



**Scioto County Commercial / Industrial  
Building Department**  
617 Court Street  
Portsmouth, Ohio 45662  
(740) 355-1265  
Fax – (740) 355-1262

## **FEE SCHEDULE**

### **Authority**

The Commercial / Industrial Building Department provides Scioto County with inspection and enforcement to ensure safe structures. The standards applied are those of the Ohio Building Code (OBC). Authority to enforce the OBC was granted to Scioto County effective July 1, 2009, by the State of Ohio, Department of Industrial Relations, Board of Building Standards, and by Board of Commissioners Resolution.

The OBC regulates all construction types and uses except for residential one, two and three family structures. The Scioto County Building Department enforces the OBC through its contract with its Consultant Architect who serves as Chief Building Official and provides plan review. The Consultant serves as Administrator of the OBC Department for State of Ohio compliance purposes and makes all required inspections.

**Application Requirements:** For all items inspected by the Scioto County Commercial / Industrial Building Department, the applicant must provide:

1. Four complete sets of plans and specifications
2. A total of three site plans
3. A plan review non-refundable deposit of \$225.00

**Fees:** Fees in accordance with the fee statement, this fee schedule or notice received during construction are due and payable upon receipt of approved plans or notice during construction.

### **Part 1 – Commercial Permit Fees:**

#### **A. New Buildings, Additions and Renovations**

1. Permits for new buildings, additions and renovations to existing buildings shall be issued to include only the work shown on the approved plans or specifications.
2. Fees for the new buildings, additions or renovations to existing buildings shall be based on floor or surface area to be computed as follows:
  - a. All floor or surface areas include garage, carport, basement, cellar and sub-basement floors measuring the outside dimensions at each floor level.
  - b. Crawl spaces and attic areas shall not be included.
  - c. In buildings or areas where there are not walls, the area enclosed by the outside dimensions of the supporting columns shall be included.
  - d. In buildings or areas where a roof is supported by a single row of columns, the horizontal projected area of the roof shall be included.
  - e. Square footage fee schedule applies to areas of work for addition and renovation projects.



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**B. Commercial Fee Schedule**

<u>Type of Construction</u>	<u>Base Charge</u>	<u>Plus Each 100 s.f. of each floor</u>
General	\$250.00	\$9.50
Plumbing	\$250.00	\$1.50
Electrical	\$250.00	\$5.75
Sprinkler/Fire Suppression	\$250.00	\$5.75
HVAC/Refrigeration	\$250.00	\$7.75
Fire Alarm	\$250.00	\$5.75 per device

Minimum Permit Fee: Renovation in areas less than 100 s.f. for building or where a limited amount of work is to be performed for:

Plumbing: Less than 6 fixtures/devices: \$125.00  
 Electric: Less than 6 fixtures/devices: \$125.00  
 HVAC: Less than 6 fixtures/devices or typing into existing ductwork: \$125.00

Inspections

<b>Total Square Footage / Linear Footage/ Number of Devices</b>	<b>Maximum number of Inspections included in permit fees</b>
0 – 2,500	4 per each scope of work
2,501 – 10,000	5 per each scope of work
10,001 – 20,000	8 per each scope of work
20,001 – 30,000	9 per each scope of work
>30,000	Add 1 inspection per each additional 10,000 s.f.

If the 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 \$100 per inspection.

Scope of work is defined in the fee worksheet. Any unused number of allowed inspections for one scope of work cannot be transferred for use for another scope of work.



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**Part 2 – Miscellaneous Fees:**

A.	Occupancy (Commercial)	A requested inspection for the purpose of checking for compliance with, or changing the Use Group or occupancy of an existing commercial building with no work proposed which would otherwise require a building permit.	\$100.00
B.	Annual Inspections	Where an inspection is required by the State, the County	\$60.00
C.	After Hours Inspections*	Per hour and per inspector. *Fee is payable at Scioto County Utilities Office first business day following after-hours inspection.	\$100.00
D.	Double Fee	Assessed when building, electrical, heating, refrigeration or plumbing work commences without a permit. Minimum Fee Maximum Fee	\$50.00 \$75.00
E.	Re-inspection	Per occurrence	\$100.00
F.	Inspection Card	Replacement of card	\$25.00
G.	Transfer	Per permit, per transfer	\$60.00
G.	Permit Renewal	After one year.	\$60.00
H.	Preliminary Plan Review	Per hour.	\$75.00
I.	Plans Examined Separately	Mechanical, plumbing, electrical or fire protection plans submitted separately from plans from building permit.	\$75.00
K.	Certificates of Occupancy	Final certificate is due and payable with Commercial Building Permit Fee. 60 Day Temporary Certificate of Occupancy	\$75.00 \$250.00
L.	Foundation Start		\$150.00
M.	Variance from a building code section		\$200.00
N.	Temporary Electric Service		\$50.00