



Violet Township Building & Zoning
10190 Blacklick Eastern Road, Pickerington, Ohio 43147
614-575-5556

Authority

Updated per Resolution No. 2017-0906-06

Updated Per Resolution 2022-1221-11

Adopted per Resolution No. 2013-0403-02

Updated per Resolution No. 2022-0817-10

Updated Per Resolution 2023-0719-03

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.

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 contracted Consulting Chief Building Official (CBO), who provides plan examinations and inspections. The Consultant serves as Administrator of the OBC (Ohio Building Code) for compliance purposes and makes all required inspections. The Township CBO inspects and enforces the most recent Residential Code of Ohio, as may be amended from time to time, 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.

Violet Township Reserves the right to modify, alter or adjust fees at any time based upon the size, scope and circumstances of the work; or append fees due to unanticipated circumstances. A supplemental miscellaneous fee, consultation fee, engineering fee, or other fee modification can be applied at any time at the discretion and authorization of the Township Administrator or designee.

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

1. Two complete sets of plans and specifications as required by the CBO and Zoning official
 2. Approved Zoning Permit, if required for project
 3. Fees as determined by the submitted project.
- 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. Fees charged shall be determined by the Township. (minimum of \$500.00 and up to a maximum of \$6,000.00)
- C. Certain fees shall be assessed as applicable, and **may** be factored into the final fee(s) calculated:
- 1) All additional applicable charges as required by the Ohio Board of Building Standards for all residential and commercial building, mechanical, electrical and fire protection fees as set forth in this schedule
 - 2) For fees paid by Credit Card, a convenience fee of 3.5% , **or, subject to change at time of submission based upon current pass-along fees of processing vendor**
 - 3) **Permit administrative processing fee - \$49.00 - \$50.00**

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 replacements or remodeling (excluding additional fixtures or structure)
 - b. Door/Window replacement (unless opening is expanded/structural alteration)
 - c. Roof/Gutter/Downspout repairs
 - d. Accessory Buildings under 200 SF (*requires Zoning permit)
 - e. Tuck-pointing and/or repair of exterior masonry
 - f. Basement waterproofing
 - g. Uncovered patios less than 120 s.f.

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.

One, Two and Three Family Dwelling Units*	\$225.00 / unit
Additions to Dwelling Unit*	\$125.00
Alterations/Restorations/Renovations/Remodel	\$125.00
Accessory - New garages and accessory buildings greater than 200 sq. ft. as well as additions and alterations to, garages and accessory buildings*	\$125.00
Decks, covered* - See additions	See additions
Decks, uncovered* (if >=30" in height)	\$125.00
Hot Tubs/Spas*	\$95.00
Electrical and/or GFI Outlets/Minor/limited scope (examples GFI outlets outdoor/indoor, additional outlets, site lighting, transformers, sub panels, switches, disconnects, outlets <= 8)	\$95.00
Generator install, upgrade electrical service, etc. (>=8 outlets)	\$125.00
Minor Permit Review - Minor review w/ no structural inspections, 3 fixtures or less (examples: HVAC unit replacements and new units; duct work extension/alteration; chimney replacement or new vent; basement support/carbon fiber installation, gas piping)	\$95.00
Moving a principal structure	\$125.00
Replacement of exterior door or window opening with structural change (enlarge opening or dormer windows) (if adding a bay window, may require zoning)*	\$95.00
Solar energy systems (may require Zoning Permit review/permit if in Planned District*)	\$125.00
Swimming Pools (including temporary or inflatable pools greater than 24 inches in depth, below ground & above ground (includes swim spas),	\$100.00
*Zoning Permit Required	

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. Blanket permit fees are not refundable. Change of contractor shall be accomplished only by a permit transfer. Fees include ONE (1) fireplace per single family residential construction. See Other Building Fees for additional fireplaces.

Base Price	Building Permit	Zoning Permit
Base price for single family residential with one (1) fireplace included	\$2325.00	\$225.00

Residential Additions

Permits for additions to existing buildings shall be issued to include only the work shown on the approved plans or specifications. If the work is NOT shown, a separate fee will be assessed for building/mechanical, plumbing (permit and inspection through Fairfield County), and electrical as applicable for the proposed addition. Fees are based on individual dwelling units. Zoning Permits will be required for additions.

Additions (includes attached patio or deck/decks with roofs, pavilions, stoop or porch, etc)	\$205.00
--	----------

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. Permits for alterations/renovations of existing buildings shall be issued to include only the work shown on the approved plans or specifications. If the work is NOT shown, a separate fee will be assessed for building/mechanical, plumbing (permit and inspection through Fairfield County), and electrical as applicable for the proposed addition. Fees are based on individual dwelling units. Zoning Permits will be required for additions. Zoning Permits are required for some of these items. Fees for miscellaneous structures/items are based on the following schedule:

Other Building Fees - continued	
Accessory Buildings less than or equal to 199 S.F.*	No building permit required per code
Accessory Buildings equal to or larger than 200 S.F. -* (Zoning Permit required for all Accessory Buildings regardless of size)	\$150.00
Accessory Buildings – Garages (detached; misc. and utility structures)*	\$275.00
Alterations/renovations/remodel/basement finish <= 200 SF (includes 5 inspections)	\$250.00
Alterations/renovations/remodel/basement finish >200 SF (includes 8 inspections)	\$350.00
Backup / Emergency Generator/Upgrade electrical (with electric Service)	\$125.00
Consultation fee W/ CBO - on site (MUST notify Inspector AND Township Offices of request and make minimum \$300.00 payment prior to scheduled time)	\$300.00/hr
Consultation fee W/ CBO - phone per occurrence (per ½ hour or portion thereof)	\$50.00
Decks, covered* - (see Additions) greater than 30" height	See Additions
Decks, Uncovered* greater than 30" height	\$95.00
Demolition Permit - Accessory structure – minor*	\$100.00
Demolition Permit - one and two family residential structure*	\$205.00
Demolition permit - all other non-commercial structures*	\$250.00
Driveway – new/expansion (right of way permit may also be required)*	Zoning or Right of way permit to be determined at time of submission
Electrical without electrical service and/or GFI Outlets/Minor/limited scope (examples GFI outlets outdoor/indoor, site lighting, transformers, sub panels, switches, disconnects, additional outlets <= 8)	\$45.00
Upgrade electrical service, change out panel, add outlets, etc. (>=8 outlets)	\$75.00
Fireplaces: Prefabricated, coal, gas or wood burning with, or without masonry construction - (each per fireplace; on new residential builds permit ONLY, comes with one (1) fireplace included)	\$135.00
Hot Tubs/Spas *	\$105.00
Gas Piping Permit Fee – Residential	\$100.00
Inspection card replacement	\$125.00
Inspection Cancelled on site – inspector arrived for inspection and was CX on site	\$95.00
Inspections/Re-inspection per occurrence	\$105.00
Inspections – after hours per occurrence, per hour/ partial hour	\$250.00/hour

Other Building Fees - continued	
Minor Permit w/ no structural inspections,3 fixtures or less (examples: HVAC unit replacements and new units; duct work extension/alteration; chimney replacement or new vent; basement support/carbon fiber installation)	\$115.00
Moving a principal structure	\$305.00
Occupancy – Certificate -	\$125.00
Occupancy - Temporary Certificate (60 day)	\$200.00
Occupancy – Inspection	\$150.00
Permit renewal after one (1 year)	\$300.00
Permit Time extension	\$150.00
Phased Permit Fee – Residential	\$175.00
Plumbing – as set by Fairfield County, Contact Fairfield County Health Department for permit and inspections	Permit and inspections to be obtained with Fairfield County Health Department
Pools: in- ground pools greater than 24 inches in depth - Includes Swim Spas*	\$400.00
Pools: above ground (including temporary or inflatable pools greater than 24 inches in depth) *	\$180.00
Replacement of exterior door or window opening with structural change (enlarge opening or dormer windows) (if adding a bay window, may require zoning)*	\$105.00
Re-submittal fee for Dwelling Units on Single Family Residential per occurrence, per unit	\$130.00/unit
Re-submittal fee minor (decks, alterations, additions, accessory buildings, pools, etc) per occurrence	\$95.00
Solar Energy System (May required Zoning Permit if located in Planned District)*	\$100.00
Variance – Building Code	\$475.00
Work without permit penalty fee (minimum \$500.00, or double the fee up to a maximum of \$6,000.00)	Minimum \$500.00, or double the fee up to a maximum of \$6,000.00
*Zoning Permit Required	

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.
 - f. 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.
3. Fees may be doubled for work started prior to application for permits or without permits. Fees charged shall be determined by the Township. (minimum of \$500.00 and up to a maximum of \$6,000.00)
4. Certain fees shall be assessed as applicable, and be factored into the final fee(s) calculated:
 - a. All additional applicable charges as required by the Ohio Board of Building Standards for all residential and commercial building, mechanical, electrical and fire protection fees as set forth in this schedule
 - b. For fees paid by Credit Card, a convenience fee of 3.5%
 - c. **Permit administrative processing fee - \$49.00**

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	\$125.00/hour +\$20.00 Administrative Fee

Commercial Plans Exam - continued	
Plans Examined Separately:	
Mechanical, Electrical, or Fire Protection (if submitted & reviewed separate from building drawings)	\$125.00/hour +\$20.00 Administrative Fee
Preliminary Plan Review	\$125.00/hour +\$20.00 Administrative Fee

Commercial Building Permit Fee Schedule

	Base Charge	Plus Each 100 sq. ft.
General (see minimum fee below for new buildings or accessory buildings))	\$260.00	\$10.50
Electrical	\$260.00	\$6.50
Sprinkler/Fire Suppression	\$260.00	\$6.50
HVAC/Refrigeration	\$260.00	\$6.50
Fire Alarm System – Other – move or replace existing devices, more than 6 fixtures/devices	\$180.00	\$6.50 per device
Fire Service Life Safety	\$260.00	\$6.50
Minimum Permit Fees: Renovation in areas containing less than 100 sq. ft. for building; where limited work is to be performed; or as determined by the Township		
General New Construction – of any type – Commercial - MINIMUM	\$1,500.00	Per building minimum
Additions, Accessory structures – Commercial - MINIMUM	\$500.00	Per building minimum
Electric (MINIMUM) — less than 6 fixtures / devices		\$130.00
HVAC (MINIMUM) — less than 6 fixtures/devices/ in into existing ductwork		\$130.00
Duct Detectors/Fire Shutters (Inspector and FD must be there)		\$125.00/hr
Fire Alarm System (Minor/Minimum) – move or replace existing devices, - less than 6 fixtures/devices		\$130.00
Sign (Foundation, Electrical and Final Inspection)		\$250.00
Sign Insert Replacement Permit Fee		\$75.00
Warehouse Racking - if more than two (2) racks back to back, manufacturer specs must demonstrate that specific installation. Fire Dept. must sign off on all racking. Permit required for all racking greater than 12' in height, and/or if length is greater than 75 linear feet.	\$275.00	\$.60/liner foot

Part 4 — Miscellaneous Commercial Building Fees

Temporary Electric Service		\$130.00
Temporary Structure – Tent/Membrane/Other	Temporary tents or tensioned membrane structures shall not be erected for a period of more than one hundred eighty (180) days within a 12-month period on a single premise. Required for structure >200SF capable of installing side curtains; or canopy (no side curtains) >400SF Commercial and zoning plan review fees will also be incurred	150.00 per unit \$0.20/SF
Construction, Sales, Portable Office, Industrialized Trailers	Will require zoning, commercial plan review and 3% BBS fees as well	345.0 per unit
Occupancy/Use — 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.	\$125.00
Occupancy /Use (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	\$125.00
Certificate of Occupancy	Final Certificate due and payable with Commercial Building Permit fee	\$125.00
	60-Day Temporary Certificate of Occupancy	\$350.00
Consultation fee W/ CBO - on site	(MUST notify Inspector AND Township Offices of request and make minimum \$300.00 payment prior to scheduled time)	\$300.00/hr
Consultation fee W/ CBO - phone	per occurrence (per ½ hour occurrence or portion thereof)	\$50.00
Annual/Minor/Regular Inspection	Where an inspection is required by the State, the County or the Township, or other circumstance, per occurrence	\$175.00
After-hours Inspections* *	Per Hour, per occurrence and Per Inspector (minimum charge shall be 2 hours)	\$250.00/hr
* *Fee payable at Township Offices first business day following after-hours inspection		

Miscellaneous Commercial Building Fees - cont		
Re-inspection	Per occurrence	\$225.00
Inspection Card Replacement		\$125.00
Permit Transfer	Per permit, per transfer	\$125.00
Permit Renewal	After one year	\$300.00
Permit Time Extension		\$150.00
Phased Permit Fee – Commercial	Per Phase issued	\$208.00
Re-submission	Per occurrence, per hour	\$125.00/hr
Building Code Variance	Commercial Building Code	\$680.00
Demolition <= 10,000 SF		\$400.00
Demolition > 10,000 SF		\$800.00
Demolition - minor fixture	(chimney, small storage, deck/canopy, gazebo, porch, etc)	\$215.00
Solar Energy System	Commercial	\$500.00
Work Started without a permit	Double the fee up to a maximum of \$6,000.00 (minimum fee \$500.00)	

Part 4 – Right-of-Way and Engineering

Right-of-Way Permit (Township Roadways) – Minor	\$50.00
Parking Lots - Commercial	\$215.00
Industrial Infrastructure Improvement Permit – Commercial - Utilities	\$850.00
Industrial Infrastructure Improvement Permit – Commercial – Major project	\$850.00
*Projects of varying sizes and degree of scope may require fee adjustments at any time to reflect the specific project. The Township or its designee will make that determination at the time of submittal	

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

Single Family Home Sites	\$345.00
Commercial Sites	0 to 1 acre - \$345 1.01 to 5 acres - \$575 5.01 + acres - \$920

Part 6 – Zoning Fees

Application fees for Certificate of Zoning Compliance***		
Residential:		
Single Family Home		\$225.00
Multi-Family (per dwelling unit)		Base \$225.00 +\$60.00 per unit
Additions		\$100.00
Accessory Buildings over 199 square feet		\$85.00
Accessory Buildings less than 120 square feet		\$45.00
Accessory Buildings— Garages (detached; misc. and utility structures)		\$85.00
Decks (uncovered, if covered, see Additions) greater than 30" height		\$70.00
Hot tubs/Spas		\$50.00
Resubmittal/Change of Issued Zoning		\$85.00
Solar Energy Systems – Residential		\$50.00
Swimming Pools – (including temp or inflatable pools > 24" in depth, includes swim spas		\$100.00
Commercial:	BASE	Per S.F.
Primary Building (MINIMUM \$680.00, MAXIMUM \$6,500.00)	\$680.00	\$0.10
Accessory Buildings, Awnings and Canopies	\$215.00	\$0.10
Additions - Building	\$215.00	\$0.10
Demolition <= 10,000 SF		\$100.00
Demolition > 10,000 SF		\$200.00
Signs All sign installations		\$225.00
Sign Insert Replacement		\$85.00
Solar Energy Systems - Commercial		\$100.00
Change of Use Permit		\$100.00
Resubmittal/Change of Issued Zoning - Commercial		\$100.00
Temporary Use or Temporary Public Events – such as Tents/Membrane/Other Temporary Structures		\$150.00
Construction/Sales/Portable Office/Industrialized Trailers - temporary in nature		\$200.00 / unit

Zoning Fees - Continued	
Variances & 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	\$475.00
* If continued by applicant, or If applicant does not attend meeting cost for additional meeting	\$475.00
Conditional Use Permit with Variances (in conjunction with Conditional Use) — Res.	\$525.00
Conditional Use Permit — Commercial	\$680.00
* If continued by applicant, or If applicant does not attend meeting cost for additional meeting	\$680.00
Conditional Use Permit with Variances (in conjunction with Conditional Use) - Commercial	\$710.00
Zoning Changes	
Final Planned District Development Plan Approval	\$680.00
Modification to Planned District	\$680.00
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 PCOD , PCD & PBID during public hearing)	\$680.00
Subdivision Plan Review	\$35.00 per each lot and reserve area
Lot Splits	\$35.00/lot

Other Fees:	
Zoning Resolution Book – Printed	\$25.00
Zoning Map (small color) - Printed	\$5.00
Comprehensive plan – printed	\$25.00
Land Use Plan – Printed	\$25.00
Revision or Change of Issued Zoning Compliance (Zoning Permit) - Printed	\$35.00
*** If Zoning Compliance is not requested prior to the commencement of construction, zoning fees are doubled	