

Bradley D. Sellers, Mayor



Melvin Lester, Building Commissioner

Ted Sims, Chief Housing Inspector

APPLICATION FOR COMMERCIAL PLAN REVIEW

Plan #	Fee:	Date:
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(SUBMIT ONE APPLICATION FOR EACH BUILDING OR STRUCTURE)

Project Address: _____ Parcel #: _____ - _____ - _____

Location, Landmarks, etc.: _____

Project Name and Description of Building (store, church, etc.): _____

Nature of Job: New Alteration Addition Remodel Change of Occupancy Other _____

Estimated Cost of Construction: \$ _____ Square Footage of Construction Area: _____

Total Square Footage of Gross Area of all Stories of Structure: _____

OBC Use & Occupancy Classification: (302.3.2) A1 A2 A3 A4 A5 B F1 E
 F2 H1 H2 H3 H4 H5 I1 I2 I3 I4 M R1 R2 R3 R4
 S1 S2 U

If building is in Use Group S is it for the storage of Combustibles Non-combustibles Neither

If building is in Use Group R1 or R2, specify the number of apartment units: _____

Construction Type: (TABLE 503) I-A I-B II-A II-B III-A III-B IV V-A V-B

Comments and Explanations: _____

Property Owner Name: _____

Property Owner Address: _____

City _____ State _____ Zip _____

Phone: _____

Applicant's Name: _____

Name of Firm: _____

Address: _____

City _____ State _____ Zip _____

Phone: _____

Applicant Signature _____ Date _____

19700 Miles Road
Warrensville Heights, Ohio
Phone: (216) 587-1230 Fax: (216) 587-1257

**All fees must be in the form of company check, certified check, or money order.
We do not accept cash, personal check, or credit card.**

1333.14 FEES FOR PLAN REVIEW

In addition to the fees to be paid for building permits as provided in section 1333.03, fees for construction or remodeling, and in addition to any fees that may be required by the Planning Commission/Architectural Review Board under section 1333.18 hereof, a deposit for plan review, and any cost incurred by the municipality, shall be collected from the applicant at the time plans and specifications are submitted, and before any review of any plans specified in the administrative section of the Ohio Basic Building Code. Deposits shall be made according to the following schedule including administration fees and state surcharges.

Estimated Cost of construction	Plan review Base deposit	3% state surcharge	Administration Fee	Total Deposit
\$100,00 or less	\$400.00	\$12.00	\$100.00	\$512.00
\$100,000-\$250,000	\$700.00	\$21.00	\$100.00	\$821.00
\$250,000-\$500,000	\$1500.00	\$45.00	\$100.00	\$1,645.00
\$500,000-\$1,000,000	\$2,900.00	\$87.00	\$100.00	\$3,087.00
\$1,000,000-\$4,000,000	\$5,900.00	\$177.00	\$100.00	\$6,177.00
\$4,000,000-\$8,000,000	\$8,900.00	\$267.00	\$100.00	\$9,267.00
\$8,000,000-\$12,000,000	\$12,000.00	\$360.00	\$150.00	\$12,510.00
\$12,000,000-\$16,000,000	\$15,000.00	\$450.00	\$150.00	\$15,600.00

Over \$16,000,000 add \$1,000 per every \$4,000,000 +3% State surcharge +\$200.00 Administrative fees.

NOTE: All plans for new buildings or exterior alterations must be submitted to the Planning Commission/Architectural Review Board with separate administration and registration fees.
All fire plans should be submitted separate from construction drawings. The fee for fire review is \$100.00

Plans Prepared By (Check One)

- Ohio Registered Architect
- Ohio Professional Engineer
- Other _____

Ohio Registration Number

Name of Person Drawing Plans: _____

Name of Firm: _____

Address: _____

City _____ State _____ Zip _____

Phone: _____

REQUIREMENTS:

- * Six sets of drawings are required for plan review. (Additional sets may be requested)
- * All drawings, including plot plans, elevations, floor plans, and plans for elevator enclosures, must be complete with wall sections showing footer, foundation, floor, wall and roof construction, indicating all structural members, size, spacing, material, etc.
- * A copy of the specifications for the work must be submitted in the same quantity as the plans, or the specifications may appear on the plans.
- * The name, address, and seal of a registered design professional shall be plainly printed in the lower right hand corner on all plans of drawings.
- * Plot plans must be included with the drawings and must indicate distances to other buildings and property lines.
- * All plans submitted shall provide sufficient information and detail to determine full compliance with the requirements of the Ohio Building Code (OBC).
- * To calculate floor area, measure to outside walls for dimensions, include supported canopies as measured from the center lines of the furthest columns or supports, and do not include roofs or canopies which cantilever from building.
- * Electrical calculations required with isometric and site drawings.
- * Plumbing isometric required with site drawings.
- * Mechanical calculations required (right or manual J) with isometric and site drawings
- * Model energy codes to comply with the current additions recognized by the State of Ohio Board of Building Standards.

