



Cochise County Board of Supervisors

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Clerk of the Board

AGENDA FOR WORK SESSION

Tuesday, July 25, 2017 at 1:30 p.m.

**BOARD OF SUPERVISORS EXECUTIVE CONFERENCE ROOM
1415 MELODY LANE, BUILDING G, BISBEE, AZ 85603**

ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION

ROLL CALL

Members of the Cochise County Board of Supervisors will attend either in person or by telephone, video or internet conferencing.

The Board may permit public comment during the discussion of any item on this agenda. If you wish to be heard on a specific item, please sign up to be heard using the 'Specific Item' on the speaker form provided, and please list the item about which you wish to be heard. Persons will be permitted three minutes to speak.

INTRODUCTIONS

ITEMS FOR DISCUSSION

Community Development

1. Discussion and possible direction regarding proposed updates to the Community Development, Planning & Zoning Division Fee Schedule.

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.

Cochise County Board of Supervisors
1415 Melody Lane, Building G Bisbee, Arizona 85603
520-432-9200 520-432-5016 fax board@cochise.az.gov

DIS-3555

Work Session Board of Supervisors 1:30pm

Meeting Date: 07/25/2017

Work Session Community Development fee schedule

Submitted By: Rebecca Reynolds, Board of Supervisors

Department: Board of Supervisors

Presentation: PowerPoint

NAME Jerry Stabley

TITLE Planning Director

of PRESENTER:

of PRESENTER:

ORGANIZATION NAME

of PRESENTER:

Information

Agenda Item Text:

Discussion and possible direction regarding proposed updates to the Community Development, Planning & Zoning Division Fee Schedule.

Background:

Fees for development projects help to defray the County's costs to review these projects. Staff reviews fees periodically to see if they are consistent with industry standards or reflect the actual costs incurred by the County. These reviews often reveal unnecessary complications or charges.

To BOS Staff: Document Disposition/Follow-Up:

na

Attachments

Presentation

Fee Comparison with Other Counties

Fee Schedule

Proposed Fee Update

BOS Work Session
July 25, 2017



Cochise County
Community Development
Department of Planning, Zoning and Building
Safety

Goals:

- Better align development fees with staffing costs or industry standards
- Simplify for clients and staff
- Remove unnecessary fees
- Include Intergovernmental Agreement fees

Project Methodology: How Fees Were Generated

- Building Safety uses International Code Council numbers when available
- Intergovernmental Agreements
- Industry Standards
- County Costs

Project Methodology:

Calculating Staff Hours

- Establish working groups based on fee types
- Determine steps in process for that fee type
- Determine which positions work on those steps
- Estimate time spent on steps include prep time

Project Methodology:

Calculating County Costs

- Develop a spreadsheet that includes:
 - Tasks
 - Position level responsible for task
 - Cost per hour for position, including EREs
 - Indirect costs such as:
 - Support staff
 - Administrative costs
 - Overhead
- Plug in hours spent to calculate costs

Current and Proposed Comparisons

Commercial 9,100 sf (Family Dollar)

- Current Fees
 - \$7,849

- Proposed Fees
 - \$9,445

Current and Proposed Comparisons

Office Building 2,000 sf

- Current Fees
 - \$2,751.70
- Proposed Fees
 - \$3,346.20

Current and Proposed Comparisons

Residential Garage 22x24 (528 Sq Ft)

- Current Fees
 - \$100.00
- Proposed Fees
 - \$458.70

Current and Proposed Comparisons

Single Family Residential 2,000 sf

- Current Fees
 - \$1,134.06
- Proposed Fees
 - \$2,898

Comparison to Other AZ Counties Residential Fees

Ranking: Most to least expensive

Current Fees

15th out of 15

Proposed Update

8th out of 15

Plan Review Fee: Additional % of Permit Fees

Cochise County, Current: 25%/45% Proposed: 65%

12 Counties: Currently 65%

Navajo: 65% In January

Santa Cruz: 35%

Single Family Fee Calculation

Existing Fee Schedule

1. 2,000 square foot R-3 occupancy type VB construction Building
@\$52.00 square foot = \$104,000.00 Valuation
2. \$887.25. + (\$5.00 x 4) = \$907.25. (fee amount)
3. Plan Review Fee (25% of fee amount) = \$907.25 + \$226.81 =
\$1,134.06 Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. Rural Addressing Fee
\$15, residential septic \$235) = \$15 + \$235 = \$245.00
5. \$1,379.06 Total Project Fee

Proposed

1. 2,000 square foot R-3 occupancy type VB construction Building
@\$91.50 square foot = \$183,000.00 Valuation
2. \$1027.00 + (\$7.00 x 83) = \$1,608. (fee amount)
3. Plan Review Fee (65% of fee amount) = \$1,608.00 + \$1,045.20 =
\$2,653.20 Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. residential septic
\$235) = \$15 + \$235 = \$245.00
5. = \$2,898.20 Total Project Fee



B Occupancy, Type VB Construction

Using our Existing Fee Schedule

1. 2,000 square foot B occupancy, type VB construction
OFFICE Building @\$121.32 square foot =
\$242,640.00 Valuation
2. $\$1,071.75 + (\$6.25 \times 143) = \$893.75$. (fee amount)
3. Plan Review Fee (40% of fee amount) = $\$1,965.50 +$
 $\$786.20 = \$2,751.70$ Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g.
Rural Addressing Fee \$15, non-residential septic
\$600) = $\$15 + \$600 = \$615.00$
5. = $\$3,366.70$ Total Project Fee

B Occupancy, Type VB Construction

Proposed

1. 2,000 square foot B occupancy, type VB construction OFFICE Building @\$121.32 square foot = \$242,640.00 Valuation
2. $\$1,027.00 + (\$7.00 \times 143) = \$1001$. (\$2,028.00 fee amount)
3. Plan Review Fee (65% of fee amount) = $\$1,318.20 + \$2,028 = \$3,346.20$ Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. Rural Addressing Fee \$15, non-residential septic \$600) = $\$15 + \$600 = \$615.00$
5. = $\$3,961.20$ Total Project Fee

M Occupancy, Type VB

Using our Existing Fee Schedule

1. 9,100 square foot M occupancy, type VB construction Family Dollar @\$88.36 square foot = \$804,076.00 Valuation
2. $\$3,571.75 + (\$5.25 \times 305) = \$1,596.00$. (fee amount)
3. Plan Review Fee (40% of fee amount) = $\$5,167.75 + \$2,067.20 = \$7,234.95$ Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. Rural Addressing Fee \$15, non-residential septic \$600) = $\$15 + \$600 = \$615.00$
5. = $\$7,849.95$ Total Project Fee

M Occupancy, type VB Construction Family Dollar

Proposed

1. 9,100 square foot M occupancy, type VB construction Family Dollar @\$88.36 square foot = \$804,076.00 Valuation
2. \$3,827.00 + (\$5 x 305) = \$1,525.00. (fee amount)
3. Plan Review Fee (65% of fee amount) = \$5,352.00 + \$3,478.80 = \$8,830.80 Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. Rural Addressing Fee \$15, non-residential septic \$600) = \$15 + \$600 = \$615.00
5. = \$9,445.80 Total Project Fee

Garage 22X24(528 Sq Ft)

Current Flat Fee \$100.00

New Fee Schedule

$528 \times \$39.28 = \$20,739.84$

New Fee Schedule Total Permit Cost = \$458.70

	<i>PERMIT FEES PER SQ. FT. VALUE</i>			
COUNTY	SFR	GARAGES, PATIO, ETC.	PLAN REVIEW % OF PERMIT FEES	Est. COST OF 2000 sq ft Single Family Dwelling
Apache	\$112.65	\$43.33	65%	\$1,944.85
Coconino	\$101.64	\$42.48	65%	\$2,866.70
Cochise: see below	\$52.00	\$31.46	25% - /40%	\$1,134.06
Gila	\$86.37	\$15.00	65%	\$2,538.70
Graham	\$100.00	\$50.00	65%	\$2,564.75
Greenlee	\$86.37	\$45.00	65%	\$2,406.70
La Paz	\$95.91	\$37.34	65%	\$2,757.75
Maricopa	\$94.68	\$29.99	65%	\$2,734.07
Mohave	\$91.50	\$29.77	65%	\$2,406.90
Navajo Fee Increase Scheduled for January 2018	\$78.70 Increases to \$110.29 first of 2018	\$32.23 Increases to \$42.48	45% Increases to 65% in January	Current: \$1,912.10 After Jan 1 st \$3,102.10
Pima	\$112.65	\$44.63	65%	\$3,149.85
Pinal	\$103.92	\$17.45	65%	\$2,941.95
Santa Cruz	\$107.08	\$15.00	35%	\$3,022.80
Yavapai	\$80.00	\$27.50	65%	\$1,879.70

Yuma: Increases in the works, To match 2012 Icc Bvd report	\$58.55	\$21.17	65%	Current \$1,805.85
All Counties currently use the ICC BVD report for Non- Residential fees.				
City				
Benson	\$94.06	\$36.91	65%	
Bisbee	\$73.00	\$36.50	65%	
Maricopa City	\$110.29	\$42.48	65%	
Nogales	\$110.29	\$14.00	65%	
Sierra Vista	\$110.29	\$42.06	65%	
Yuma	\$91.00	\$36.00	65%	
Cochise County	Existing	Proposed	Existing/ Proposed	Current/Proposed Cost of 2,000 Sq Ft. SFD Comm. Bldg
SFR	\$52.00	\$91.50	25% / 65%	\$1,134.06 \$2,653.20
Non-Res	BVD/ICC	BVD/ICC	40% / 65%	\$2,751.90 \$4,181.30

- **Detached Garage:**

Current 528 Square Foot Garage permit fee.	\$100.00
Proposed permit fee.	\$458.70

- **Non-Residential Group “B” Type V-B Construction:**

Current 2,000 Square Foot Building.	\$1,134.06
Proposed permit fee.	\$2,653.20

Planning & Zoning Proposed Fee Schedule Update

Section 1 – Administration

Copies of Documents

Base Maps	\$3.50 each
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Section 2 – Environmental Health

<u>County Residential Septic Permit (additional fee to base rate)*</u>	\$90
<u>City Residential Septic Permit (additional fee to base rate)*</u>	\$90
<u>Incinerator Electric Toilet (additional fee to base rate)*</u>	\$90
<u>Pressure Distribution System, less than 3,000 GPD (additional fee to base rate)*</u>	\$90
<u>Natural Seal Evaporation Bed, less than 3,000 GPD (additional fee to base rate)*</u>	\$90
<u>Lined Evapotranspiration Bed, less than 3,000 GPD (additional fee to base rate)*</u>	\$90
<u>Wisconsin Mound, less than 3,000 GPD (additional fee to base rate)*</u>	\$90
<u>Engineered Pad System, less than 3,000 GPD (additional fee to base rate)*</u>	\$90
<u>Intermittent Sand Filter, less than 3,000 GPD (additional fee to base rate)*</u>	\$90
<u>Textile Filter, less than 3,000 GPD (additional fee to base rate)*</u>	\$90
<u>Sewage Vault, less than 3,000 GPD (additional fee to base rate)*</u>	\$90
<u>Sand Lined Trench, less than 3,000 GPD (additional fee to base rate)*</u>	\$90
<u>Disinfection Device, less than 3,000 GPD (additional fee to base rate)*</u>	\$90
<u>Subsurface Drip Irrigation, less than 3,000 GPD (additional fee to base rate)*</u>	\$90
* If an alternative sewage disposal system incorporates more than one type of technology, the technology with the highest fee will be the base rate, with the additional technologies added to the base rate at \$90 for each.	

Section 5 – Rural Residential Owner/Builder

No Inspection – No Plan Review Option

Single-Family Dwelling	\$ 157 75
Residential Accessory Buildings Less than \$2,500 in value	\$ 147 25
Residential Accessory Buildings \$2,500 or more in value	\$ 147 35

Section 6 – Arizona Department of Housing

Fee's - Manufactured Homes and Factory Built Building

<u>Description</u>	<u>IGA Fee</u>
Mobile/Manufactured (MFG) Home <u>Installation</u> Includes <u>32</u> Inspections	\$ <u>350</u> each <u>120</u>
Factory Built Building – Residential <u>Installation</u> <u>Includes 3 Inspections</u>	\$ <u>450</u> per story <u>400</u>
Factory Built Building – <u>Non-Residential Commercial Installation</u> <u>Includes 3 Inspections</u>	\$4.50 per <u>LF. per</u> <u>storylinear feet per</u> <u>story up to maximum</u> <u>of \$400</u>
<u>Rehabilitated Mobile Home Certificate Fee</u>	<u>\$180</u>

Section 7 – Residential Permits

Zoning

<u>Residential Permit Review Fee</u> (This fee must accompany all permit applications & is non refundable (does not apply to city permits))	\$15
<u>Residential Permit Revision Fee</u> (For modifications/revisions of issued permits)	\$15
Rural Addressing Review Fee - This fee <u>must accompany all permit applications & is non refundable (does not apply only applies</u> to city permits)	\$15

Miscellaneous Fees

<u>Investigation Fee</u>	\$50
<u>Courtesy/Utility Compliance Fee</u>	\$100\$25
Inspections for which no Fee is specifically listed <u>such as Courtesy or Investigation</u>	\$ <u>10450</u> per hour (1 hour minimum)
Inspections outside normal business hours	\$ <u>170100</u> per hour (2 hour's minimum)

Continued: Section 7 – Residential Permits

Flat Rate Fees—Trade Permits

New/Upgrade Water Heater	\$25
New/Upgrade Cooler, Furnace, Air Conditioner, and Water Heater- Involving Utility Change	Per Construction Value \$50
Service Entry (Electrical)	Per Construction Value \$50
Miscellaneous Mechanical, Plumbing, and Electrical & Fire	Per Construction Value \$50
Swimming Pool and/or Spa (Includes barrier)	Per Construction Value \$100
Spa	\$50
Fireplace	Per Construction Value \$50
Fire Sprinkler and Fire Alarms	Per Construction Value
Solar/PV Systems	Per Construction Value \$50
Walls and Fences over 7' high, Retaining Walls over 4' high ^{*(6)} (Walls are exempt up to 6' high and 3' high on a corner lot. An informational permit is required if they are over 3' high on a corner lot. Retaining Walls are exempt up to 4' high.)	Per Construction Value \$50

Flat Rate Fees—New Residential Accessory Structures

Detached Garages (201 s/f to 1000 s/f) ^{*(1) *(5) *(7)}	\$100
Detached Carports (201 s/f to 500 s/f) ^{*(2) *(7)}	\$50
Detached Carports (501 to 1000 s/f) ^{*(5)}	\$100
Sheds and Outbuildings (201 s/f up to 500 s/f) ^{*(7)}	\$50
Sheds and Outbuildings (501 s/f to 1000 s/f) ^{*(5)}	\$100
Attached Carports/Porches/Decks (up to 500 s/f) ^{*(2) *(8)}	\$50
All Patios, Carport Enclosure and Patio Enclosures ^{*(3)}	\$50
Animal Shade Covers with No Enclosed Walls (201 s/f and greater) ^{*(4) *(7)}	\$50
Walls and Fences over 6' high, Retaining Walls over 4' high ^{*(6)} moved above	\$50

Continued: Section 7 – Residential Permits

* Notes:	
Flat Fee listed for Detached Garages are for basic garages only but it may include one bathroom. Any living space, such as a Bedroom or an Office area, is not allowed under the Flat Fee and will be valued at the standard \$52.00 s/f.	
Flat Fee listed for a Carport is for the Cover (roof) and up to two sides.	
Flat Fee listed for Patio Enclosures are for the Cover (roof) and / or the Exterior Walls (with any material, windows or doors). If the space is a Conditioned Living Space (Heat and/or cooling) it needs to be valued as a remodel and the Flat Fee does not apply.	
Animal Shade Covers are a roof and supports only and are not a complete building.	
Detached Garages, Sheds, Outbuildings, Carports, Decks, Patios and Porches greater than sizes listed under the 'Flat Fees' will be valued at \$31.46 s/f.	
Walls are exempt up to 6' high and 3' high on a corner lot. An informational permit is required if they are over 3' high on a corner lot. Retaining Walls are exempt up to 4' high. moved above	
No permit required for one-story detached accessory structures provided the floor area does not exceed 200-square feet and has no utilities. Floodplain regulations may apply.	
No permit required for decks less than 30 inches in height above the lowest grade within 5 feet of deck edge.	

Residential Building Code Fees

Permit and Plan Review

Second: A *Building Permit Fee* is then applied to the valuation of the construction work, obtained in Step One. ~~below from the Residential Building Permit Fee Schedule listed. The only exceptions would be when a Flat Rate Fee can be applied to the work, from one of the Flat Rate Fee charts, or when~~ a permit is using previously approved plans.

Third: A *Plan Review Fee* (a percentage of the Building Permit Fee) is added when a project requires *Plan Review*; ~~the exception again is when a Flat Rate Fee applies to the work. The Flat Rate Fee already includes the standard Plan Review Fee.~~ This will be the *Total Building Permit Fee*.

Continued: Section 7 – Residential Permits

(Step 1) - Determination of Construction Values

New Residential One and Two Family Homes and Additions – Valuation Rates:

Residential Structures Valuation Rate	\$ 91.56652.00 per square foot (includes conditioned Arizona Rooms)
Attached Garages, Sheds, Outbuildings, and Accessory Structures	\$ 39.2831.46 per square foot
Basements, Decks, Patios, Porches, Carports	\$15.00 per square foot
Detached Garages, Carports Accessory Structures	See the Flat Rate Fee Schedule.

Residential Remodel Work and Phased Construction - Valuation:

The Residential Construction Values listed for New complete structures & additions ~~and the Flat Rate Fees~~ include the permit fees for the entire project, including miscellaneous trades (e.g. Electrical, Plumbing and Mechanical, [etc.](#)).

(Step 2) - Determination of Building Permit Fee to Be Applied

After the *Valuation* of the proposed construction work has been determined, a *Building Permit Fee* is then determined from the *Fee Schedule* below. Be sure to apply the ~~Flat Rate~~ Fees that are listed [below the table](#) when applicable.

For Construction b Begun w Without a p Permit	Additional Permit Fee Minus Plan Review*
* Whenever any work for which a permit is required by the building code has been commenced without first obtaining said permit, the <i>Work without Permit</i> fee is required for the an amount equal to the <i>Building Permit Fee</i> , in addition to the normal required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00.	

Continued: Section 7 – Residential Permits

Residential Building Permit Fee Rate Schedule

Total Valuation of Work	Fee Amount
\$1 to \$500 Base Permit Fee (up to \$1000.00 work value)	\$ 24.00 21.00
\$1000–\$501 to \$2,000	\$ 24.00 34.75 for the first \$ 500 1000; plus \$ 3.00 2.75 for each additional \$100, or fraction thereof, up to and including \$2,000
\$2,001 to \$ 40,000 25,000	\$ 69.00 62.25 for the first \$2,000; plus \$ 11.00 12.50 for each additional \$1,000, or fraction thereof, up to and including \$40,000
\$ 40,001 25,001 to \$100,000 50,000	\$ 487.00 349.75 for the first \$ 40,000 25,000; plus \$9.00 for each additional \$1,000, or fraction thereof, up to and including \$100,000-
\$ 100,001 50,001 to \$500,000 100,000	\$ 1,027 574.75 for the first \$ 100,000 50,000; plus \$7.00 6.25 for each additional \$1,000, or fraction thereof, up to and including \$500,000-
\$ 500,001 100,001 to \$1,000,000 500,000	\$ 3,827.00 887.25 for the first \$ 500,000 100,000 plus \$5.00 for each additional \$1,000, or fraction thereof, up to and including \$1,000,000-
\$ 1,000,001 500,001 to \$5,000,000 1,000,000	\$ 6,327.00 2,887.25 for the first \$ 1,000,000 500,000 plus \$3.00 4.25 for each additional \$1,000, or fraction thereof, up to and including \$5,000,000-
\$ 5,000,001 1,000,001 & Up and over	\$ 18,327 5012.25 for the first \$ 1,000,000 5,000,000; plus \$1.00 2.75 for each additional \$1,000, or fraction thereof-

(Step 3) - Plan Review Fee

Plan Review Fees are in addition to Permit Fees and are based on a percentage of the Building Permit Fee charged. The review fee charged reflects the time spent in the review of construction plans and submittal information. The *Plan Review Fee* entitles the applicant to three submissions and reviews of the documents submitted. If the applicant is unable to obtain approval of his application with these three attempts, an additional plan review fee rate of \$50.00 per hour (~~1/21~~ hour min) will be assessed as noted below.

Continued: Section 7 – Residential Permits

Residential Plan Review Fee:	<u>2565</u> % of the Building Permit Fee (Up to and including four-plex)
Additional Plan Review Fees: Required by changes, additions or revisions to plans as requested by the applicant; or for those required reviews in addition to the three reviews allowed under the <i>Plan Review Fee</i> <u>listed above</u> .	\$50.00 per hour (<u>1/21</u> hour minimum)

Building Permit and Plan Review Notes:

(4) *Complete Plans* (all trades) still need to be submitted for review ~~on Flat Rate Fees as required~~.

(Step 4) - Total Project Fee

To determine the *Total Project Fees* add any applicable miscellaneous fees such as Work without Permit Fee, as well as Residential Zoning Review, Rural Addressing, and any other departmental fees to the *Total Building Permit Fee*. ~~Please refer to the current Planning and Zoning Fee Schedule for all non Building Code related permit fees.~~

When the County's consulting engineer is utilized for plan reviews or meetings, the owner will pay the full cost charged to the County by the consulting engineer.

Example

1. 2,000 square foot R-3 occupancy type VB construction Building @\$91.50 square foot = \$183,000.00 Valuation
2. \$1027.00 + (\$7.00 x 83) =\$1,608. (fee amount)
3. Plan Review Fee (65% of fee amount) = \$1,608.00 + \$1,045.20 = \$2,653.20 Total Building Permit Fee
4. Add on any additional or miscellaneous fees (e.g. Rural Addressing Fee \$15, residential septic \$235) = \$15 + \$235 = \$245.00
5. = \$2,898.20 Total Project Fee

Section 8 – Non-Residential Permits

Miscellaneous Fees

Investigation Fee	\$50
Courtesy/Utility Compliance Fee	\$100 \$25
Inspections for which no Fee is specifically listed <u>such as Courtesy or Investigation</u>	\$10450 per hour hrs. min. (1-hour minimum)
Inspections outside normal business hours	\$170100 per hour (2-hrs. min. hour's minimum)

Zoning

~~Non-Residential Uses~~

Change of Use	\$150
Accessory structures	\$100

Flat Rate Fees – Trade Permits

Water Heater <u>Cooler, Furnace, Air Conditioner, and Water Heater – Involving Utility Change</u>	<u>Per Construction Value</u> \$50
Service Entry (<u>Electrical</u>)	<u>Per Construction Value</u> \$50
Miscellaneous Mechanical, Plumbing, <u>and</u> Electrical & Fire	<u>Per Construction Value</u> \$50
Cooler, Furnace, Air Conditioner	\$50
Swimming Pool <u>and/or Spa</u> (Includes barrier)	<u>Per Construction Value</u> \$100
Spa	\$50
Fireplace	<u>Per Construction Value</u> \$50
<u>Fire Sprinkler and Fire Alarms</u>	<u>Per Construction Value</u>
<u>Solar/PV Systems</u>	<u>Per Construction Value</u>

Continued: Section 8 – Non-Residential Permits

Wind Generating Systems, Consulting Fees May Apply	At County Cost
Walls and Fences & Retaining Walls	Per Construction Value \$50

Sign Permits

Signs, Digital Signs, Billboards-300 square feet or more	Per Construction Value \$100
Signs less than 15 square feet in size	\$30
All other sign permits	\$60

Permit Review Fees

Permit Review fee, non-refundable, will be applied toward building/use permit fee	\$100
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All Other Non-Residential Uses

Mobile Home And RV Parks	\$200 + \$10/space
Floor Area 0—9,999 square feet	\$150
Floor Area 10,000 square feet & greater	\$300

Building Code Fees

Permit and Plan Review

There is a four-step process to determine the *Total Project Fee* amount.

First: The total valuation of the proposed construction work needs to be established. For *New-Structures and Additions* this is determined by the square foot size and construction type of the structure (measured from the exterior) using the [International Code Councils Building Valuation Data/CC Cost Schedule](#) that follows. In the case of *Remodeling Work* it would be based on the documented material and labor costs of the project.

Second: A *Building Permit Fee* is then applied to the valuation of the construction work, obtained in Step One below from the *Commercial Building Permit Fee Schedule* listed. ~~The only exception would be when a Flat Rate Fee can be applied to the work, from the Flat Rate Fee chart.~~

Continued: Section 8 – Non-Residential Permits

Third: A *Plan Review Fee* (a percentage of the Building Permit Fee) is added when a project requires *Plan Review*; ~~the exception again is when a *Flat Rate Fee* applies to the work. The *Flat Rate Fee* already includes the standard *Plan Review Fee*. This will be the *Total Building Permit Fee*.~~

Fourth: Apply ~~*Non-Residential Commercial*~~ Zoning Review, Rural Addressing and other applicable fees to the *Total Building Permit Fee* to determine the *Total Project Fee*.

(Step 1) - Determination of Construction Values

New – Non-Residential and Other than One and Two Family Structures – Valuation Rates

All new Structures, other than those that are One and Two Family Residential Structures, shall have the square foot valuation applied that is listed on the most current published International Code Councils [Building Valuation Data – ‘Construction Cost Schedule’](#), ~~released semi-annually~~, based on the type of construction.

Note: The Commercial Construction Values listed for New complete structures & additions ~~and the *Flat Rate Fees* that follow~~, include the permit fees for the entire project, including miscellaneous trades (e.g. Electrical, Plumbing and Mechanical, [etc.](#)).

Non-Residential Remodel Work and Phased Construction – Valuation:

* [Projects](#) shall have values determined by proven actual project cost documents (copy of signed Contracts and/or Material and Labor estimates based on fair market retail value). These Material and Labor values should include all trade costs (e.g. Carpentry, Electrical, Plumbing, and Mechanical etc).

(Step 2) - Determination Of Building Permit Fee To Be Applied

After the *Valuation* of the proposed construction work has been determined by one of the approved methods, a *Building Permit Fee* is then applied from the below *Fee Schedule*. ~~Be sure to apply the *Flat Rate Fees* that are listed below, when applicable.~~

For ~~e~~C~~o~~nstruction ~~b~~B~~e~~gun ~~w~~W~~i~~thout a ~~p~~P~~e~~rmit.

Additional Permit Fee Minus Plan Review*

Continued: Section 8 – Non-Residential Permits

Total Valuation of Work	Fee Amount
\$1 to \$500	\$ 24.00 <u>25.00</u>
\$501 to \$2,000	\$ 24.00 <u>25.00</u> for the first \$500; plus \$ 3.00 <u>3.45</u> for each additional \$100, or fraction thereof, <u>up to and including \$2,000</u>
\$2,001 to \$ 25 <u>40</u> ,000	\$ 69.00 <u>76.75</u> for the first \$2,000; plus \$ 11.00 <u>15.00</u> for each additional \$1,000, or fraction thereof, <u>up to and including \$40,000</u>
\$ 25 <u>40</u> ,001 to \$ 5 <u>100</u> ,000	\$ 487.00 <u>421.75</u> for the first \$ 40,000 <u>25,000</u> ; plus \$ 9.00 <u>11.00</u> for each additional \$1,000, or fraction thereof, <u>up to and including \$100,000</u>
\$ 5 <u>100</u> ,001 to \$ 15 <u>500</u> ,000	\$ 1,027.00 <u>695.75</u> for the first \$ 100,000 <u>50,000</u> ; plus \$ 7.00 <u>7.50</u> for each additional \$1,000, or fraction thereof, <u>up to and including \$500,000</u>
\$ 15 <u>500</u> ,001 to \$ 5 <u>1,000</u> ,000	\$ 3,827.00 <u>1071.75</u> for the first \$ 500,000 <u>100,000</u> ; plus \$ 5.00 <u>6.25</u> for each additional \$1,000, or fraction thereof, <u>up to and including \$1,000,000</u>
\$ 5 <u>1,000</u> ,001 to \$ 15 <u>5,000</u> ,000	\$ 6,327.00 <u>3571.75</u> for the first \$ 1,000,000 <u>500,000</u> ; plus \$ 3.00 <u>5.25</u> each additional \$1,000, or fraction thereof, <u>up to and including \$5,000,000</u>
\$ 15 <u>5,000</u> ,001 <u>and over</u> <u>Up</u>	\$ 18,327.00 <u>196.75</u> for the first \$ 15,000,000 <u>5,000,000</u> ; plus \$ 1.00 <u>3.75</u> each additional \$1,000, or fraction thereof.

(Step 3) - Plan Review Fee

<p><i>Plan Review Fees</i> are in addition to Permit Fees and are based on a percentage of the Building Permit Fee charged. The review fee charged reflects the time spent in the review of construction plans and submittal information. The <i>Plan Review Fee</i> entitles the applicant to three submissions and reviews of the documents submitted. If the applicant is unable to obtain approval of his application with these three attempts, an additional plan review fee rate of \$50.00 per hour (<u>1/21</u> hour min) will be assessed as noted below.</p>	
Non-Residential Plan Review <u>Fee</u> (Includes three reviews)	65 <u>40</u> % of the Building Permit Fee (Included Residential Multi-Family over four-plex)
Additional Plan Review Fees: Required by changes, additions or revisions to plans as requested by the applicant; or for those required reviews in addition to the three reviews allowed under the <i>Plan Review Fee</i> <u>listed above</u> .	\$50.00 per hour (<u>1/21</u> hour minimum)

Continued: Section 8 – Non-Residential Permits

Building Permit and Plan Review Notes

(1) Complete Plans (all trades) ~~still~~ need to be submitted for review ~~on Flat Rate Fees as required~~.

(Step 4) - Total Project Fee

To determine the *Total Project Fees* add any applicable miscellaneous fees such as Work without Permit Fee, as well as ~~Non-Residential Commercial~~ Zoning Review, Rural Addressing, and any other departmental fees to the *Total Building Permit Fee*. ~~Please refer to the current Planning and Zoning Fee schedule for all non-building Code related permit fees.~~

When the County's consulting engineer is utilized for plan reviews or meetings, the owner will pay the full cost charged to the County by the consulting engineer.

Example

1. 2,000 square foot B occupancy type VB construction Office Building @\$121.32 square foot = \$242,640.00 Valuation

2. \$1,027.00 + (\$7.00 x 143) = \$1,001.00 (\$2,028.00 fee amount)

3. Plan Review Fee (65% of fee amount) = \$1,318.20 + \$2,028.00 = \$3,346.20 Total Building Permit Fee

4. Add on any additional or miscellaneous fees (e.g. Rural Addressing Fee \$15, non-residential septic \$600) = \$15 + \$600 = \$615.00

5. = \$3,961.20 Total Project Fee

Section 9 – Zoning – Code Enforcement

Zoning Permits Surcharge – For Construction begun without a permit

Permit Issued Before First Enforcement Letter

\$ 25

Section 10 – Planning

Rural Addressing Fees

Atlas CD	\$20
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Section 11 – Planning - Subdivisions

Minor Expedited Subdivision Fee

No initial fee, although other fees ~~may~~will apply (e.g. floodplain, drainage, waivers, etc.).

Continued: Section 11 – Planning - Subdivisions

Drainage Report Review

\$350 for the 1st and 2nd review plus ~~\$175~~\$116 for each additional review of subsequent revised reports if the reports are reviewed by County staff. ~~if necessary,~~ At the department's discretion, the County will submit the report to the County's designated consulting engineer and the full cost of their review will be paid by the subdivider/developer, ~~typically \$500 per review.~~

Traffic Impact Analyses (TIA) or Traffic Study Review

~~\$350~~\$320 for the 1st and 2nd review, plus ~~\$175~~\$107 for review of each subsequent revision if the report is reviewed by County staff. ~~if necessary,~~ At the department's discretion, the County will submit the report to the County's designated consulting engineer and the full cost of their review will be paid by the subdivider/developer, ~~typically \$500 per review.~~