

RESOLUTION NO. 141-2025

Adopting Building and Zoning Fees and Permit Charges

Cuyahoga

County, Ohio

Be It Resolved by the Township Trustees of Olmsted Township
that

WHEREAS, a necessity exists to amend the schedule of fees to be charged by the Building Commissioner for Building and Zoning Permits as authorized in Chapter 519 and 505 of the Ohio State Revised Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Olmsted Township, Cuyahoga County, State of Ohio, that the following schedule supersedes all previously established fees and is hereby adopted.

General building permit fees.

Heating, ventilating, gas piping, air conditioning and refrigeration permit fees.

Plumbing and sewer permit fees. (See Cuyahoga County Board of Health)

Electrical permit fees.

Plans examination fees.

Zoning fees.

Permit conditions and special fees.

GENERAL BUILDING PERMIT FEES

The following fee schedule shall prevail for all building and zoning permits required and issued by the Building Commissioner:

Note a: For the purpose of this fee schedule "Residential" means one-, two-, and three family detached dwellings, and their accessory structures. For the purpose of this fee schedule "Commercial" means structures other than 1-2-3 family detached dwellings and their accessory structures.

Note b: For the purpose of fee calculation, any fee based on units of square ft or linear ft shall be rounded up to the next whole unit of measurement.

*Note c: * Indicates plan review fees apply*

Residential Buildings; one-, two-, and three family dwelling New Construction*

(1) Base fee 200.00

Plus see construction fee formula and grading bond deposit

Residential Buildings; Additions*

(1) Base fee 100.00

Plus see construction fee formula and grading bond deposit when applicable

Residential Buildings; Alterations*

(1) Base fee 100.00

Plus, per 100 sq. ft. of floor area 20.00

Residential Buildings; Detached-Garages and Accessory Buildings/Structures*

(1) Structures 200 sq. ft. and under 60.00

(2) Structures over 200 sq. ft. – base fee 100.00

Plus, per 100 sq ft floor area. 20.00

Commercial Building; New Construction*		
(1) Base fee		300.00
Plus see construction fee formula and grading bond deposit		
Commercial Building; Appurtenances, and Additions*		
(1) Base fee		200.00
Plus see construction fee formula and grading bond deposit when applicable		
Commercial Building; Alterations*		
(1) Base fee		200.00
Plus, per 100 sq. ft. of floor area		25.00
Commercial Building; Detached Garages and Accessory Buildings/Structures*		
(1) Structures 120 sq ft and under		100.00
(2) Structures over 120 sq ft, base fee		200.00
Plus, see construction fee formula		
Temporary structures including temporary tent and fabric structures*		
(1) Base fee		100.00
Plus, per additional 100 sq. ft. of area over 2,000		10.00
Demolition of Buildings or Structures*		
(1) One and two-family houses (including related accessory structures)		150.00
(2) Residential accessory structures		50.00
(3) Commercial accessory structures		250.00
(4) Commercial building, base fee		350.00
Plus, per additional 1000 sq. ft. of area over 3,000		5.00
Moving of Buildings or Structures*		
(1) On or across public thoroughfare		900.00
(2) From one lot to another without moving on a public thoroughfare		250.00
Plus, additional cost for safety forces, if needed		
Replacement of Roofing, Siding, and Windows/Doors (Plan review required for structural alterations and commercial projects*)		
(1) Residential Roofing		100.00
(2) Residential Siding		100.00
(3) Residential Windows/Doors		90.00
With structural alteration*		100.00
(4) Commercial Roofing base fee*		150.00
Plus per 100 sq. ft. of area over 2,000 sq. ft.		5.00
(5) Commercial Siding*		150.00
Plus per 100 sq. ft. of area over 2,000 sq. ft.		5.00
(6) Commercial Windows/Doors base fee*		150.00
Plus per window/door		2.00
Concrete and Asphalt*		
(1) Residential (patios, sidewalks, walkways, driveways, etc.)		65.00
(2) Residential/Commercial Concrete leveling up to 50 LF		25.00
Plus per ft over 50 LF		.50 per ft
(3) Commercial (patios, sidewalks, walkways, etc.)		150.00
(4) Commercial (parking lots, driveways, etc), base fee		250.00
Plus per additional 100 sq. ft. of area over 5,000 sq ft		2.00

Permanent Signage*		
(1) Base fee	100.00	
Plus, per 50 sq. ft. of sign face area or fraction thereof	25.00	
Temporary Signage	35.00	
Permanent Spa or Hot Tub* (Cost does not include mechanical or electrical)	60.00	
Fireplaces*		
(1) Factory, Masonry or gas logs	60.00	
(2) Free Standing Fireplace or Heating Unit	80.00	
Fences*		
(1) Residential	60.00	
(2) Commercial, base fee	100.00	
Plus for each additional 20 ft. after the first 200 ft.	5.00	
Swimming Pool or Other Artificially Created Body of Water *	85.00	
(Cost does not include mechanical or electrical)		
Modular or Industrialized Units*	250.00	
Gutters*		
(1) Residential	50.00	
(2) Commercial	100.00	
Commercial Compactor *	65.00	
Fire Sprinkler System*		
(1) Base fee	150.00	
Plus, per each additional sprinkler head over 20, standpipe, hose cabinet, or other sprinkler device	2.00	
Decks/Open Porches/Gazebos/Pergolas*	60.00	
Chemical Suppression System*	80.00	
Domestic/fire line*		
(1) Base fee	100.00	
Plus, per each 100 linear feet of line	15.00	
Gas Piping*		
(1) Base fee	40.00	
Plus, per outlet	10.00	
Waterproof/Damp proof*		
(1) Exterior	100.00	
(2) Interior	100.00	
Footer tile replacement*		
(1) Residential	60.00	
(2) Commercial	90.00	
Basement Foundation Repairs*	100.00	

NEW CONSTRUCTION/ADDITION FEE FORMULA (CONSTRUCTION FEE FORMULA)

The fee formula is used for all new construction and additions. In effect, all new construction and addition building permit fees shall be computed using this formula and table. Fee includes permit for structure (not including plan review and trade fees), sidewalk, driveway, and certificate of occupancy.

FORMULA PERMIT FEE = gross area x type of construction x permit fee multiplier

Permit fee multiplier = 1% Residential New Construction

.5% Residential Additions

1% Commercial New Construction and Additions

Group (2024 International Building Code)	Square Foot Construction Costs (notes a,b,c)								
	IA	IB	IIA	IIIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	340.83	328.70	319.00	306.43	286.33	278.03	295.95	266.82	256.61
A-1 Assembly, theaters, without stage	312.91	300.78	291.08	278.51	258.66	250.36	268.03	239.14	228.94
A-2 Assembly, nightclubs	272.09	264.11	255.82	246.06	230.47	224.21	237.62	209.58	201.63
A-2 Assembly, restaurants, bars, banquet halls	271.09	263.11	253.82	245.06	228.47	223.21	236.62	207.58	200.63
A-3 Assembly, churches	317.60	305.47	295.77	283.20	263.47	255.18	272.73	243.96	233.75
A-3 Assembly, general, community halls, libraries, museums	266.72	254.59	243.89	232.31	211.46	204.17	221.84	191.95	182.74
A-4 Assembly, arenas	311.91	299.78	289.08	277.51	256.66	249.36	267.03	237.14	227.94
B Business	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02
E Educational	290.11	279.78	270.34	258.97	240.45	228.20	250.06	210.46	203.65
F-1 Factory and industrial, moderate hazard	165.82	157.82	147.89	142.31	126.72	120.56	135.68	105.08	97.84
F-2 Factory and industrial, low hazard	164.82	156.82	147.89	141.31	126.72	119.56	134.68	105.08	96.84
H-1 High Hazard, explosives	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	0.00
H234 High Hazard	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	87.03
H-5 HPM	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02
I-1 Institutional, supervised environment	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
I-2 Institutional, hospitals	473.85	463.15	452.71	440.86	415.54	0.00	430.54	389.49	0.00
I-2 Institutional, nursing homes	326.90	316.19	305.76	293.90	272.12	0.00	283.59	246.07	0.00
I-3 Institutional, restrained	318.07	307.36	296.93	285.07	264.31	254.57	274.76	258.10	226.20
I-4 Institutional, day care facilities	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
M Mercantile	203.08	195.10	185.80	177.05	161.11	155.85	168.60	140.22	133.27
R-1 Residential, hotels	280.94	270.99	261.43	251.67	230.13	224.02	251.15	207.53	200.22
R-2 Residential, multiple family	234.59	224.64	215.08	205.32	185.03	178.92	204.80	162.43	155.12
R-3 Residential, one- and two-family (note d)	218.08	212.28	207.18	202.76	195.98	189.00	206.85	182.23	170.80
R-4 Residential, care/assisted living facilities	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
S-1 Storage, moderate hazard	153.69	145.69	135.76	130.18	114.91	108.75	123.55	93.27	86.03
S-2 Storage, low hazard	152.69	144.69	135.76	129.18	114.91	107.75	122.55	93.27	85.03
U Utility, miscellaneous	122.65	115.66	107.12	102.79	91.57	85.78	97.87	72.88	69.64

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = 31.50 per sq. ft.

HEATING, VENTILATING, AIR CONDITIONING, AND REFRIGERATION PERMIT FEES

The following fee schedule shall prevail for all heating, ventilating, air conditioning, and refrigeration work to be performed.

All new or replacement residential HVAC systems*

(1) Residential heating or cooling system	80.00
(2) Combination heating and cooling system	100.00

For the installation of each overhead unit heater and each space heater (gas, electric heaters or any fuel) including duct heaters*

(1) Up to and including 75,000 BTU input	85.00
(2) Replacement of all or part of baseboard heating	65.00

All new or replacement commercial HVAC systems*

(1) Commercial heating or cooling unit	125.00
(2) Combination heating and cooling system, including package and rooftop units	175.00
(3) Chiller, VAV, VVT, terminal and other misc. units, each	85.00

Ductwork only*	
(1) Residential	50.00
(2) Commercial up to 100'	120.00
Plus, any duct work over 100' per foot	1.00
Refrigeration for storage or processing of food and beverage coolers, per unit*	85.00
Make-up air unit, per unit*	65.00
Gas infrared units*	35.00
New exhaust system for kitchen and cooking space, including duct, hood, and filters, each*	100.00
Exhaust fans, each*	
Residential	30.00
Commercial	50.00

PLUMBING AND SEWER PERMIT FEES

All permits are Handled through Cuyahoga County Board of Health.

All Contractors MUST register with Olmsted Township and CCBH

ELECTRICAL PERMIT FEES

The following fee schedule shall prevail for all electrical work to be performed:

Residential, new construction, additions, or alterations*

(1) Base fee, plus:	75.00
Per outlet and switches	2.50
Outlets over 200 volts, panels, disconnects, and meter bases, each	10.00
Power outlets: transformers, generators, batteries (prime and second), rectifiers, electrostatic filters and motors, including controls, distribution and connections thereto, each:	
Up to 1 HP	12.00
Over 1 HP, up to 15 HP	25.00
Over 15 HP	35.00
Antennae's / Satellite dishes	50.00
Electrical service	50.00
Septic tank electrical	50.00
Swimming pool electrical and grounding	75.00
Hot tub electrical and grounding	50.00

Commercial or industrial, new construction, addition, or alterations*

(1) Base fee, plus:	125.00
Per outlet and switches	2.50
Parking lot light fixtures (per pole)	50.00
Outlets over 200 volts, panels, disconnects, and meter bases, each	15.00
Power outlets: transformers, generators, batteries (prime and second), rectifiers, electrostatic filters and motors, including controls, distribution and connections thereto, each:	
Up to 1 HP	12.00
Over 1 HP, up to 15 HP	25.00
Over 15 HP	35.00
X-ray machine and equipment, each	15.00
Fire alarm control panel, initiating, and annunciating device, each	3.00
Sign Electrical	65.00

PLANS EXAMINATION FEES

For work requiring the examination of plans, the following fee schedule shall prevail. Plan review fees may be required to be paid at the time of building permit application. Additional fees will be paid once review of application is completed. Plan review fees may change depending on time spent on review. Plan review fees can be waived by the Building Commissioner if it is determined that no plan review is required for the scope of work. A reduced base fee of \$25 per review may be charged in lieu of the standard base fee at the discretion of the Building Commissioner for limited review projects such as fences, concrete/asphalt, accessory buildings under 200 sq ft, etc.

Single family residential; new construction, additions and alterations, accessory buildings/structures

(1) Base fee	150.00
Plus, per 100 sq. ft. of area over 500 sq. ft.	25.00

Multiple family residential, commercial and industrial; new construction, additions and alterations, accessory structures

(1) Base fee	300.00
Plus, per 100 sq. ft.	5.00

Temporary structures including temporary tent, membrane, and fabric structures

150.00

Review of shop drawings (fire alarm, sprinklers, kitchen exhaust hoods, etc.)

(1) Base fee	150.00
Plus, per 100 sq. ft. for first 10,000 sq. ft.	4.00
Plus, per 100 sq. ft. for area over 10,000 sq. ft.	2.00

Engineering review of individual grading, and land clearing plans

150.00

Engineering review of multiple family residential, commercial, and industrial; new construction, additions, accessory structures

300.00

Review of revised plan submittals

50% plan review fee

Phased Approvals. The submittal is subject to all plan examination fees noted above plus an additional fee for each following phased approval certificate

PERMIT CONDITIONS AND SPECIAL FEES.

Surcharges as required by the State of Ohio will be assessed on all building, HVAC, plumbing and electrical permits as follows:

(1) All commercial permits governed by the Ohio Building Code	3%
(2) All residential permits governed by the Residential Code of Ohio	1%

Permits issued under this fee schedule shall expire as identified in the Building and/or Zoning Resolution of Olmsted Township.

Reinspection

50.00

Extraordinary and supplemental inspections per hour or portion thereof;

60.00

Contract employees (Hour rate based of Contracted agreement)

Administrative fee for processing property violations and nuisance abatement for re-inspection subsequent to the first inspection

125.00

Advisory inspection

50.00

Residential Certificate of Occupancy for existing buildings where no building permit is required	
(1) Base fee	150.00
Plus, per 100 sq. ft.	1.00
Commercial Certificate of Occupancy for existing buildings where no building permit is required	
(1) Base fee	250.00
Plus, per 100 sq. ft.	1.00
Certificate of Zoning Compliance for existing buildings/parcels where no building permit is required	75.00
Copies of contracts may be required by the Building Official to substantiate costs and establish who is responsible for different phases of the project.	
Penalty for working without a permit	Double fee
Penalty for working without registration	Double fee
Copies of documents	
(1) 8.5 x 11 and 8.5 x 14 pages	0.15/sheet
(2) 11 x 17 pages	0.25/sheet
(3) 24 x 36 pages	1.00/sheet
Address request fee	20.00
Appeal- As Specified and payable to the Board of Building Standards unless it is under the Jurisdiction of the Olmsted Township then it is	250.00
Fire Hydrant Use Permit	100.00
Grading, Land Clearing, and Filling */***	
(1) Per lot under $\frac{1}{2}$ acre	60.00
(2) Over $\frac{1}{2}$ acre to 1 acre	150.00
(3) Over 1-3 acres	175.00
(4) Over 3-5 acres	200.00
(5) Over 5+ acres	300.00
*** GRADING BOND DEPOSIT REQUIRED AS NOTED BELOW:	
(1) Base deposit/bond	5,000.00
Plus, per additional acre above 1	1,500.00
Road opening & Right away = */***	
<i>See conditions of permit before work to start</i>	
(1) In the right of way	150.00
(2) In the road	150.00
(3) Tunneling under paved roadway	150.00
*** WORK IN RIGHT OF WAY BOND DEPOSIT REQUIRED AS NOTED BELOW:	
(1) Work in right of way outside of the road	1,000.00
(2) Work in right of way and road	5,000.00

PROFESSIONAL SERVICES, INSPECTIONS AND OTHER EXPENSES IN BUILDING AND/OR ZONING MATTERS

- (a) When a property owner or an authorized agent for a property owner files a building and or zoning application or an application to the Zoning Commission or Board of Zoning Appeals they shall be responsible to pay for professional services, consultants, special inspections and other expenses that shall be incurred by the Township in consideration of such application when such services are necessary as determined by the Building Commissioner. These fees shall be in addition to any zoning and /or building fees required by other Resolutions.
- (b) Upon failure to pay the fees required by this section the Township may take any and all legal action necessary to recover such funds.
- (c) All professional fees, inspection fees and other expenses incurred by the Township in considering an application shall be paid from the funds deposited or billed to the applicant on a monthly basis.
- (d) All funds not expended when a deposit is required shall be returned to the applicant within a reasonable amount of time following the completion of professional services for which the funds were deposited, or balance may be applied to permit costs. The refund request **must be in writing** and approved for the deposit balance be released.
- (e) "Professional Services" shall mean services rendered by the Engineer, Planning consultant, Architect, Legal Counsel, Plans Examiner, inspectors and/ or other consultants required by the Township Building Commissioner.
- (f) The applicant shall be responsible to pay the hourly rate of such consultant and other fees this consultant may charge plus 20% for administration costs.

TOWNSHIP PROPERTY FEES

All fees for Township projects are waived, unless projects requires the use of contract inspectors or professional services then the permit fee will be equal to the cost of those individuals.

OLMSTED FALLS SCHOOL DISTRICT FEES

All fees Olmsted Falls School District shall be granted a 10% discount off the regular fee cost or a minimum of \$60.00 for permits prior to starting work. Fees will be 100% plus applicable penalties for permits obtained after work started. If project requires the use of contract inspectors or professional services, then the permit fee will equal to the additional cost of those individuals.

VARIOUS FEES FOR ORDINANCES, BOOKS, MAPS, TAPES, FLASH DRIVES AND COPIES

(a) Books	
(1) Building Resolution	30.00
(2) Zoning Resolution	40.00
(3) Comprehensive land use plan	40.00
(b) Zoning map	
Small	20.00
Large	25.00
(c) Tapes / Flash drives	
Requesting party furnishes tape or flash drive	25.00
(d) Copies of Township records	.10 per page

CONTRACTOR REGISTRATION FEE

Pursuant to Chapter 1307 125.00

SECTION I: ADOPTION OF FEES

The fees shall apply and be enforced within Olmsted Township.

SECTION II: That this resolution be in full force and effect January 1, 2026.

SECTION III: INCONSISTENT RESOLUTIONS REPEALED

All other resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION IV: SAVINGS CLAUSE

That any other resolution or parts of resolutions in conflict herewith are hereby repealed.

SECTION V: CONSTITUTIONALITY

That any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be unconstitutional; such decision shall not affect the validity of the remaining portions of this resolution. The Board of Trustees of Olmsted Township hereby declares that it would have passed this resolution and each section, subsection, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

BE IT FURTHER RESOLVED that it is hereby found and determined that all formal actions of this Board of Township Trustees concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted the 29th day of December, 2025

Attest: Brian W. Smith
Township Fiscal Officer

Terry Ann
Tom
Joe Township Trustees

ZONING FEES

Board of Zoning Appeals	
(1) Appeal/Variance request	250.00
(2) Conditional Use request	250.00
(3) Tabling Fee (When requested by applicant)	150.00
Zoning Commission	
(1) Amendment Application	
Map amendment Residential	250.00
Map amendment Commercial	500.00
Text amendment	250.00
(2) Planned Development Application*	
General Development	2500.00
Plus, per residential lot	50.00
Plus, per commercial building	800.00
Detailed Development	500.00
Minor Modification	500.00
Major Modification	800.00
(3) Tabling Fee (When requested by applicant)	150.00
Lot Split / Lot Consolidation*	150.00
Zoning certificate	
(1) New commercial occupancy/business	100.00
(2) All other	30.00
Site Modifications (with no building construction)*	100.00
Wireless Telecommunication Facilities (Building Permit Fees Apply)*	
(1) New Tower with 1 antennae	2500.00
Plus, per additional antennae	500.00
(2) Replace or adding per antenna	500.00
Temporary use *	
(1) Temporary Building Construction trailers, Temporary sales office (annual fee)	100.00
(2) Roadside stands	
Temporary, per month	25.00
Permanent, per year	275.00
(3) Fairs, Festivals, Open – Air Carnivals	50.00
(4) Food truck, Per event	50.00
(5) Home occupation, Per year	100.00
Written Zoning Verification	
(1) Residential	50.00
(2) Commercial	150.00

NOTES:

*Plan Review required