



**LAKE COUNTY BUILDING DEPARTMENT**  
**105 Main St, Bldg B 2<sup>nd</sup> Floor**  
**Painesville, OH 44077**

TEL: 440-350-2636    440-918-2636    800-899-LAKE Ext. 2636    FAX: 440-350-2660  
 Website: [www.lakecountyohio.gov](http://www.lakecountyohio.gov) – E-mail: [lcdb@lakecountyohio.gov](mailto:lcdb@lakecountyohio.gov)

## COMMERCIAL FEE SCHEDULE

**A Review Fee is due at time of initial application.**

**The Building Department will not collect for subsequent revisions after permit is issued.**

- Fee schedule as follows
  - Residential review fee.
    - New Dwelling \$120 (Includes up to one (1) hour of review time, additional review time will be charged at the normal rate)
    - Additions & Alterations \$60 (Includes up to one half (0.5) hour of review time, additional review time will be charged at the normal rate)
    - All others \$60.00 (Includes up to one quarter (0.25) hour of review time, additional review time will be charged at the normal rate)
  - Commercial / NON- Residential
    - New Building / Structure \$600 (Includes up to five (5) hours of review time, additional review time will be charged at the normal rate)
    - Additions / Alterations \$120 (Includes up to one and one (1) hour of review time, additional review time will be charged at the normal rate)
    - All others \$60 (Includes up to one half (0.5) hour of review time, additional review time will be charged at the normal rate)
- Fee is nonrefundable (after one year of approval date, if permit has not been picked up and any additional fees paid the file will be closed)
- Failure to obtain approval / permit fee = Twice the cost of the approval / permit

### **MISCELLANEOUS FEES**

### **Current**

Copies	8 x 11 BW copy \$0.08 each 8 x 14 BW copy \$0.12 each 11 x 17 BW copy \$0.15 each Large than 11 x 17 BW \$4.00 each
Plans that are not submitted digitally will be charged a digital fee: \$5.00 for permits costing \$0 - \$500.00 \$10.00 for permits costing \$501 - \$2,000 \$25 for permits costing over \$2,001	
Additional or partial inspection during regular business hours (Must be paid prior to scheduling inspection)	\$55
Additional, partial, after / before hour weekday inspection. (7:00 am – 8:00 am, 4:30 pm – 5:30 pm) (Must be paid prior to scheduling inspection)	\$80
Additional, partial weekend and before 7:00 am or after 5:30 inspection (Must be paid prior to scheduling inspection)	\$250 for up to 3 hours and \$80 per hour thereafter
Credit card payment processing fee	The greater of 2.5% or \$2.00
Contractor registration fee \$130.00 for the 2026 registration year.	



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**COMMERCIAL BUILDING PERMIT FEES**

Basic Permit Fee (Required unless otherwise noted)	\$225
Plan Review Fee	\$120 per hr.
New Buildings & Additions (greater than 5,000 sq ft) (includes Electrical and Mechanical Fees) No Basic Fee required.	Building Valuation Data
New Buildings & Additions (Less than or equal to 5,000 sq ft) Townhouses / Alterations / Structures / Industrialized Units / Relocating Building / Retaining Walls (sq ft of wall face)	Basic Fee (\$225) + .080 per sq. ft
Foundations Only for Building / Structures less than 2,000 sq ft	Basic Fee (\$225) + .080 per sq. ft
Demolitions	\$110
Miscellaneous – Carnivals, Weekend Fairs, Temporary Structures (Tent or Canopies) – includes plan review – no basic fee required	\$275
Signs (Basic fee includes first sign - wall or ground mount). Additional sign \$20.00 each.	Basic Fee (\$225)
Request for Partial Occupancy (payable prior to issuance of partial certificate of occupancy)	Basic Fee (\$225)
Predesign Meeting (payable prior to meeting)	Basic Fee (\$225)
Request for Permit Extension	Basic Fee (\$225)
Additional Fee if Stop Work Order Posted (must be paid prior to scheduling final inspection)	Basic Fee (\$225)
Reinspection Fee - A reinspection shall be required when the inspector must return to work that was not ready, approved prints not on job site, building was locked, and / or had failed a previous inspection. Fee must be paid prior to scheduling final inspection, or if two (2) fees are assessed on a project, fees are due before the next inspection is scheduled.	\$70



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**COMMERCIAL ELECTRICAL PERMIT FEES**

Basic Permit Fee (Required unless otherwise noted)	\$115
Plan Review Fee	\$120 per hr.
New Buildings / Additions (greater than 5,000 sq. ft.) (includes Electrical and Mechanical Fees) No Basic Fee required.	Building Valuation Data
New Buildings, Additions, Misc Structures (less than or equal to 5,000 sq. ft.) Alterations / Townhouses / Structures / Industrialized Units. Requires Basic Fee	\$105 (Basic Fee) + see items below
New Service: Less than 600 Amps 600 to 1200 Amps Over 1200 Amps	\$55 \$65 \$125
Temporary Power Pole (Separate Permit required w/Basic Fee)	\$55
Subfeed after Main Disconnect	\$55
Duplex Outlets, Receptacles, Switches, Fixtures	\$2.00
Power Outlets / Motors/X-Ray Machines	\$11
Heat Pump	\$65
Transformers: Step up / down (not under Power Co. control)	\$20
Pole Lighting per Pole	\$11
Miscellaneous – Carnivals, Weekend Fairs (Tents, Canopies)	\$65
Electric to Septic System (Separate Permit required w/Basic Fee)	\$65
Generators (Electrical and Gas Piping Diagrams and Separate Permit required w/Basic Fee and Plan Review Fee)	\$70
Signs (Separate Permit required w/Basic Fee)	\$22
Reinspection Fee - A reinspection shall be required when the inspector must return to work that was not ready, approved prints not on job site, building was locked, and / or had failed a previous inspection. Fee must be paid prior to scheduling final inspection, or if two (2) fees are assessed on a project, fees are due before the next inspection is scheduled.	\$70



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**COMMERCIAL MECHANICAL PERMIT FEES**

Basic Permit Fee (Required unless otherwise noted)	\$115
Plan Review Fee	\$120 per hr.
New Buildings / Additions (greater than 5,000 sq. ft.) (includes Electrical and Mechanical Fees) No Basic Fee required.	Building Valuation Data
New Buildings, Additions, Misc Structures (less than or equal to 5,000 sq. ft.) Alterations / Townhouses / Structures / Industrialized Units. Requires Basic Fee	\$115 (Basic Fee) + see items below
Heating & Air Conditioning ≤ 7,500 sq ft each system > 7,500 sq ft each system	\$ 75 \$100
Heat Pump – each system	\$65
Heat Duct Extensions – each system	\$55
Unit Equipment (Exhaust Fans, Etc.)	\$55
VAV Boxes – each	\$10
Kitchen Hoods (Separate Permit required w/Basic Fee and Plan Review Fee)	\$220
Fuel Gas Piping – each gas outlet (Separate Permit required w/Basic Fee)	\$11
Hydronic / Hot Water or Steam Extensions - each system (Separate Permit required w/Basic Fee)	\$55
Hydronic / Hot Water, Steam, Chillers (Separate Permit required w/Basic Fee) ≤ 7,500 sq ft each system > 7,500 sq ft each system	\$75 \$100
Refrigeration (Separate Permit required w/Basic Fee)	\$85
Reinspection Fee - A reinspection shall be required when the inspector must return to work that was not ready, approved prints not on job site, building was locked, and /or had failed a previous inspection. Fee must be paid prior to scheduling final inspection, or if two (2) fees are assessed on a project, fees are due before the next inspection is scheduled.	\$70



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**COMMERCIAL FIRE PROTECTION PERMIT FEES**

Basic Permit Fee (Required unless otherwise noted)	\$225
Plan Review Fee	\$120 per hr.
Sprinkler up to 20 Heads	Basic Fee Only (\$225)
Sprinkler over 20 Heads	Basic Fee (\$225) +\$.060 per sq ft
Alternative Automatic Fire - Extinguishing Systems (Suppression Systems)	Basic Fee Only (\$225)
Fire Alarm System up to 50 devices	Basic Fee Only (\$225)
Fire Alarm System over 50 devices	Basic Fee (\$225) + \$.060 per sq. ft
Reinspection Fee - A reinspection shall be required when the inspector must return to work that was not ready, approved prints not on job site, building was locked, and / or had failed a previous inspection. Fee must be paid prior to scheduling final inspection, or if two (2) fees are assessed on a project, fees are due before the next inspection is scheduled.	\$70



**LAKE COUNTY BUILDING DEPARTMENT**  
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**COMMERCIAL PLUMBING PERMIT FEES**

Basic Permit Fee (Required unless otherwise noted)	\$155
Plan Review Fee	\$120 per hr.
Shell Permit Only (No Fixtures or Basic Fee Required)	\$75
Repair Permit Only (No Fixtures or Basic Fee Required)	\$75
Lawn Irrigation Back-Flow (Back-Flow Certification Required)	\$45
Water Heater Only.	\$45
Fixtures. See attached list.	\$15 Each
Reinspection Fee - A reinspection shall be required when the inspector must return to work that was not ready, approved prints not on job site, building was locked, and / or had failed a previous inspection. Fee must be paid prior to scheduling final inspection, or if two (2) fees are assessed on a project, fees are due before the next inspection is scheduled.	\$70

Fixture	Quantity	Fixture	Quantity	Fixture	Quantity
Air Admittance Valve		Ice Bin		Sink – 3 Compartment	
Air Hammer Arrestor		Ice Machine (not refrigerator)		Sink, Bar	
Automatic Clothes Washer		Indirect Waste Connection		Sink, Exam Room	
Bath Tub		Interceptor, Garage/Oil		Sink, Floor	
Backflow Device		Interceptors Grease		Sink, Hand Washing	
Beverage Machines		Interceptors Solid		Sink, Kitchen	
Clean Outs		Laundry Tub		Sink, Service	
Check Valves/Water		Lavatory		Sink, Food Prep	
Coffee Maker		Pedicure Chair		Steamer	
Dish Washer		Piping System, Sanitary		Sump Pump	
Drains, Roof Storm		Piping System, Storm		Tempering Valve	
Drains, Secondary, Roof		Piping System, Water		Trap Primer	
Expansion Tank		Plaster Trap		Urinals	
Eye Washer/Emergency Shower		Pressure Reducer Valve		Vacuum Drain Outlet	
Floor or Trench Drain		Remove & Cap Fixture		Vacuum Drainage System	
Food Cooler connection		Scupper		Vacuum Relief Valve	
Fountain, Drinking/Water Cooler		Sewage/Ejector		Water Closet	
Garbage Disposal		Shampoo Bowl		Water Filter/Treatment	
Hose Bib		Shower		Water Heater	
Hot Water Recirculation System				Whirlpool Tub	
Hub Drain					