50.00
Parking Lots	\$175.00

Part 5 - Drainage Erosion and Sedimentation Control Fees (All Construction)

Single Family Home Sites	\$345.00
Commercial Sites – Per Acre Disturbed (rounded up to next ½ acre)	\$500 per acre + 15% administration fees

Part 6 - Zoning Fees

Application fees for Certificate of Zoning Compliance ***	
Residential:	
Single Family Home	\$175.00
Multi-Family (per dwelling unit)	Base \$210.00 +\$50.00 per unit
Additions	\$70.00
Accessory Buildings over 120 square feet	\$70.00
Accessory Buildings less than 120 square feet	\$35.00
Swimming Pools & Hot tubs	\$70.00
Decks	\$35.00
Commercial:	
Primary Building	\$680.00
Building Additions	\$130.00
Interior alterations or repairs of commercial or industrial structures	\$130.00
Accessory Buildings, Awnings and Canopies	\$130.00
Signs:	
All sign installations	\$210.00
Sign Insert Replacement	\$50.00
Change of Use Permit	\$50.00

Part 6 - Zoning Fees Continued

Variations & Conditional Use Permit Applications	
Variance - Residential	\$475.00
*If continued by applicant, or if applicant does not attend meeting cost for additional meeting	\$475.00
Variance- Commercial	\$680.00
*If continued by applicant, or if applicant does not attend meeting cost for additional meeting	\$680.00
Conditional Use Permit - Residential	
*If continued by applicant, or if applicant does not attend meeting cost for additional meeting	\$475.00
Conditional Use Permit with Variations (in conjunction with Conditional Use) – Res.	\$525.00
Conditional Use Permit – Commercial	
*If continued by applicant, or if applicant does not attend meeting cost for additional meeting	\$680.00
Conditional Use Permit with Variations (in conjunction with Conditional Use) - Commercial	\$710.00
Zoning Changes	
Rezoning (other than planned district)	\$615.00
	+ \$35 per acre
Rezoning (Planned District)	\$680.00
	+ \$35 per acre
Rezoning – Commercial District (straight)	\$680.00
Development Plan Extension Request (Planned Districts)	\$210.00
Development Plan Review for Planned District (for PCD & PBID during public hearing)	\$680.00
Subdivision Plan Review	\$35.00 per each lot and reserve area
Lot Split	\$35.00
Other Fees:	
Zoning Resolution Book	\$25.00
Zoning Map (small color)	\$5.00
Land Use Plan	\$25.00
Revision or Change of Issued Zoning Compliance (Zoning Permit)	\$35.00
*** If Zoning Compliance is not requested prior to the commencement of construction, zoning fees are doubled.	
Note: All application fees are non-refundable	