



DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107 • 216/529-6270 • FAX 216/529-5930  
Website: [www.onelakewood.com](http://www.onelakewood.com)

DRU SILEY  
DIRECTOR OF PLANNING & DEVELOPMENT  
216/529-6634

MICHAEL MOLINSKI, R.A..  
CITY ARCHITECT  
216/529-6279

JOSEPH MEYERS  
ASSISTANT BUILDING COMMISSIONER  
216/529-6293

## CONSTRUCTION PERMIT FEE SUMMARY

---

### 1309.01 PAYMENT PROCEDURE.

The fees to be paid for building permits shall be determined by the Building Commissioner in accordance with the following schedule and shall be noted upon the application when approved for the issuing of the permit. Such fees are to be paid to the Building Department which, upon receipt of such fees, shall issue the permit to the applicant. The fees to be paid shall be as are provided in this chapter. (Ord. 76-06. Passed 12-18-2006.)

### 1309.02 BUILDING PERMIT FEES.

#### (a) New Buildings and Structures.

##### (1) Residential.

- A. Two hundred dollars (\$200.00) for the first one thousand dollars (\$1,000) of valuation;
- B. One percent (1%) of the remaining valuation in excess of one thousand dollars (\$1,000).

##### (2) Commercial, Industrial, Retail, Mercantile, Assembly or Apartment House Use:

- A. Two hundred dollars (\$200.00) for the first one thousand dollars (\$1,000) of valuation;
- B. Two percent (2%) of any amount between one thousand dollars (\$1,000.00) and five hundred thousand dollars (\$500,000.00) of valuation;
- C. One percent (1%) of the remaining valuation in excess of five hundred thousand dollars (\$500,000.00).

#### (b) New Additions and Alterations. For all new additions and alterations which change the height, area, classification or grade of the building:

##### (1) Residential.

- A. Thirty dollars (\$30.00) for the first one thousand dollars (\$1,000) of valuation;
- B. One percent (1%) of the remaining valuation in excess of one thousand dollars (\$1,000).

##### (2) Commercial, Industrial, Retail, Mercantile, Assembly or Apartment House Use:

- A. Thirty dollars (\$30.00) for the first one thousand dollars (\$1,000) of valuation;
- B. Two percent (2%) of any amount between one thousand dollars (\$1,000.00) and five hundred thousand dollars (\$500,000.00) of valuation;
- C. One percent (1%) of the remaining valuation in excess of five hundred thousand dollars (\$500,000.00).

(c) Garages (Detached).

- (1) Up to 480 square feet of aggregate floor area, minimum fee: \$75.00
- (2) For every 100 square feet of aggregate floor area or part thereof in excess of 480 square feet: \$10.00
- (3) Garage pad or foundation only: \$35.00

(d) Structural Changes, Remodeling and/or Fire Repairs.

- (1) Residential.
  - A. Thirty dollars (\$30.00) for the first one thousand dollars (\$1,000) of valuation;
  - B. One percent (1%) of the remaining valuation in excess of one thousand dollars (\$1,000).
- (2) Commercial, Industrial, Retail, Mercantile, Assembly or Apartment House Use:
  - A. Thirty dollars (\$30.00) for the first one thousand dollars (\$1,000) of valuation;
  - B. Two percent (2%) of any amount between one thousand dollars (\$1,000.00) and five hundred thousand dollars (\$500,000.00) of valuation;
  - C. One percent (1%) of the remaining valuation in excess of five hundred thousand dollars (\$500,000.00).

(e) Demolition.

- (1) Demolition of residential (1-2 family) automobile garage, accessory structure or part of a structure: \$50.00 fee.
- (2) Demolition of any other building: \$200.00 fee.

(f) Moving Buildings or Structures: \$300.00 fee.(g) Tool Shed and Other Accessory Building: \$50.00 fee.

(Ord. 76-06. Passed 12-18-06.)

**1309.03 PLUMBING PERMIT FEES.**

For each plumbing permit for new work, alteration or repairs, there will be a minimum charge of thirty dollars (\$30.00) to which there shall be added all other plumbing and/or sewer charges as follows:

- (a) Lavatories, sinks, laundry trays, bath tubs, showers, standpipes, combination fixtures, urinals, floor drains, area drains, yard drains, refrigerator drains, dishwasher, sterilizers, dental chairs, water filters, ejector, sump pumps, garbage grinders, grease interceptor, each three feet or fraction thereof of gang shower length, per each unit: 3.00
- (b) Each inside leader: 3.00
- (c) Hot Water Storage Tanks:
  - (1) Up to and including 150 gallon capacity: 5.00

(2)	Over 150 and up to and including 300 gallon capacity:	8.00
(3)	Over 300 gallon capacity:	10.00
(d)	Each drain or sewer per 100 feet of aggregate length or part thereof according to diameter:	
(1)	Up to and including 6 inches in diameter:	10.00
(2)	8 inch diameter:	15.00
(3)	10 inch diameter:	20.00
(4)	12 inch diameter:	25.00
(e)	Gas piping:	
(1)	For each outlet:	5.00
(f)	For each indoor sprinkler head:	5.00
(g)	For each outdoor sprinkler head:	2.00
(h)	For each air admittance valve:	10.00
(i)	Portable water piping per 100 feet of aggregate length or part thereof, excluding service line governed by the Water Department:	10.00
	(Ord. 76-06. Passed 12-18-06.)	

Fee

**1309.04 ELECTRICAL PERMIT FEES.**

The base fee for each electrical permit shall be thirty dollars (\$30.00) to which the following shall be added:

(a)	Each 120 volts receptacle:	3.00
(b)	Each fixture outlet:	3.00
(c)	Each outlet or receptacle in excess of 120 volts:	12.00
(d)	Motors, transformers, generators, batteries, rectifiers, electrostatic filters and other power distribution and connections, according to horse power: 3412 BTU = 1 KW = 1.341 H.P. Each unit:	
	1/4 HP or less	\$ 10.00
	1/3 HP to and including 3/4 HP	15.00
	7/8 HP to and including 5 HP	20.00
	Over 5 HP	25.00
(e)	X-ray machines or equipment:	50.00
(f)	Corrections or alterations:	20.00
(g)	Panel, services, related equipment, and disconnects:	50.00
(h)	Low voltage smoke and/or fire alarm systems:	50.00
	(Ord. 76-06. Passed 12-18-06.)	

**1309.05 HEATING AND AIR CONDITIONING PERMIT FEES.**

(a)	<u>Domestic.</u>	
(1)	Heating systems:	
A.	Each unit in a new home and/or replacement/additional units in an existing home	40.00
B.	Solar heat/geothermal	No fee

(2)	Air conditioning units:	40.00
(3)	Free standing fireplace, gas logs and/or heating unit	40.00
(4)	Energy vent type damper:	20.00
(5)	Residential heat pump	40.00
(b)	<u>Commercial - Industrial.</u>	
(1)	Heating systems:	
	A. For each new unit and/or replacements/or additions to present systems:	
	1. Up to 150,000 BTU/Hr. Heat Input	40.00
	2. Over 150,000 up to 300,000 BTU/Hr. Heat Input	50.00
	3. Over 300,000 up to 600,000 BTU/Hr. Heat Input	60.00
	4. All over 600,000 BTU/Hr.	70.00
	5. Commercial heat pump	70.00
	B. Solar heat/Geothermal	No fee
(2)	Air conditioning:	
	A. For each water cooling tower, each:	100.00
	B. For each air conditioning unit or chiller type unit:	
	1. Up to 5 ton capacity	40.00
	2. Over 5 ton capacity up to 10 ton capacity	50.00
	3. Over 10 ton capacity up to 25 ton capacity	60.00
	4. All over 25 ton capacity	70.00
	(Ord. 76-06. Passed 12-18-06.)	
	<b>1309.06 SIGN PERMIT FEE.</b>	
(a)	Permanent signs:	30.00
(b)	In addition to the fee in subsection (a) hereof for each square foot of sign area which is determined by the visible copy:	2.00
(c)	Temporary signs, each:	15.00
	(Ord. 76-06. Passed 12-18-06.)	
	<b>1309.07 TANKS - STORAGE.</b>	
(a)	<u>Underground.</u>	
(1)	Up to 3,000 gallons:	25.00
(2)	3,000 gallons to 5,000 gallons:	30.00
(3)	5,000 gallons to 12,000 gallons:	35.00
(4)	12,000 gallons to 20,000 gallons:	55.00
(b)	<u>Aboveground.</u>	
(1)	Base fee	25.00

(2) Plus an amount per 1,000 gallons 10.00

(c) Removal of Underground and Aboveground Tanks. 10.00/storage tank  
 (Ord. 76-06. Passed 12-18-06.)

**1309.08 SURFACING AND RESURFACING.**

- (a) Surfacing or resurfacing of driveways or parking lots excluding liquid sealants.
  - (1) For the first 1,000 square feet of aggregate surface area or part thereof, minimum fee: 30.00
  - (2) For each additional 500 square feet of aggregate surface area, or part thereof: 15.00  
 (Ord. 76-06. Passed 12-18-06.)

**1309.09 COMBINATION PERMIT FEE.**

Notwithstanding any other provisions of this chapter, a home owner who performs the work and who occupies the premises wherein the work is to be performed may obtain a combination permit fee to cover all or any alterations, remodeling, plumbing, electrical or HVAC work, provided that the value of such work shall not exceed five thousand dollars (\$5,000) in total. 50.00  
 (Ord. 76-06. Passed 12-18-06.)

**1309.10 ADDITIONAL INSPECTION FEES.**

(a) Whenever an inspection has been requested and the work is found to be incomplete or in need of corrections, there shall be charged a fee in the amount of seventy-five dollars (\$75.00) for each subsequent reinspection.

**1339.15 STORM WATER MANAGEMENT FEES.**

The following review fees, reserve deposits, first-year annual post-construction fee and performance bond must be deposited with the City division of housing and building at the time of application and prior to the commencement of soil disturbing activities:

Disturbed areas	Review fee*	Reserve deposit for inspection during construction	Annual post- construction BMP inspection fee per site
Less than 8,000 SF	\$250	\$250	Not applicable
8,000 SF to 43,559 SF	\$500	\$1,000	\$250
One acre to five acres	\$1,000	\$2,000	\$300
Over five acres	\$250 per whole acre rounded up	\$500 per whole acre rounded up	\$500

\*Additional re-review of plan submissions shall be charged 25 percent of the review fee per submittal.

<b>Disturbed Area</b>	<b>Performance Bond</b>
Less than 8,000 SF	None
8,000 SF to 43,559 SF	\$1,500
One acre to five acres	\$2,500
Over five acres	\$5,000

Funds shall be withdrawn from the Reserve deposit and charged at the following fees or hourly rates for any work completed by representatives of the City Engineer related to the inspection and enforcement of this regulation. The reserve deposit shall not fall below 50 percent of the original deposit until the project is completed.

<b>Disturbed Area</b>	<b>Inspection Fee per Site Visit During Construction</b>
Less than 8,000 SF	\$75
8,000 SF to 43,559 SF	\$125
One acre to five acres	\$150
Over five acres	\$200

<b>Personnel</b>	<b>Hourly Rate</b>
City Engineer	\$90
Project engineer	\$80
GIS or engineering technician	\$70
Consultant or representative	Actual costs plus \$25 per invoice.

Reviews and Consultations: In implementing these regulations the City Engineer or other City officials may consult with the local county SWCD, state and federal agencies and other technical experts as necessary. Any costs associated with such consultations may be assessed to the applicant or his or her designated representative.  
(Ord. 28-14. Passed 12-15-2014.)