



BUILDING DEPARTMENT

27700 Hilliard Blvd. Phone 440.871.3300
Westlake, OH 44145 Fax 440.617.4144

BUILDING CONSTRUCTION, ADDITION OR ALTERATION FEES (1315.02)

(a) **All new buildings or structures or additions in residential one, two and three family dwellings:**

(1) One-family dwellings base fee	\$100.00
(2) Two and three-family dwellings, per dwelling unit base fee	\$75.00
(3) Also, all new construction in residential one, two and three family dwellings to pay a usable floor area fee, per square foot in all stories including basement and garage areas	\$.05

(b) **Residential buildings, one, two and three family dwellings, alterations and/or repairs:**

(1) Initial fee	25.00
(2) Also, all affected usable floor area fee, per square foot in all stories	.02

(c) **Residential buildings, accessory detached:**

(1) Garages and stables:	
A. Initial fee	25.00
B. Also, per square foot of floor area	.02
(2) Utility building, exclusive of any utilities - initial fee	25.00
(3) Fence	25.00

(d) Buildings, structures, and additions as regulated by OBC:

(1) Base fee per permit	200.00
(2) Also, per square foot of floor area (single tenant)	.075
(3) Shell construction only per sq. ft. (multiple tenant)	.0375
(4) Tenant buildout in new construction per sq. ft.	.0375

(e) Business or industrial building, alterations, repairs or tenant change as regulated by OBC:

(1) Initial fee	200.00
(2) Also, per square foot of floor area affected	.0375

(f) Greenhouse, private, not in excess of 260 square feet	25.00
(g) Greenhouse in excess of 260 square feet:	
(1) Initial fee	50.00
(2) Also, for each square foot of floor surface or fraction thereof	.025
(3) Quonset hut-type structure with utilities - initial fee	50.00
Also, for each square foot of floor surface	.025

(h) Storage tanks, not including septic tanks: Gallon Capacity

(1) 2,000 or less	\$15.00
(2) 2,001 through 12,000	25.00
(3) 12,001 through 20,000	35.00
(4) 20,001 through 50,000	50.00
(5) 50,001 through 100,000	75.00
(6) Over 100,000	100.00

(i) **Swimming pool fees:**

(1) Above-ground pools 48" deep and over and spas	25.00
(2) In ground swimming pool or any other artificially created body of water	50.00

(j) **Temporary structures**

(1) Initial fee	25.00
(2) Each additional structure	10.00

(k) **Examination of plans by Board of Building Appeals:**

Except for appeals under Chapter **1317**, the following fees shall be charged when it is necessary for the Board of Building Appeals to review plans, types of material or construction or other areas within their jurisdiction and are in addition to any other permit fee set forth in this chapter:

(1) For one-family, two or three-family dwellings	25.00
(2) For other buildings	50.00
(3) Mailing fee/letters and public notices	25.00
(4) Property maintenance appeal	10.00
(5) For additions to any buildings:	
A. Minimum fee	10.00
B. For each square foot of usable floor area, calculated from outside measurements	.025

(l) **Fees for examination of plans and specifications by Building Department and/or City Architect: the following fees shall be charged in addition to any other fees set forth in this chapter:**

(1) New construction including additions:

A. 1. One, two and three-family dwellings	50.00
2. Also, all new construction in residential one, two and three family dwellings to pay a usable floor area fee, per square foot in all stories including basement and garage areas	.02
3. Accessory structures or appurtenances thereto (sheds, decks, patios, etc.)	5.00

B. 1. Four units or more, multiple-family, office, commercial, industrial and/or all construction governed by the OBC	150.00
2. Also, per sq. ft. of floor area (single tenant)	.10
3. Shell construction only per sq. ft. (multiple tenant)	.05
4. Tenant build out in new construction Per sq. ft.	.05
(2) <u>Alterations, repairs or change of use.</u>	
A. 1. One, two and three-family dwellings	25.00
2. Also, all affected usable floor area fee, per sq. ft. in all stories	.01
3. Accessory structures or appurtenances thereto	5.00
B. 1. Four units or more, multiple-family, office, commercial, industrial and/or all construction governed by the OBC	150.00
2. For each sq. ft. of the actual area affected by the alteration or change of occupancy which may extend beyond the limits of constructions	.05

(3) Automatic Fire Suppression Systems	
A. Four units or more, multiple-family, office, commercial, industrial and/or all construction governed by the OBC	150.00
B. For each square foot of the actual area affected by the construction, alteration, or change of occupancy which may extend beyond the limits of construction	.050
(4) Fire Alarm Systems.	
A. Four units or more, multiple-family, office, commercial, industrial and/or all construction governed by the OBC	150.00
B. Also, per device	5.00

(5) Kitchen Exhaust Hoods and Related Fire Suppression Systems as governed by the OBC, per hour	110.00
(6) Fees in subsections (1) (1) and (2) hereof are for the first examination of plans including addendums to the approval or the correction letter. Should a resubmission of plans be required, the fee for re-examination shall be based on an hourly rate or portion thereof	110.00

(7) The fee for preliminary plan examination, if requested in writing by the applicant, shall be based on an hourly rate or portion thereof	110.00
(8) Landscaping fees: Addition to or replacement of existing landscaping:	
Residential (per lot)	5.00
Commercial, industrial per lot or occupant	25.00

(9) Additional penalty fees:	
A. Where work is begun without first obtaining a permit and paying the fee as indicated above, the applicant for a permit shall be charged a fee of triple the amount of the fee indicated in this section	
B. Reinspection of same item	50.00
C. Inspection call and appearance of inspector on property and work not ready	50.00
D. Work covered without inspection	100.00

(Ord. 2004-70. Passed 6-3-04; Ord. 2007-120. Passed 7-5-07;

Ord. 2012-8. Passed 2-2-12; Ord. 2012-42. Passed 4-5-12; Ord. 2013-63. Passed 4-4-13)

ADD THE FOLLOWING TO PERMIT TOTAL FOR BOARD OF BUILDING STANDARDS (BBS) FEE:
COMMERCIAL 3% RESIDENTIAL 1%