



# LEGISLATIVE COVER MEMO

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<b>Introduction:</b>	April 6, 2026
<b>Public Hearing:</b>	April 20, 2026
<b>Effective Date:</b>	May 20, 2026
<b>Agenda Item:</b>	<b>Ordinance 2026-03</b>  AMENDING CHAPTER 1313 OF THE CODIFIED ORDINANCES TO UPDATE BUILDING PERMIT AND INSPECTION FEES.
<b>Submitted by:</b>	Eric Damian, City Engineer
<b>Scope/Description:</b>	<p>This ordinance proposes updates to Chapter 1313 of the Codified Ordinances, which establishes the City's building permit and inspection fee schedule.</p> <p>The proposed updates revise residential, commercial, and administrative fee categories to better align with the Warren County Building and Zoning Department.</p>
<b>Vote Required for Passage:</b>	Passage requires the affirmative vote of a majority of Council members present.
<b>Exhibits:</b>	Exhibit A: Updated Chapter 1313 Fee Schedule
<b>Recommendation:</b>	Staff recommends that City Council approve the amendments to Chapter 1313 to update the building permit and inspection fee schedule.

CITY OF FRANKLIN, OHIO  
ORDINANCE 2026-03

**AMENDING CHAPTER 1313 OF THE CODIFIED ORDINANCES TO UPDATE BUILDING PERMIT AND INSPECTION FEES**

WHEREAS, Chapter 1313 of the Codified Ordinances establishes the City's building permit and inspection fee schedule; and

WHEREAS, the City desires to update these fees to better align with the Warren County Building and Zoning Department; and

WHEREAS, City Council finds it to be in the best interests of the health, safety, and welfare of the City and its residents to update the building permit and inspection fee schedule.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FRANKLIN, WARREN COUNTY, OHIO THAT:

Section 1. Chapter 1313 of the Codified Ordinances is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein.

Section 2. All ordinances or parts of ordinances that conflict with this Ordinance are hereby repealed.

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action occurred in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 4. This Ordinance shall become effective on May 20, 2026.

INTRODUCED: April 6, 2026

ADOPTED: April 20, 2026

ATTEST: \_\_\_\_\_  
Khristi Dunn, Clerk of Council

APPROVED: \_\_\_\_\_  
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council do hereby certify that the foregoing is a true and correct copy of Ordinance 2026-03 passed by that body on April 20, 2026.

\_\_\_\_\_  
Khristi Dunn, Clerk of Council

Approved as to form:

\_\_\_\_\_  
Ben Yoder, Law Director

FEE OR PERMIT NAME		FLAT RATE OR FEE
1. Building Division - Part Thirteen, Franklin Codified Ordinances		
(a) Residential (1, 2 and 3 Family Permit Fees):		
	Processing Fee	\$50.00
	Building Structure Fees:	
	<del>New Homes &amp; Room Additions – Base Fee</del> Building - New Homes, Additions & Alterations/Remodel - Base Fee	\$75.00 Plus \$0.23 per Sq. Ft. of Project Area
	<del>Alterations, Remodeling &amp; Fire Damage – Base Fee</del> Plus \$0.23 per square foot of Project Area	<del>\$50.00-</del>
	<del>201 to 400 Square Foot Accessory Structure – Base Fee</del> Plus \$0.12 per Square Foot	<del>\$30.00-</del>
	Greater than 400 Square Foot Building - Accessory Structure- Base Fee	\$75.00 Plus \$0.12 per Sq. Ft. of Project Area
	Electric Fees:	
	<del>Base Fee – New Homes, Room Additions and Alterations Plus \$0.04 per Square Foot</del> Electric - Base Fee	\$75.00 Plus \$0.04 per Sq. Ft. of Project Area
	Temporary Electric Pole	\$50.00
	Temporary Service Release	\$50.00
	Electric Service Upgrade (Service Change)	<del>\$35.00</del> \$50.00
	<del>Electric Service Upgrade – with Additional Wiring</del>	<del>\$70.00-</del>
	Heating & Air Conditioning Fees:	
	<del>Base Fee</del>	<del>\$75.00-</del>
	HVAC - Base Fee	\$75.00 Plus \$0.04 per Sq. Ft. of Project Area
	<del>Each Additional Unit</del>	<del>\$30.00-</del>
	Duct Extension Only	\$50.00
	Replacement Heating and Air Conditioning (Combined)	\$90.00
	Replacement Heating or Air Conditioning	\$60.00
	Gas Piping Inspection	\$75.00
	<del>Swimming Pool – Above Ground Swimming Pool</del>	<del>\$75.00 – \$100.00</del>

	Inground Swimming Pool	\$150.00
	Fire Place Insert/Heat Stove	\$50.00
	Generator	\$50.00
	Solar Panels (Rooftop)	\$200.00
	Certificate of Occupancy	\$100.00
	Temporary Certificate of Occupancy (30 day)	\$100.00
	<del>Plan Review Fee:</del>	
	<del>After second revision-</del>	<del>\$24.00 per hour-</del>
	Plan Revision	\$50.00
	Board of Building Standards Fee: (Residential)	1% of Total Fee
(b) Commercial OBC Permit Fees:		
	Processing Fee	\$200.00
	(All structures other than 1, 2, and 3 family residences and agricultural buildings)	
	<del>Structural Building Fees:</del>	
	Base Fee	\$200.00 Plus \$7.50 per 100 Sq. Ft. of Project Area
	Electrical Fees:	
	Base Fee	\$200.00 Plus \$4.50 per 100 Sq. Ft. of <del>Total Floor</del> Project Area
	Mechanical Fees:	
	Base Fee	\$200.00 Plus \$4.50 per 100 Sq. Ft. of Project Area
	Sprinkler & Fire Suppression Systems:	
	Base Fee	\$200.00 Plus \$4.50 per 100 Sq. Ft. of Total Suppressed Floor Area
	Hoods with Suppression	\$400.00
	Hoods without Suppression	\$200.00
	Fire Alarm Systems:	
	Base Fee	\$200.00 Plus <del>\$4.50 per Device</del> \$4.50 per 100 Sq. Ft. of

		Total Floor Area
	<b>Remodel &amp; Major Alterations:</b>	
	Above Fees apply to the Project Area	
	<b>Minor Alterations:—</b>	
	Per Each Type of Permit (Building, Electric, Mechanical, Fire Protection)	<del>\$75.00-</del>
	Sign Permit Fees:	
	Sign with Electric	\$150.00 each
	Sign without Electric	\$100.00 each
	<del>Small Sign—Under 100 Square Feet</del>	
	<del>Structural</del>	<del>\$75.00-</del>
	<del>Electrical</del>	<del>\$75.00-</del>
	<del>Large Sign—100 Square Feet and Larger-</del>	
	<del>Structural</del>	<del>\$150.00-</del>
	<del>Electrical</del>	<del>\$150.00-</del>
	Industrialized Unit Fees:	
	Base Fee	<del>\$150.00—\$200.00</del> Plus <del>\$1.50—\$7.50</del> per 100 Sq. Ft. of Total Floor Area
	Solar Panels (Rooftop) Base Fee:	\$400.00
	Retaining Walls	\$400.00
	Swimming Pool:	<del>\$150.00—\$400.00</del>
	Certificate of Occupancy:	<del>\$50.00</del> \$200.00
	Temporary Certificate of Occupancy (30 day)	\$200.00
	<del>Plan Examination Fee:</del>	<del>\$75.00 per hour</del>
	Board of Building Standards Fee: (Commercial)	3% of Total Fee
	(c) Administrative Fees:	
	First call back re-inspection	No Charge
	Further call back re-inspection- Residential	\$50.00
	Further call back re-inspection- Commercial	\$100.00

		Unspecified Permit Fee: For any type of permit not specifically listed in this Fee Schedule the fee shall be calculated to the most similar permit type, as determined at the discretion of the City of Franklin.
		Starting work without a permit: \$100.00 or Permit Fee times 2, whichever is greater.
		Missed Inspection: \$100.00
		<del>One Year</del> Permit Renewal: (per § 105.5 Ohio Building Code and RCO) \$100.00
		Plan Revision \$200.00
		Phased Permit \$300.00
		After Hours Inspection \$200.00 per hour per inspector, 2 hour minimum
		Any and all fees paid shall be non-refundable once a permit has been issued.
	(d) Plumbing:	
		Permits, Fees and Inspections associated with plumbing shall be in accordance with the provisions set forth by the Warren County Board of Health, Plumbing Division unless otherwise specified by City Council.