

# **NOTICE REGARDING PROJECTS SUBMITTED AFTER**

**JULY 1, 2009**

Effective July 1, 2009 the following fees will be applicable in accordance with the updated Ohio Building Code for all new projects submitted on or after this date:

## **OBC Section 115 - Construction documents examination and inspection fees**

**115.1 Payment of fees.** Fees for construction documents submitted to and inspections made by certified building departments shall be in accordance with the locally adopted fee schedule.

**115.2 Schedule of fees.** The fees for examination and processing of construction documents when required to be submitted to the division of industrial compliance, except medical gas piping systems, shall be in accordance with table 115.2.

**Exception:** Fees for alteration or change of occupancy as determined by the building official shall be based on the actual area affected by the alteration or change of occupancy which may extend beyond the limits of construction.

**115.2.1 Additional inspections.** The division of industrial compliance may establish a written policy for the maximum number of inspections required by sections 108.2 and 105.1.5 that may be included in the fees set forth in Table 115.2. Inspections in excess of the maximum number established by the division of industrial compliance shall be subject to a fee of \$150.00 per inspection.

**115.2.2 Resubmissions.** The fees set forth in Table 115.2 shall include one (1) initial plan review and up to two (2) resubmission plan reviews to resolve issues resulting from correction letters. The fee for plan review after the second resubmission shall be of \$100.00 for each additional resubmission.

**115.2.3 Re-stamping.** The processing fee for re-stamping additional sets of construction documents after initial plan approval shall be \$100.00.

**115.2.4 Amended construction documents.** The processing fee for amended construction documents submitted to the division of industrial compliance in accordance with section 106.3 shall be \$250.00. The fee for plans examination of amended construction documents submitted to the division of industrial compliance in accordance with section 106.3 shall be \$100.00 per hour for each submission.

**115.2.5 Phased plan approval.** The fees for plan examination and processing of a phased plan approval request per section 105.1.4 shall be in accordance with table 115.2 and section 115.2.1 for the initial phase submission of each scope of work. The processing fee for plan examination of each subsequent phase of submission shall be \$250.00.

**Table 115.2**

<b><u>Scope of Work</u></b>	<b><u>Processing Fee</u></b>	<b><u>Fee for Plans Examination and a minimum of Five Inspections</u></b>
(1) Structural	<b><u>\$250.00</u></b>	<b><u>\$9.50</u></b> /100 sq. ft. gross area of each floor level
(2) Mechanical	<b><u>\$250.00</u></b>	<b><u>\$5.75</u></b> /100 sq. ft. gross area of each floor level
(3) Electrical	<b><u>\$250.00</u></b>	<b><u>\$5.75</u></b> /100 sq. ft. gross area of each floor level
(4) Fire alarm systems	<b><u>\$250.00</u></b>	<b><u>\$5.75</u></b> per device

(5) Automatic sprinkler and other fire suppression systems (all suppressed areas)	<u>\$250.00</u>	<u>\$5.75</u> /100 sq. ft. gross area of each floor level
(6) Industrial unit	<u>\$200.00</u>	<u>\$1.75</u> /100 sq. ft. gross area of each floor level

**115.3 Medical gas piping systems.** The fees for examination and processing of construction documents for medical gas piping systems when required to be submitted to the division of industrial compliance shall be in accordance with table 115.3.

**115.3.1 Additional inspections.** The division of industrial compliance may establish a written policy for the maximum number of inspection required by section 104.4 and 105.1 that may be included in the fees set forth in table 115.3 for medical gas piping systems. Inspections in excess of the maximum number established by the division of industrial compliance shall be subject to a fee of \$150.00 per inspection

**Table 115.3**

<b><u>Medical Gas Piping Systems Processing, Plans Examination and Inspections</u></b>	<b><u>Fee (includes a minimum of two inspection)</u></b>
Processing	<u>\$250.00</u>
Plans Examination	<u>\$250.00</u>
Per room (with outlets) and equipment rooms	<u>\$10.00</u>
Per zone valve assembly	<u>\$25.00</u>
Per system	<u>\$25.00</u>
Per "tie-in"	<u>\$25.00</u>

**115.4 Preliminary review.** The fee for preliminary construction document examination for the purpose of determining compliance with the provisions of the rules of the board by the division of industrial compliance shall be \$130.00 per hour.

**115.5 Inspection fees.** The fee for each inspection, other than those required by section 108.2 and 105.1.5 shall be \$225.00 per inspection. Requests for all inspections shall be in writing to the division of industrial compliance and the fee shall be paid prior to the inspection.

Fees for an application pursuant to section 105.1.5 shall include a processing fee of one hundred fifty dollars. The fee for periodic inspections conducted by the division of industrial compliance shall include the hourly inspection rate and expenses such as food, lodging, and administrative costs. All such fees shall be paid by the holder of an annual approval.

**115.6 Reinspection fee.** The fee for each reinspection shall be \$150.00. A reinspection shall be required when the inspector must return to inspect work that was not ready or had failed a previous inspection.

**115.7 Related fees.** In addition to the fees required by sections 115.2, 115.3 and 115.4, the superintendent of the division of industrial compliance shall collect a fee, on behalf of the board of building standards, of three dollars and twenty-five cents for each application for acceptance and approval of construction documents and for making inspections.

The fee shall be deposited by the division of industrial compliance, pursuant to section 121.084 of the Revised Code, to the credit of the board. The superintendent of the division shall report on the amount of the fees collected and deposited to the credit of the board not later than forty-five days following the end of the first full month's collection and then monthly afterward.

**115.8 Late fee.** Any person who fails to pay an inspection fee required for any inspection conducted by the department of commerce pursuant to Chapters 3781. and 3791. of the Revised

Code, except for fees charged for the examination and processing of construction documents, within forty-five days after the inspection is conducted shall pay a late payment fee equal to twenty-five per cent of the inspection fee.

**115.9 Certificate of occupancy.** The fee for each certificate of occupancy issued in accordance with section 110 shall be \$65.00.

**115.10 Annual approval for alterations.** The fee for each annual approval for an individual applicant issued in accordance with section 105.1.5 shall be \$650.

**115.11 Welding and brazing procedure specification review.** The fee for the review of each piping welding and brazing specification submitted in accordance with section 313.5 of the mechanical code and section 315.5 of the plumbing code shall be sixty dollars.

**115.12 Welding and brazing procedure qualification record review.** The fee for the review of each procedure qualification record submitted in accordance with section 313.5 of the mechanical code and section 315.5 of the plumbing code shall be fifteen dollars.

**115.13 Welding and brazing performance qualification review.** The fee for the review of each performance qualification submitted in accordance with section 313.5 of the mechanical code and section 315.5 of the plumbing code shall be fifteen dollars.

## State of Ohio, Bureau of Building Code Compliance

### Inspections: (Excluding plumbing and medical gas permits)

The fees provided for in Section 115.2 of the Ohio Building Code (OBC) will include only the following number of inspections per scope of work in accordance with OBC section 115.2.1:

Total Square Footage/Linear Footage/Number of Devices	Maximum Number of Inspections included in permit fees
0-2,500	5 per each scope of work
2,501-10,000	6 per each scope of work
10,001-20,000	9 per each scope of work
20,001-30,000	10 per each scope of work
> 30,000	Add 1 inspection per each additional 10,000 s.f.

If a project requires more inspections than the maximum set forth above for the square/linear footage, then each additional inspection will be considered a re-inspection and subject to the charge of \$150 per re-inspection fee as set forth in OBC § 115.6

Example:

- The permit fees for a 5,200 square foot new building with sprinkler and fire alarm systems will include a total of 6 inspections for each scope of work.
  - The scope of work is defined in the fee worksheet as “Building General (Structural)”, “Mechanical”, “Electrical”, “Fire Alarm”, “Sprinkler” and “Industrialized Units”.
  - The 6 inspections included for building general (structural) shall consist of inspections at each required phase such as footing/foundation, slab, interior rough, interior finish, structural above ceiling, final inspection, etc. The same applies to other scopes of work as well.
  - **Any unused Mechanical or Sprinkler inspections may be used towards the General (Structural) inspections. Any unused Fire Alarm inspections can be used towards the Electrical inspections.**
  - It is the contractor and the owner’s responsibility to make the necessary arrangements to obtain the inspections required by the OBC.
  - If the number of actual inspections exceeds the allowed number for each scope of work, additional inspection fees will be charged accordingly. It is the contractor and the owner’s responsibility to monitor the number of inspections on a project.
  - No certificate of use and occupancy will be issued at the completion of the project if there are any outstanding re-inspection fees.

### Changes After Final Approval

According to OBC section 115.2.4, if changes are made to construction documents after final plan approval has been issued and it requires resubmission, the review and approval of the changes will be subject to a \$250 Processing Fee and a \$100/hour fee for construction document examination by a Plans Examiner. If an inspection cannot be completed due to changes that have not been approved by a plans examiner, the inspection will be counted towards the total number of inspections allocated for the project in accordance with OBC section 115.2.1.