



Residential – One, Two and Three Family Plan Approval Fee Schedule – EFFECTIVE JANUARY 1, 2011

City of Sandusky, Department of Community Development, Division of Building Inspection
 222 Meigs Street
 Sandusky, Ohio 44870

Scott Thom, Chief Building Official
 419-627-5989
 building@ci.sandusky.oh.us

Type of Application	Base fee	Inspections included	Inspection Recall fee	Additional fees (if applicable)
BUILDING:				
New Construction, Addition, Alteration Base fee	\$150		\$55	\$0.10 x _____ sq. ft.
Crawl space or Basement foundation only	\$60	2	\$55	Basement: \$0.10 x _____ sq. ft.
Deck or Porch – Addition or repair Adding roof over existing deck or porch Enclosure of an existing deck or porch	\$60	2	\$55	\$0.10 x _____ sq. ft. of Deck or Porch <u>under roof</u> \$0.10 x _____ sq. ft. of <u>enclosed</u> Deck or Porch
Siding or Roof Replacement 1.) Value of Construction < \$10,000 2.) Value of Construction =>\$10,000	1.) \$100 2.) \$150	1.) 2 2.) 4	\$55	Modifications to the existing structure may be considered alterations. Schedule a consult with the Building Inspector as needed.
Detached Garage, Carport or Accessory Building 1.) 200 – 999 sq. ft. 2.) 1000 sq. ft. or more	1.) \$125 2.) \$250	3	\$55	
Demolition of Structure 1.) 200 – 399 sq. ft. 2.) 400 sq. ft. or more	1.) \$25.00 2.) \$150	3	\$55	Structures less than 200 sq. ft. do not require an approval. Structures with sewer connections will require an Engineering Sewer Capping permit.
Removal of building or structure from one lot to another or to new location within same lot	\$150	3	\$55	(this would be in addition to any foundation fees)
Permanent Handicapped Ramp	\$15			
ELECTRICAL: Multi-family - count each unit separately				
Base fee (per unit) (includes service change or upgrade) <i>Use this fee if you are adding wiring, extending wiring, re-wiring, adding circuits/breakers or adding receptacles, switches, devices and/or fixtures, use the Base fee plus circuit fee.</i>	\$60	3	\$55	\$2 per circuit (No. of breakers _____)
Temporary Service	\$35	1	\$55	
Replacement of ONE appliance/fixture	\$35	1	\$55	
Service Reconnect – Meter inspection only***	\$75	2	\$55	
***This is a visual inspection only to notify Ohio Edison that there are no obvious safety hazards. This inspection is not to be construed as a complete and thorough electrical system inspection. If you need a complete and thorough inspection of the electrical system please contact an electrical contractor. Lists of registered contractors are available through our office.				
MECHANICAL: Multi-family - count each unit separately				
Base fee	\$60	3	\$55	\$0.02 x _____ sq. ft. of Heated Area
Furnace or Boiler Replacement	\$35	1	\$55	
Extend ductwork or hydronic piping from existing system	\$35	1	\$55	
Add A/C to Existing System	\$35	1	\$55	

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Air Handler with Ductwork	\$35	1	\$55	
Wood-burning Stove, Fireplace or wall heater	\$35	1	\$55	
Alteration or repair of gas piping	\$35	1	\$55	
PLUMBING: Multi-family: count each unit separately				
Base fee	\$60	3	\$55	\$4 x _____ no. of fixtures
replacement of ONE appliance/fixture	\$35	1	\$55	
OTHER:				
Swimming pools, spas & hot tubs	\$60	2	\$55	(includes one electrical inspection)
Health & Safety Inspection (each)	\$55	1		These inspections must be approved by the Chief Building Official prior to scheduling.
Special Inspection (including after hours)	\$100	1		
INDUSTRIALIZED UNIT:	Contact the Building Division office 419-627-5940			

RECALL INSPECTION FEES ARE REQUIRED IF REQUESTED INSPECTION IS NOT READY, DISAPPROVED OR PARTIAL.

- ADDITIONAL REQUESTED INSPECTIONS OVER THE INCLUDED INSPECTIONS ARE CHARGED AT THE RECALL INSPECTION FEE.
- **LATE FILING FEE - FILING APPLICATION FOR A PERMIT AFTER WORK HAS STARTED = 100% OF THE NORMAL FEE (ADDED TO THE NORMAL FEE - FEE IS DOUBLED)**
- ALL FEES ARE CHARGED A 1 % SURCHARGE WHICH IS PAID TO THE OHIO BOARD OF BUILDING STANDARDS. This total assessment is pursuant to OAC 4101:8-1-03: Each political subdivision that prescribes fees for the acceptance and approval of plans and specifications, and for the making of all inspections pursuant to division (E) of section 3781.102 of the Ohio Revised Code shall collect on behalf of the Board of Building Standards an assessment equal to one percent of such fees.
- Recent revisions to the Ohio Revised Code Section 3781.10 gave the Board of Building Standards the responsibility to adopt a statewide mandatory residential code. The first Residential Code of Ohio (RCO) was effective on May 27, 2006. Prior to that date, each local jurisdiction had the authority to adopt its own regulations.
- The RCO is now the only code permitted to be enforced by all political subdivisions that wish to enforce a 1-, 2-, and 3-family building code. Board staff can offer opinions regarding the RCO. However, the enforcement and interpretation authority for the code lies with the local building official having jurisdiction.

Residential Code of Ohio code books may be purchased at International Code Council or viewed online at Ohio Board of Building Standards website, link provided below.

Ohio Board of Building Standards
 See attached link for the Residential Code of Ohio (RCO) effective January 1, 2013
http://www.com.ohio.gov/documents/dico_ResidentialCode10412.pdf
 Use (Ctrl + Click) to follow the link to the Ohio Codes.

International Code Council
 4051 W Flossmoor Road
 Country Club Hills, IL 60478-5771
 (800)214-4321
<http://www.iccsafe.org/e/category.html>
 Select "State and Local Codes"