

BUILDING, FIRE AND PLANNING DEVELOPMENT FEES

March 1, 2016



Building Fees

Development Fees - Background

- Several meetings with contractors have been held; additional notification and publicity forthcoming with an upcoming Hammer Time radio show, email distribution to contractors, and posting on the City website
- Local contractors, design professionals and developers have been involved throughout this process
- City Council presentation March 1, 2016
- Another contractors meeting mid-March
- Planning & Zoning Commission meeting in April
- City Council to consider adoption of fees in May

New & Revised Fees

- Building fees have not been adjusted since July 2007
- New services and fees
 - Congregate residence life-safety inspections
 - More than one permit extension
 - Same-day inspections
 - Raising of minimum permit valuation up to \$13,999

Building Permit Fees

Description	Current Fee	Proposed Fee
Congregate residence life-safety inspections	None	\$400
Building department permit issuance	\$15	\$50
Electrical permit (E)	\$.035sq ft	\$.03sq ft
Mechanical permit (M)	\$.025sq ft	\$.03sq ft
Plumbing permit (P)	\$.040sq ft	\$.03sq ft
Same-Day inspection (2 hour minimum)	None	\$75/hr
Site-Investigation	None	\$150
Certificate of Occupancy walk-thru	\$60	\$150
Re-inspection	\$45/hr	\$75/hr
Additional plan review	\$65/hr	\$80/hr
Re-issue, re-stamp plans	\$65/hr	\$80/hr
Permit extensions 1 st	None	\$25
Permit extension 2 nd	None	\$50
Permit extension 3 rd	None	\$100
After hours inspection (2 hour min)	None	\$90/hr
New permit on expired permit	\$60	\$150
Refund processing fee	None	\$50
Investigation fee for work without permit	equal to permit	\$150.00 or equal to permit fee.

Single Family Residence - Example

2016 VALUATION:

2,479 SQ FT R-3 \$113.00/SQ FT=	\$280,127.00
500 SQ FT U \$45.00/SQ FT=	\$ 22,500.00
158 SQ FT \$39.00/SQ FT=	\$ <u>6,162.00</u>
Total valuation	\$308,789.00

RESIDENTIAL FEE DESCRIPTION	EXISTING FEES	PROPOSED FEES
Issue fee	\$15.00	\$50.00
Building permit	\$900.19	\$1,025.18
Plan Review fee	\$450.10	\$717.63
Electrical Fee \$.030 x 2979 sq. ft.	\$74.48	\$89.37
Mechanical Fee \$.030 x2479sq.ft.	\$30.49	\$74.37
Plumbing Fee \$.030 x 2979 sq.ft.	\$83.41	\$89.37
M/P/E plan review	\$94.19	\$164.52
TOTAL bldg	\$1,647.86	\$2,210.44
Difference per house		\$562.58

Fire Fees

Fire Department Permit Fees

Description	Current Fee	Proposed Fee
New Fire Alarm Plan Review and Inspections (under 5000 sq ft.)	\$300	\$375
New Fire Alarm Plan Review and Inspections (over 5000 sq ft.)	\$300	\$375
Fire Alarm system modification	\$100	\$150
Automatic Fire Sprinkler system modifications (1-50)	\$100	\$150
New Residential Automatic Fire Sprinkler Plan Review and Inspection	\$160	\$225
New Residential Automatic Fire Sprinkler modification/addition	\$50	\$75
New Installation Commercial Cooking Hood- single system	\$165	\$375
New Installation Access Gate-each	\$100	\$150
Underground Fire Lines Installation	\$220	\$300
New Installation Extinguishing system- foam,CO2, clean agent	\$200	\$225
Liquid Petroleum Gas Plan Review and Inspection- 1 tank	\$50	\$75
Tent and Canopy Inspection-per tent	\$50	\$75
Tent and Canopy Inspection-per tent	\$50	\$75
Commercial Burn Permit – 30 Day	\$50	\$75+\$75/hr/site-visit/inspection for modifications
90 Day	\$100	
Blasting – 3 Day Single Project	\$25	\$75 plus \$75/hr/blast
30 Day Single Project	\$100	\$75 plus \$75/hr/blast
State/DHS/County Inspections (per person, 1 hour minimum)	\$50/hr	\$75/hr
After hours inspections (per person, 3 hour minimum)	\$50/hr	\$75/hr
Residential Sprinkler Inspections>4 (1 hour minimum)	\$75	\$75/hr
Commercial Sprinkler Inspections>4 (1 hour minimum)	\$75	\$75/hr
Fire Alarm System Inspections>4 (1 hour minimum)	\$75	\$75/hr

Description	Current Fee	Proposed Fee
Carnivals and Fair Inspections	\$200	\$75/hr/inspector
Standby personnel/Fire Watch (per person, 3 hour minimum)	\$50/hr	\$75/hr
Standby personnel/Fire Watch with Type I Engine (minimum 3 personnel, 3 hr minimum)	\$50/hr + \$120/hr (vehicle)	\$75/hr + \$138/hr (vehicle)

New Fees

New Fee Type	Proposed Fee
Special Event Inspection Fee (when required), 1 hr minimum	\$75/hr
Wildland Urban Interface Code – Defensible Space Inspection	\$150
Same Day Inspection Fee	\$75/hr

Planning and Zoning Fees

Planning Fees

Description	Current Fee	Proposed Fee
Rezoning	\$1,790 + \$22 per acre + postage	\$1,790 + \$22 per acre + postage
Conditional Use Permits	\$863 + postage	\$975 + postage
Variances	\$863 + postage	\$975 + postage
Special Use Permits (SUP)	\$863 + postage	\$1,500 + postage
SUP Height Exception	None	\$3,000 + postage
Preliminary Plat	\$1959.37 + \$88.32 per lot maximum fee \$5,804.64	\$2,000 + \$90 per lot, maximum fee \$15,000
Final Plat	\$901.58 + \$23.98 per lot maximum fee \$3,145.54	\$1,000 + \$25 per lot, maximum fee \$10,000
Subdivision Exemption	\$1959.37 + \$88.32 per lot maximum fee \$5,804.64	\$2,000 + \$90 per lot, maximum fee \$10,000
Amended or Corrected Plat	\$140	\$250 or \$30 per sheet, whichever is less
Replat/Revision of Plat	\$353	\$500 with no density increase, or \$750
Plat Extension	\$212	\$500
Major General Plan Amendment	\$702	\$3,000
Minor General Plan Amendment w/ a Rezoning	\$422	\$800
Minor General Plan Amendment (stand alone)	None	\$1,790
Temporary Use Permits	\$112	\$150
Zoning Code Appeals	\$67	\$100
Site Plan Approval (staff)	None	\$50
Site Plan Approval (Council)	\$423	\$650 + postage

Description	Current Fee	Proposed Fee
Sign Permit (new installation)	\$0.63 sq ft, \$30 minimum	\$2 sq ft, \$100 minimum
Sign face change only	None	\$1 sq ft, \$50 minimum
Sign Permit (installed without permit)	Standard fee + \$212	Standard fee + \$250
Comprehensive Sign Plan	None	\$650
Temporary Commercial Sign	\$0.63 sq ft, \$30 minimum	\$75
Land Split/Record of Survey	\$169	\$350
Administrative Adjustment	None	\$125
Topographic Exception	None	\$50
Development Agreement	None	\$1,000
Historic Preservation Commission Review	None	\$125
Annexation up to 250 acres (separate ordinance covers larger)	None	\$2,500
Code Text Amendment	None	\$500 + postage
Master Plan Amendment	None	\$800

Council Discussion