

**RESOLUTION ADOPTING AMENDMENTS TO THE RESIDENTIAL AND COMMERCIAL PROPERTIES FEE SCHEDULE, INCLUDING THE ADDITION OF PLUMBING INSPECTION SERVICES EFFECTIVE APRIL 1, 2026, ASHTABULA COUNTY DEPARTMENT OF BUILDING REGULATIONS**

WHEREAS, on September 23, 2025 by Resolution No. 2025-404, the Ashtabula County Board of Commissioners approved a contract with the Ashtabula County Health District Board for the Ashtabula County Building Department to assume plumbing inspection services for residential and commercial properties; and

WHEREAS, Thomas Congdon, Chief Building Official, has recommended that the Board of Commissioners update the fee schedule to reflect the addition of plumbing inspection services and related fees, and to include residential and commercial resubmittal/revision fees; and

WHEREAS, the Board of Commissioners attended a Builders Association meeting on January 8, 2026 and subsequently held a public meeting regarding the proposed fee adjustments on January 13, 2026 at 2:00 p.m. in the offices of the County Commissioners, at which time the public was afforded the opportunity to comment; and

WHEREAS, the Board of Commissioners has reviewed the proposed fee schedule amendments and considered public input, and now finds it appropriate to approve said amendments; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio that the fee schedule of the Ashtabula County Department of Building Regulations is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein.

BE IT FURTHER RESOLVED, that the amended fee schedule will take effect on April 1, 2026 and shall remain in effect until further action of the Board of Commissioners.

**ASHTABULA COUNTY COMMISSIONERS  
CERTIFICATION PAGE**

**Resolution No. 2026-80**

**January 27, 2026**

**RESOLUTION ADOPTING AMENDMENTS TO THE RESIDENTIAL AND  
COMMERCIAL PROPERTIES FEE SCHEDULE, INCLUDING THE ADDITION OF  
PLUMBING INSPECTION SERVICES EFFECTIVE APRIL 1, 2026, ASHTABULA  
COUNTY DEPARTMENT OF BUILDING REGULATIONS**

**Upon the motion of J.P. Ducro IV, seconded by Kathryn L. Whittington.**

**VOTE:**


**Casey R. Kozlowski  
Kathryn L. Whittington  
J.P. Ducro IV**

**Aye  
Aye  
Aye**

**CERTIFICATE OF CLERK**

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.

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Crystal Sturgill, Clerk of the Board, *Acting*  
Board of County Commissioners  
Ashtabula County, Ohio

# RESIDENTIAL PROPERTIES

**State 1% permit fee**

Pursuant to 3781.102(F)(2) of the Ohio Revised Code all residential permit fees shall be charged an additional State 1%.

**BE SURE TO ADD 1% TO YOUR TOTAL**

Total Square feet (s.f.) is based on but not limited to: decks, porches, garages, basements, living area, etc.

<u>Dwellings</u> (less than or equal to 3,000 total square feet).....	\$250.00 Base
<u>Dwellings</u> (greater than 3,000 total square feet).....	\$250.00 + .22
<u>Duplexes</u> .....	\$300.00 + .22
<u>Triplexes</u> .....	\$350.00 + .22
<u>Foundations Only</u> .....	\$150.00 Base
<u>Industrial Units</u> (less than or equal to 3,000 total square feet) .....	\$200.00 Base
<u>Industrial Units</u> (greater than 3,000 total square feet) .....	\$200.00 + .03/s.f.
<u>Special Inspection for Industrial Units older than 1976</u>	\$50.00 Base
<u>Additions</u> (less than or equal to 1,000 total square feet).....	\$200.00 Base
<u>Additions</u> (greater than 1,000 total square feet).....	\$200.00 + .03/s.f.
<u>Additions / Alteration / Change of Use</u> with existing foundations (less than or equal to 1,000 total square feet) .....	\$150.00 Base
<u>Additions / Alteration / Change of Use</u> with existing foundations (greater than 1,000 total square feet) .....	\$150.00 + .03/s.f.
<u>Detached Garages/Accessory Buildings/additions to detached garages and accessory buildings/sleeping cabins only with no kitchens, restrooms, insulation or drywall.</u> (less than or equal to 1,000 total square feet) .....	\$150.00 Base
<u>Detached Garages/Accessory Buildings/ additions to detached garages and accessory buildings/sleeping cabins only with no kitchens, restrooms, insulation or drywall.</u> (greater than 1,000 total square feet) .....	\$150.00 + .03/s.f.
<u>Smaller projects requiring only two inspections such as the following:</u>	
<u>Decks / Open Porches with Roofs / Three Season Additions with no heat, drywall or insulation / Metal Car Ports / Gazebos / Pavilions/ Roof Over Trailers / New Roofs on existing structures / Unheated Utility Rooms/Enclosed Porches with no drywall/ Reroofing on existing dwelling / Metal detached buildings without foundations and less than 400 s.f.</u> .....	\$100.00 Base
<u>Electric</u>	
New Residential Structures (includes service, rough and final inspections). Greater than 3,000 total square feet.....	\$150.00 Base \$150.00 + .03/s.f.
Alterations/Additions (includes panel, rough and final inspections) .....	\$150.00 Base
Greater than 1,000 total square feet.....	\$150.00 + .03/s.f.
Detached Garages / Accessory Buildings .....	\$75.00 Base
Greater than 1,000 total square feet.....	\$75.00 + .03/s.f.
New Service / Extension of Service (includes one panel box).....	\$75.00 Base
Temporary Service .....	\$75.00 Base
<u>Heating</u>	
New Residential Structures (includes furnace/AC/Heat pump, one rough and one final inspection) Greater than 3,000 total square feet.....	\$150.00 Base \$150.00 + .03/s.f.

Addition/Alteration (extend duct work only) .....	\$75.00 Base
Greater than 1,000 total square feet.....	\$75.00 + .03/s.f.
Replacement Furnace or Air Conditioner or Heat Pump (Heating and Air Conditioning if done at the same time).....	\$75.00 Base

**Plumbing**

New Residential Structures (includes underground, rough in, final) Greater than 3,000 total square feet.....	\$150.00 Base \$150.00 + .03/s.f.
Addition/Alteration (Extending DMV or adding bathroom groups) .....	\$75.00 Base
Greater than 1,000 total square feet.....	\$75.00 + .03/s.f.
Replacement Hot Water Heater or Boiler under 200,000 BTU	\$75.00 Base

**Fireplace, Wood Stove, Chimney, chimney liners** (existing structure)..... \$75.00 Base

**Paint Booths** ..... \$75.00 Base

**Hot tubs/ Swimming Pools** (Over 24 inches deep)..... \$75.00 Base  
Plus Electric ..... \$75.00 Base

**Residential Fire Suppression System** ..... \$200.00 Base

**Demolition** ..... \$75.00 Base

**Consultation, Special Inspection** ..... \$75.00 Base

**Stop Work Order** ..... Double permit fees

**Electrical Registration, Test/ Residential licensing, and/or Renewal** ..... \$50.00 per each

**Permit Renewal** (each permit renewal is good for one year) ..... \$150.00 Base

**Re-Inspection Fee**..... \$50.00 Base

**NOTE:** Permits shall be valid for two years. Construction shall commence within twelve months of issuance date. One free six month extension shall be given provided contractor/applicant/owner notifies the Building Department prior to expiration date.

**NOTE:** \$40.00 administration fee shall be deducted for all cancelled permits prior to construction.

**Permit Exceptions Note:** Decks less than 30" from finish grade, accessory to the main structure and less than 200 s.f. (Or, as modified by the Residential Code of Ohio), do not require a building permit. Window replacements and re-shingling with no structural changes do not require a building permit. Shingling over two layers is not permitted. Accessory buildings under 200 s.f. (Or, as modified by the Residential Code of Ohio) do not require a building permit. All agricultural buildings as defined by the Ohio Revised Code do not require a building permit, provided a letter is submitted by the property owner with a copy of the zoning certificate indicating that the proposed use is agricultural.

**Board of Building Appeals** ..... \$200.00 Base

Permit fees for contracted projects not located in Ashtabula County shall be doubled.

**Submittal /Review Fee** (Non-Refundable) not including: \$75.00  
*Service, Generator, Demolition, Shed, HVAC Replacement, C of O Request*

**Resubmittal/Revision Fee** (each time submitted) \$50.00

# COMMERCIAL PROPERTIES

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**State 3% percent fee**

Pursuant to 3781.102(F)(1) of the Ohio Revised Code all commercial permits and plan reviews shall be charged an additional State 3%.

**BE SURE TO ADD 3% TO YOUR TOTAL**

<b>Structures</b> .....	\$200.00 + .045/s.f.
<b>Foundations Only for Building/Structures less than 2000 s.f.</b> .....	\$100.00 Base
<b>Mechanical (HVAC)</b> .....	\$150.00 + .025/s.f.
<b>Heating and Cooling Units - no heat ducts</b> .....	\$75.00 per unit
<b>Heat Ducts Only/ Hydronic Piping – additions/alterations</b> .....	\$75.00 + .025/s.f.
<b>Refrigeration</b> .....	\$50.00 per unit
<b>Additions / Alterations / Relocating buildings / Canopies</b> .....	\$150.00 + .045/s.f.
<b>Reroofing Existing Buildings</b> .....	\$150.00
<b>Electric</b> .....	\$150.00 + .025/s.f.
<b>Electric Service Only / Temporary Electric Service / Miscellaneous requiring only one inspection such as parking lot lights, tents, etc.</b> .....	\$75.00 Base
<b>Plumbing</b> .....	\$150.00 + .025/s.f.
<b>Plumbing – Small Projects – Fixture Replacement</b> .....	\$75.00 Base
<b>Industrialized Units</b> .....	\$250.00 + .025/s.f.
<b>Fire Sprinkler Systems</b>	
Unlimited Sprinkler .....	\$200.00 + .025/s.f.
Limited Sprinkler (Maximum 20 heads) .....	\$200.00 Base
<b>Fire Alarm Systems</b> .....	\$200.00 Base + .025/s.f.
Limited fire alarm system (Maximum 50 initiation/notification devices)	\$200.00 Base
Limited fire alarm system (Maximum 20 initiation/notification devices)	\$200.00 Base
<b>Demolitions</b> .....	\$100.00 Base
<b>Signs</b>	
Free Standing / Ground/ Pole Signs .....	\$100.00 Base
Wall Signs .....	\$100.00 Base
Electric (one time inspection) .....	\$75.00 Base
<b>Consultations, Certificate of Occupancy, Temporary Tents, Special Inspections</b>	\$75.00 Base
<b>Miscellaneous: Carnivals, Weekend Fairs</b> .....	\$200.00 Base
<b>Day Care Centers (Occupancy Permit in an existing building- one inspection).</b>	\$150.00 Base
<b>Change of Use or Tenant with no changes to an existing building- one inspection.</b>	\$150.00 Base

<b><u>Lift chairs/ Elevators not regulated by the State of Ohio Elevator Division ...</u></b>	<b>\$150.00 Base</b>
<b><u>Swimming Pools</u> .....</b>	<b>\$150.00 Base</b>
<b><u>Electric for pools, fountains, etc.</u> .....</b>	<b>\$150.00 Base</b>
<b><u>Hood Suppressions</u></b>	
Hood Only .....	\$150.00 Base
Suppression Only .....	\$150.00 Base
Hood & Suppression (when done by the same company) .....	\$150.00 Base
<b><u>Paint Booths</u> .....</b>	<b>\$150.00 Base</b>
<b><u>Stop Work Orders</u> .....</b>	<b>Double Permit Fees</b>
<b><u>Contractor Registration and/or Renewal</u> .....</b>	<b>\$110.00 Base</b>
<b><u>New Cell Tower &amp; Shelter</u> .....</b>	<b>\$250.00 + 0.25/s.f.</b>
<b><u>Electric</u> .....</b>	<b>\$100.00 Base</b>
<b><u>Tower only</u> .....</b>	<b>\$100.00 Base</b>
<b><u>Upgrading/Adding antennas to tower</u> .....</b>	<b>\$100.00</b>
<b><u>Base w/ Electric</u> .....</b>	<b>\$100.00</b>
<b><u>Re-Inspection Fee</u> .....</b>	<b>\$50.00 Base</b>

**NOTE:** Balance of all permit fees and plan review fees shall be paid prior to issuance of a building permit.

**NOTE:** \$40.00 administration, any inspections performed plus all plan review fees shall be deducted for all cancelled permits prior to construction.

**Submittal Fee** (Non-Refundable) not including: **\$75.00**  
*Service, Generator, Demolition, Shed, HVAC Replacement, C of O Request*

**Resubmittal/Revision Fee** (each time submitted) **\$50.00**

**Plan Review Fees** – Plan review / Consultation with the plan examiner are charged an hourly fee plus 3%.