



Nonresidential & Residential Permit Fees, Deposits and Bonds

(Solon Building Department)

(Form date March 7, 2011)

Nonresidential Building Permit Fee Schedule

In addition to the fees, deposits and bonds noted in Section 1424.12(a) and elsewhere in these Codified Ordinances, the following fees shall be charged prior to commencement of any work involving non-residential properties in the City of Solon, plus an additional three percent (3%) of the total fees collected for plan review and inspections, which will be charged for the assessment to be paid to the Ohio Board of Building Standards. (Nonresidential – all Commercial & 4(+) Family Residential buildings)

New Construction and additions

Building permit – Base fee.....	\$175.00
Plus \$20.00 per 100 square feet of floor space	
Plumbing – Base fee.....	\$150.00
Plus \$15.00 each fixture, trap, appliance devise of gas outlet	
Mechanical – Base fee.....	\$150.00
Plus \$25.00 per 1,000 square feet of floor space	
Electrical – Base fee.....	\$150.00
Plus \$25.00 per 1,000 square feet of floor space	
Sprinkler (fire suppression)	
New and system modifications involving more than 20 heads	
\$150.00 plus \$25.00 per 1,000 square feet of floor space	
New and system modifications involving 20 heads or less	
\$25.00 plus plan review fees	

Interior or exterior renovations/remodeling

Valuation	Permit Fee
\$10,000 or less.....	\$125.00
\$10,001 to \$20,000.....	\$175.00
\$20,001 and over.....	\$175.00 Plus, \$20.00 for every \$1,000 or fraction thereof

Miscellaneous permits and fees

Air conditioning (replacement units)	
Up to 5 tons	\$25.00
Over 5 tons and less than 10 tons	\$35.00
Over 10 tons and less than 25 tons	\$40.00
Over 25 tons	\$50.00
Temporary service, miscellaneous underground electric, emergency generator set	\$50.00
Sound/communication system	\$50.00
All new fire alarm system (independent of size).....	\$50.00 plus plan review fees
Fire alarm system modifications	
involving more than 6 devices.....	\$50.00 plus plan review fees
Alterations and additions to fire alarm systems	
Involving 6 or less devices.....	\$25.00 plus plan review fees
Alternative fire suppression systems.....	\$25.00 plus plan review fees



Nonresidential Permit Fees

(continued)

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Incidental alterations/additions to fire alarm and fire suppression systems which affect two devices or less may not be subject to permit and review fees at the discretion of the Chief Building Official or Fire Prevention Officer.

Permanent signs - minimum of \$30.00	\$1.00 per sq. ft.
Temporary signs - minimum of \$20.00	\$0.50 per sq. ft.
Concrete or asphalt replacement.....	\$75.00
Amusement devices	as per Chapter 804
Wireless communication antennas & towers	see Section 1286.05
Plan review fees shall be charged at 85.00/hour, plus Senate Bill 359 three percent (3%) surcharge. Plans examiner fees shall be the same whether performed by outside contract plan reviewers or by City Staff.	

Residential Building Permit Fee Schedule

In addition to the fees, deposits and bonds noted in Section 1424.12 (a) and elsewhere in these Codified Ordinances, the following permit fees shall be charged prior to the commencement of any work involving residential construction, including additions and accessory structures greater than 168 square feet, plus an additional one percent (1%) of the total fees collected for plan review and inspections, which will be charged for the assessment to be paid to the Ohio Board of Building Standards.

Building Permit – Base fee	\$200.00
<u>Plus</u> \$15.00 per 100 square feet of floor space	
HVAC, Electrical & Plumbing – Base fee	\$50.00 each trade
<u>Plus</u> \$10.00 each applicable trade per 100 square feet of floor space	
Miscellaneous permits and fees	
Pools (above ground)	\$50.00
Pools (in-ground)	\$75.00
Fireplace	\$50.00
Air conditioning replacement	\$40.00
Furnace replacement	\$50.00
Decks and Patios	\$50.00
Detached garages	\$50.00
<u>Plus</u> \$10.00 each applicable trade per 100 square feet of floor space	
Storage buildings, green houses, gazebos & similar structures	\$30.00
Re-siding, Re-roofing	\$40.00
Hot water tank replacement	\$40.00
Garage sales	\$5.00
Building, electrical, mechanical alterations	\$50.00 each trade
(Includes miscellaneous alterations/remodeling and waterproofing)	



Residential Building Permit Fees

(continued)

(Solon Building Department)

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Miscellaneous permits and fees (continued)

Driveways, curb cuts, aprons, sidewalks, garage floors	\$50.00 each
Landscaping (new lawn installation or drainage).....	\$25.00
Irrigation systems	\$50.00

Nonresidential & Residential – Miscellaneous Fees, Deposits and Bonds

Miscellaneous Fees

Contractor’s registration fee is seventy-five dollars (\$75.00) annually, plus ten dollars (\$10.00) per each additional trade as outlined in Chapter 1430, “Registration of Contractors.” In addition, the provisions of Chapter 836, “Landscape Contractors,” Chapter 860, “Sewer Installers,” Chapter 850, “Privy Vault Cleaners and Garbage Collectors” and Chapter 1072, “Snow Removal Service,” shall be strictly adhered to where applicable.

City Engineer review and grade set (where applicable)	\$200.00
Sewer connection	See Section 1046.04
Water connection	See sections 1048.04, 1048.043 & 1048.047
Septic tank sludge dumping	See Section 1482.11
Satellite dish	\$50.00
Fences	\$40.00
Retaining wall	\$100.00
Hydrant Use	See Section 1048.06
Fire prevention	See Section 1610.09
Demolition of principal structure	\$200.00
Demolition of accessory structure	\$50.00
House or accessory structure moving	\$100.00
In addition to the noted fee, the provisions to Chapter 1468 shall be strictly adhered to.	
Topsoil removal	\$50.00
Drainage of stagnant water in cellars or on lots or land	\$35.00
Re-inspection fee	\$100.00
Trailers	As per Section 1496.04
Appeals to the Planning Commission/Building Code Appeals Board	\$75.00
Zoning Code and Building Code Compliance requests	\$200.00 See Section 1424.13
Grading and clearing	\$100.00
Utility installations, including sewers and drains	\$100.00
Residential and nonresidential site plan review process includes site plan reviews for new construction and additions, exterior alterations, landscape plan, exterior building alterations, sign review, variances, minor and major subdivisions, lot splits/consolidations, and miscellaneous submittals as outlined in Chapters 1240 & 1288.	



Nonresidential & Residential Miscellaneous Fees, Deposits and Bonds

(continued)

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Deposits

In addition to the fees noted in this Section 1424.12 and elsewhere in the Codified Ordinances, the provisions of Sections 1048.06 and 1426.01, 1426.02 and 1426.03 relative to deposits shall be strictly adhered to.

Deposits shall also be required for incomplete work in accordance with the provisions of section 1424.08 (temporary occupancy certificates).

Road opening/right-of-way deposits (Reference 1042.03):

Minor work on property owner's side of street	\$300.00
Small (less than 12") diameter boring	\$1,500.00
Large (12" or larger) diameter boring	\$2,000.00
Open cutting – 2 lane road	\$3,000.00
Open cutting – 4 lane road	\$4,000.00

All amounts except \$100.00 are refundable once work and restoration are complete. The requirements of Chapter 1020 shall be strictly adhered to.

Bonds

Bonds are required for the registration of contractors under Sections 860.04, "Sewer Installers," 1072.02(d), "Snow Removal Services" and Chapter 1430, "Registration of Contractors" and for applicable work under Sections 868.01, "Topsoil Removal," 1426.06, "Security for Re-Seeding," 1468.01, "Housing Moving," and 1283.05, "Wireless Communication Antennas and Towers."