

## Building Fee Calculation

Fees for permits, inspections, certificates shall be paid to the Building Official as set forth herein. This fee schedule shall become effective January 1, 2026 as adopted by the Hamilton County Board of Commissioners

To calculate a fee, use the building gross area (all floors), type of construction, and the permit fee multiplier.

## **FORMULA A: Building Permit & HVAC application combined**

Permit Fee = Gross Area X \$143.68 X Const Type X Multiplier X 1.25 =

**FORMULA B:** Building Permit Only (no HVAC)

Permit Fee = Gross Area X \$143.68 X Const Type X Multiplier =

**FORMULA C: HVAC Permit Only (no building)**

Permit Fee = Gross Area X \$143.68 X ConstType X Multiplier X .25 =

**FORMULA D:** One & Two & Three Family Residential Building permit & HVAC application combined

Permit Fee = Gross Area X \$0.306 incls garage, basements

Total Fees include 5% Tech Fee and OBBS surcharge of 1% for RCO permits and 3% for OBC permits

PERMIT USE/TYPE		UNIT PRICE EACH	UP FRONT	UP-FRONT FEE w/ technology & state surcharge	MINIMUM BUILDING FEE	PERMIT FEE MULTIPLIER	CO/CC	*TCO 1st 30 Days	REVISION
<b>BUILDINGS &amp; STRUCTURES REGULATED BY THE OBC (4+ FAMILY &amp; COMMERCIAL STRUCTURES)</b>									
1	New Buildings (Formula A or B)	--	\$653.23	\$705.49	\$653.23	0.0019	\$189.62	\$296.08	\$296.08 / \$319.76
2	Additions (Formula A or B)	--	\$653.23	\$705.49	\$653.23	0.0019	\$189.62	\$296.08	\$296.08 / \$319.76
3	Industrialized (includes all HVAC)	\$342.84	\$532.46	\$575.05	--	--	\$189.62	\$296.08	\$296.08 / \$319.76
4	Alterations & Fire Repair								
	A. Entire Building, floor, fire repair alterations (Formula A or B)	--	\$653.23	\$705.49	\$653.23	0.0043	\$189.62	\$296.08	\$296.08 / \$319.76
	B. Minor Alterations (as determined by the Building Official)	\$463.62	\$653.23	\$705.49	\$474.01	--	\$189.62	\$296.08	\$296.08 / \$319.76
	C. Change of Use (No work)	\$653.23	\$842.85	\$910.28	--	--	\$189.62	--	\$296.08 / \$319.76
5	Partial Permits (conditional permits)								
	A. Footing & Foundation	\$523.37	\$555.83	\$600.29	--	--	\$32.46	--	\$296.08 / \$319.76
	B. Shell (Formula B)	--	\$653.23	\$705.49	\$653.23	0.0019	\$32.46	--	\$296.08 / \$319.76
	C. Interior Finish of Shell (Formula A or B)	--	\$653.23	\$705.49	\$653.23	0.0019	\$189.62	\$296.08	\$296.08 / \$319.76
6	Utility/Miscellaneous Structure, Incl tower & membrane structure (Formula A or B)	--	\$454.54	\$490.91	\$264.92	0.0019	\$189.62	\$296.08	\$296.08 / \$319.76
7	Awnings, Canopies & Marquees								
	A. Light Construction	\$133.77	\$166.23	\$179.53	--	--	\$32.46	--	\$148.05 / \$159.89
	B. Heavy Construction	\$264.92	\$454.54	\$490.91	--	--	\$189.62	\$296.08	\$148.05 / \$159.89
8	Decks & Ramps without Roofs	\$293.50	\$483.12	\$521.77	--	--	\$189.62	\$296.08	\$148.05 / \$159.89
9	Kitchen Exhaust Hoods	--	\$350.74	\$378.80	318.28	--	\$32.46	--	-- --
10	Pools	\$520.76	\$710.38	\$767.21	--	--	\$189.62	\$296.08	\$148.05 / \$159.89
11	Re-Roofing	\$0.0538		TOTAL	\$254.64	--	\$32.46	--	
12	Retaining Walls & Monuments	\$4.46/lf	\$133.77	\$144.47	\$133.77	--	\$32.46	--	\$148.05 / \$159.89
13	Signs								
	A. Ground (> 3 sf, >6' tall)	\$264.92	\$297.38	\$321.17	--	--	\$32.46	--	\$148.05 / \$159.89
	B. Wall, Projecting & Roof (>2.5sf)	\$107.78	\$140.24	\$151.46	--	--	\$32.46	--	-- --
	C. Single Sign Face Change	\$107.78	\$140.24	\$151.46	--	--	\$32.46	--	-- --
	ea. Add'l	\$32.46							
14	Spray Booths	\$214.28	\$403.90	\$436.22	--	--	\$189.62	--	\$148.05 / \$159.89
15	Temporary Structures or Temp Use of Space (180 day max)	\$133.77	\$323.39	\$349.26	\$133.77	--	\$189.62	--	-- --
16	Tents	\$133.77	\$323.39	\$349.26	\$133.77	--	\$189.62	--	-- --
	ea. Add'l	\$32.46							
17	Wrecking		\$44.57 /1000 sf	TOTAL	\$85.69	--	\$32.46	--	-- --
18	Gas Line (per meter)	\$107.78	\$140.24	\$151.46	--	--	\$32.46	--	\$148.05 / \$159.89
19	Other Building Service Piping (refrigeration lines)	\$107.78	\$140.24	\$151.46	--	--	\$32.46	--	\$148.05 / \$159.89

<b>FIRE PROTECTION SYSTEMS, Regulated by the OBC</b>									
1	Inside suppression work-including limited area & alternative systems								
	A. New	0.0819/SF	\$272.72	\$294.54	\$240.26	--	\$32.46	--	\$148.05 / \$159.89
	B. Alteration (arm-overs only)	0.0258/SF	\$272.72	\$294.54	\$240.26	--	\$32.46	--	\$148.05 / \$159.89
2	Outside Fire Line Work	\$240.26	\$272.72	\$294.54	--	--	\$32.46	--	\$148.05 / \$159.89
3	Gravity & Pressure Tanks	\$133.77	\$166.23	\$179.53	--	--	\$32.46	--	\$148.05 / \$159.89
4	Fire Pumps	\$133.77	\$166.23	\$179.53	--	--	\$32.46	--	\$148.05 / \$159.89
5	Standpipes-House or FD hose system	\$58.44	\$297.38	\$321.17	\$264.92	--	\$32.46	--	\$148.05 / \$159.89
6	Hood Suppression	\$133.77	\$166.23	\$179.53	--	--	\$32.46	--	\$148.05 / \$159.89

PERMIT USE/TYPE		UNIT PRICE EACH	UP FRONT	UP-FRONT FEE w/ technology & state surcharge	MINIMUM BUILDING FEE	PERMIT FEE MULTIPLIER	CO/CC	*TCO 1st 30 Days	REVISION
7	Fire Alarms								
	A. New (Use Groups E, I, & R)	0.0271/SF	\$425.97	\$460.05	\$393.51	--	\$32.46	--	\$148.05 / \$159.89
	(All other Use Groups)	0.0193/SF	\$425.97	\$460.05	\$393.51	--	\$32.46	--	\$148.05 / \$159.89
	B. Alterations (Use Groups E, I & R)	0.0193/SF	\$425.97	\$460.05	\$393.51	--	\$32.46	--	\$148.05 / \$159.89
	(All other Use Groups)	0.0068/SF	\$425.97	\$460.05	\$393.51	--	\$32.46	--	\$148.05 / \$159.89

HEATING, VENTILATION & AIR CONDITIONING, REGULATED BY THE OBC									
1	HVAC Equipment Replacement Only (Single or combined Unit)	\$189.62	\$222.08	\$239.84	--	--	\$32.46	--	--
2	New/Additions/Alterations (when bldg work necessitates mech work) (Formula C)	--	\$297.38	\$321.17	\$264.92	0.0019	\$32.46	--	\$148.05 / \$159.89
3	New HVAC in existing building (no building work) (Formula C)	--	\$297.38	\$321.17	\$264.92	0.005	\$32.46	--	\$148.05 / \$159.89

BUILDINGS & STRUCTURES REGULATED BY THE RCO – 1-2-3 DWELLING UNITS									
1	New Dwellings (Formula D)	--	\$393.51	\$417.13	\$393.51	--	\$58.44	\$148.05	\$148.05 / \$156.93
2	Additions (Formula D) (To add replace HVAC units, add fee line 6)	--	\$393.51	\$417.13	\$393.51	--	\$58.44	\$148.05	\$148.05 / \$156.93
3	Industrialized Dwellings (Inc all HVAC)	\$335.06	\$393.51	\$417.13	--	--	\$58.44	\$148.05	\$148.05 / \$156.93
4	Alterations & Fire Repair (Formula D)	\$133.77	\$264.92	\$280.82	\$264.92	--	\$58.44	\$148.05	\$148.05 / \$156.93
5	Accessory Structures (over 200 sf)	\$264.92	\$323.36	\$342.76		--	\$58.44	\$148.05	\$148.05 / \$156.93
6	Mechanical Additions & Replacements	\$98.69	\$131.15	\$139.02		--	\$32.46	--	--
7	Heating or air conditioning or gasline Decks & Ramps without Roofs	\$200.00	\$258.44	\$273.94		--	\$58.44	\$148.05	\$148.05 / \$156.93
8	Partial Permits	\$264.92	\$297.38	\$315.22	--	--	\$32.46	--	--
9	Pools								
	A. Above Ground	\$161.02	\$219.46	\$232.62	--	--	\$58.44	\$148.05	\$148.05 / \$156.93
	B. In-Ground	\$393.51	\$451.95	\$479.07	--	--	\$58.44	\$148.05	\$148.05 / \$156.93
10	Retaining Walls (up to 300 ft.)	\$4.46/lf	\$133.77	\$141.80	\$133.77	--	\$32.46	--	\$148.05 / \$156.93
11	Towers	\$133.77	\$166.23	\$176.20	--	--	\$32.46	--	\$148.05 / \$156.93
12	Wrecking	\$44.57/1000 sf TOTAL			\$85.69	--	\$32.46	--	--
13	Re-Roof	\$133.77	\$166.23	\$176.20	--	--	\$32.46	--	--
14	Fire Suppression	0.08/SF	\$272.72	\$289.09	240.26	--	\$32.46	--	--

#### ADMINISTRATIVE FEES

1.	<p>Certificate of Occupancy (CO) where required:</p> <p>A. Buildings and structures regulated by the RCO - \$58.44 (\$61.94 with surcharge and technology fee included)</p> <p>B. Buildings and structures regulated by the OBC - \$189.62 (\$204.79 with surcharge and technology fee included)</p> <p>C. Certificate of Completion of Permit (CC) – for all permits where a CO is not required</p> <p>Residential - \$32.46 (\$34.4 with surcharge &amp; technology fee included)</p> <p>Commercial - \$32.46 (\$35.05 with surcharge &amp; technology fee included)</p>
2.	<p>Certificate of Temporary Occupancy (TCO):</p> <p>A. Buildings and structures regulated by the HCBC</p> <p>\$148.05 - 1st 30 days + \$76.63 each additional 30 days</p> <p>If additional TCO is required \$296.08 – 1st co days + \$148.05 each additional 30 days</p> <p>B. Buildings and structures regulated by the OBC</p> <p>\$296.08 – 1st 30 days + \$148.05 each additional 30 days</p> <p>If additional TCO is required \$588.29 – 1st co days + \$296.08 each additional 30 days</p> <p>C. Occupying w/o TCO, penalty fee</p> <p>Residential - \$296.08</p> <p>Commercial - \$588.29 to be paid in addition to TCO fee</p> <p>D. Occupying w/o a Certificate of Occupancy</p> <p>Residential - \$296.08</p> <p>Commercial - \$588.29</p>
3.	Refund of Permit Fee (HC.A108.4). If granted, shall be in the amount of half the entire permit fee, after deducting the Up-Front Fee and the Zoning Certificate Fee.
4.	Time Extensions (Section HC.A105.6) each - \$100
5.	Unspecified Permit Fee – for any permit type, not specifically listed in this Fee Schedule, the fee shall be calculated to the most similar permit type, use group and type of construction to be determined at the discretion of the Building Official
6.	Scanning fee for Permit Applications reviewed under OBC for paper documents submitted without a digital copy in an approved format:
	Documents up to 8-1/2 X 14 (including Specs.) \$2.68/side
	Documents larger than 8-1/2 X 14 (including Specs.) \$7.82/side
7.	Field Inspection and Processing Fee (non-building permit related):
	Residential - \$148.05 (\$156.93 with surcharge & technology fee included)
	Commercial - \$189.62 (\$204.79 with surcharge & technology fee included)
8.	After Hours Inspection (OBC Permits) \$180.51 per hour
	Minimum fee \$722.04 to be paid at time of scheduling inspection + 3% \$21.66 + 5% \$36.1 = \$779.8
9.	Plan Review Fee – Assessed at 3rd review for each hour thereafter:
	Residential - \$148.05 (no fractions thereof – rounded up)
	Commercial - \$296.08 (no fractions thereof – rounded up)
10.	Board of Building Appeals:
	Residential - \$224.68 (\$238.16 with surcharge & technology fee included)
	Commercial - \$441.54 (\$476.87 with surcharge & technology fee included)
11.	Fences over 7' in height requiring a permit:
	Residential - \$148.05 (\$156.93 with surcharge & technology fee included)
	Commercial - \$189.62 (\$204.79 with surcharge & technology fee included)

#### PENALTY FEES

1.	Starting Without a permit – (See Section HC.A105.1.1) – Permit fee + \$200% penalty fee
2.	Rescinding a Revoked Permit Fee – (Section HC.A110.6) - \$393.54 or original fee whichever is less
3.	Missed Inspection Fee – Failure to schedule a “called-for” inspection before proceeding to cover the work shall result in a Missed Inspection fee:
	Residential - \$296.08 (\$313.84 with surcharge & technology fee included)
	Commercial - \$296.08 (\$319.76 with surcharge & technology fee included)
4.	Re-inspection fee – Not ready and Failed Inspections shall result in a Re-inspection Fee:
	Residential - \$180.51 (\$191.35 with surcharge & technology fee included)
	Commercial - \$180.51 (\$194.96 with surcharge & technology fee included)
5.	Violations Penalties (Section HC.A113):
	Violations issued under the Code shall be punishable by a fine of not more than \$300.00 for each offense as provided in ORC Section 307.37 and 307.99 (C).
	Violations issued for offenses to ORC Chapters 3781 and 3791 shall not be more than \$1,000.00.
	Each Day that any such violation or failure continues shall be deemed a separate offense.