



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

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**FEE SCHEDULE**

**Authority**

The Building Department provides Violet Township with inspection and enforcement to ensure safe structures. The standards applied are those of the Ohio Building Code and the International Residential 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 1, 1997; December, 2000 and again in November of 2004 at which time the 2003 International Residential Code was adopted.

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

**Application Requirements:** For all items inspected by the Township Building Department, the applicant must provide:

- 1 Two complete sets of plans and specifications
- 2 A total of three site plans
- 3 A plan review non-refundable deposit of \$130.00

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

**Permits Not Required:** The following items do NOT require 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
  - b. Interior refinishing
  - c. Door/Window replacement
  - d. Roof/Gutter/Downspout repairs
  - e. Driveway/Sidewalk repair, replacement, resurfacing if done to The Township's standards (work in the right-of-way requires a permit)
  - f. Tuck-pointing and/or repair of exterior masonry
  - g. Basement waterproofing
  - h. Uncovered patios under 120 s.f.
  - i. Decks less than 30" from grade
2. The following projects require a zoning permit or a special permit as noted, other items also require zoning permits.
  - a. Certain radio antennas
  - b. Any construction in the required side, front or rear yard setback
  - c. Fire/Security detection systems (alarm owner's permit from the local police and an installer's permit).



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**Part 1 – Plan Examination Fee:**

Plan Examination Fee will be assessed according to the following schedule and will cover the cost of plan reviews by the plan examiner:

A.	One, Two and Three Family Dwelling Units	\$130.00/unit
	A deposit of \$130.00 for plans examination is required and will not be returnable, but will be credited to the total cost of the permits	
B.	Re-submittal fee for Dwelling Units	\$ 60.00/unit
C.	New residential garage and accessory buildings. Addition and alteration to residential buildings, garages and accessory buildings	\$50.00/unit
D.	Commercial	\$72.00/hour actual cost plus \$20.00 Admin Fee
E.	A zoning fee for all the above projects will be charged per schedule.	

**Part 2 – Residential Permit Fees:**

A. Blanket New Residential Permit

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: reinspection, 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. Figured on 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 Schedule C (Misc.).

				<b>Building</b>	<b>Zoning</b>
Up to	1000	Sq. Ft.	Per Dwelling Unit	\$ 550.00	\$ 125.00
1001-	2000	Sq. Ft.	Per Dwelling Unit	\$ 600.00	\$ 125.00
2001-	4000	Sq. Ft.	Per Dwelling Unit	\$ 650.00	\$ 125.00
More than	4001	Sq. Ft.	Per Dwelling Unit	\$ 750.00	\$ 125.00

B. Residential Alteration/Renovation

Permits for alterations/additions 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.

One, Two and Three Family Dwelling Units:	Per Permit Type \$150.00
One, Two and Three Family Dwelling Units (Minor Construction less than 100 s.f.):	Per Permit Type \$75.00



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C. Miscellaneous:

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. Fees for miscellaneous structures shall be based on the following schedule:

- |  |          |
|--|----------|
| 1. Accessory Buildings larger than 2000 s.f.   | \$100.00 |
| 2. Deck uncovered: Larger than 120 s.f. (includes foundation and framing inspection)                   | \$60.00  |
| 3. Parking Lots: Not constructed at same time as building (Includes sub-base and final inspection)     | \$125.00 |
| 4. Carports: (Includes foundation and final inspection)  | \$75.00  |
| 5. Pools / Hot Tubs: In-ground/above ground (Includes foundation/base electrical and final inspection) | \$200.00 |
| 6. Fireplaces: Prefabricated, coal, gas or wood burning with or without masonry construction           | \$100.00 |
| 7. Signs: (Includes foundation, electrical and final inspection) + Zoning Fees (See Schedule)          | \$150.00 |
| 8. Demolition Permit: (Includes final inspection)  |          |
| a. Accessory structure: Less than 120 s.f./porches   | \$25.00  |
| b. Residential single family detached  | \$50.00  |
| c. All other structures  | \$150.00 |



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**Part 3 – Commercial Permit Fees**

A. New Buildings, Additions, and Renovations

1. Permits for new 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 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.

B. Commercial Fee Schedule

<u>Base Charge</u>	<u>Plus Each 100 s.f.</u>	
General	\$200.00	\$6.00
Plumbing	\$200.00	\$1.50
Electrical	\$200.00	\$3.00
Sprinkler/Fire Suppression	\$100.00	\$3.00
HVAC/Refrigeration	\$200.00	\$3.00

Minimum Permit Fee: Renovation in areas less than 100 s.f for building or where a limited amount of work is to be performed for:

Plumbing: Less than 6 fixtures/devices:	\$80.00
Electric: Less than 6 fixtures/devices:	\$80.00
HVAC: Less than 6 fixtures/devices or tying into existing ductwork:	\$80.00



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**Part 4 – Miscellaneous Fees**

A.	<u>Occupancy (Commercial)</u>	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.	\$100.00
B.	<u>Occupancy (Residential)</u>	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.	\$60.00
C.	<u>Annual Inspections</u>	Where an inspection is required by the State, the County or the Township.	\$60.00
D.	<u>After Hours Inspections *</u>	Per hour and per Inspector	\$50.00
		Minimum Fee	\$100.00
		*Fee is payable at Township Offices first business day following the after-hours inspection.	
E.	<u>Double Fee</u>	Assessed when building, electrical, heating, refrigeration or plumbing work commences without a permit.	
		Minimum Fee	\$50.00
		Maximum Fee	\$75.00
F.	<u>Reinspection</u>	Per occurrence	\$60.00
G.	<u>Inspection Card</u>	Replacement of card	\$25.00
H.	<u>Transfer</u>	Per permit, per transfer.	\$60.00
I.	<u>Permit Renewal</u>	After one year	\$60.00
J.	<u>Preliminary Plan Review</u>	Per hour	\$72.00
K.	<u>Plans Examined Separately</u>	Mechanical, Plumbing, Electrical or Fire Protection plans submitted separately from plans from building permit	\$75.00
L.	<u>Certificates of Occupancy</u>		
	1.	Final certificate is due and payable with Commercial building permit fee	\$75.00
	2.	60-Day Temporary Certificate of Occupancy	
	a.	1, 2 and 3 family structures/dwelling unit	\$60.00
	b.	For all other buildings/certificate	\$250.00
M.	<u>Foundation Start</u>		\$150.00
N.	<u>Variance from a building code section</u>		
	1. Residential		\$75.00
	2. Commercial		\$150.00
O.	<u>Temporary Electric Service</u>		\$50.00



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**2004 Zoning Fees (per Resolution No. 2004-1020-01)**

<b>C. <u>Application fees for Certificate of Zoning Compliance**</u></b>	
<b>D. <u>Residential</u></b>	
Single Family Home	\$125.00
Multi-Family (per dwelling unit)	\$50.00
Additions	\$50.00
Accessory Buildings over 120 square feet	\$50.00
Accessory Buildings under 120 square feet	\$25.00
Decks	\$25.00
Swimming Pools & Hot Tubs	\$50.00
<b><u>Commercial</u></b>	
Primary Building	\$500.00
Accessory Building up to 2000 sq. ft.	\$100.00
<b>Signs</b>	
Up to 12 square feet	\$100.00
Over 12 square feet	\$200.00
Replace sign insert	\$50.00
Temporary Sign Permit	\$50.00
<b>Zoning Variances &amp; Conditional Uses</b>	
Residential:	\$350.00
Commercial	\$500.00
<b>E. <u>Zoning Changes</u></b>	
Rezoning (other than planned district)	\$450.00
Plus \$25.00 per acre – Maximum	\$5,000.00
Rezoning (Planned District)	\$500.00
Plus \$25.00 per acre – Maximum	\$1,000.00
Rezoning – Commercial	\$500.00
<b>F. <u>Other Fees:</u></b>	
Zoning Resolution Book	\$25.00
Zoning Map – small (color)	\$ 3.00
Development Plan	\$15.00
Right-of-Way permit	\$50.00
Revision or Change of Issued Zoning Compliance	\$25.00
Final Plat Sign Off (per lot & each reserve area)	\$25.00
** If Zoning Compliance is not requested prior to beginning construction, zoning fees are doubled.	
Note: All application fees are non-refundable	



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Motion for adoption by \_\_\_\_\_, seconded by \_\_\_\_\_, this 20th day of October, 2004.

\_\_\_\_\_  
Terry J. Dunlap, Sr., Chairman

\_\_\_\_\_  
Harry W. Myers, Jr., Vice-Chair

\_\_\_\_\_  
Gary P. Weltlich, Trustee

Attest: \_\_\_\_\_  
Jim Van Kannel, Clerk