

## Section 5-13. Building Valuation and Permit Fees.

### (a) Definitions.

- a. **New Construction.** Any construction that includes or requires the construction of a new foundation.
- b. **Addition.** New construction that increases or adds to the square footage of an existing building or structure, including, but not limited to the construction of carports, garages, and living areas.
- c. **Enclosing.** The construction of walls and/or roofs that increases or adds to the square footage of an existing building or structure, but does not require the construction of a new foundation, including, but not limited to the construction of carports, garages, patios, decks, and porches.
- d. **Accessory Building.** A subordinate building or structure on the same lot, or a portion of the main building, the use of which is clearly incidental to that of the main building.
- e. **Major Renovations.** Construction on an existing building or structure that has an actual value of more than \$10,000.00.
- f. **Minor Renovations.** Construction on an existing building or structure that has an actual value of less than \$10,000.00.
- g. **Actual value.** The total value of work, including materials and labor, for which the permit is being issued. If, in the opinion of the building official, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official.
- h. **Commercial use.** The use of a building or structure, or a portion thereof, that benefits a commercial entity. Examples include offices, retail stores, places of business, restaurants, hospitals, churches, government buildings, hotels, motels, etc.
- i. **Residential use.** The use of a building or structure, or a portion thereof, for sleeping purposes, where the occupants are primarily permanent in nature. Examples include single-family dwellings, multi-family dwellings, apartment houses, convents, dormitories, boarding houses, etc.
- j. **Industrial use.** The use of a building or structure, or a portion thereof, for assembling, disassembling, distributing, fabricating, finishing, manufacturing, packaging, repair or processing operations.

- (b) Valuation. The value of buildings, structures, or alterations, for the purpose of determining the permit fee, shall be performed in accordance with the following schedule:

Type of construction	Valuation
<b>A. Residential Construction (Gross Square Footage Under Roof)</b>	
1. New Construction	\$40.00 per sq. ft.
2. Additions/Enclosings/Accessory Buildings	\$30.00 per sq. ft.
3. Major Renovations and Finishing Expandable Areas	\$20.00 per sq. ft.
4. Minor Renovations and Other Minor Construction	Actual value
<b>B. Commercial/Industrial Construction (Gross Square Footage Under Roof)</b>	
1. New Construction	\$60.00 per sq. ft.
2. Additions/Enclosings/Accessory Buildings	\$50.00 per sq. ft.
3. Major Renovations and Finishing Expandable Areas	\$40.00 per sq. ft.
4. Minor Renovations and Other Minor Construction	Actual value
<b>C. Temporary Buildings or Structures (Gross Square Footage Under Roof)</b>	
1. Offices/Classrooms/etc.	\$50.00 per sq. ft.
2. Tents (Residential/Commercial/Industrial)	\$40.00 per sq. ft.

D. Signs (Gross Square Footage of the Sign Face)	
1. New single-sided sign	\$2.00 per sq. ft.
2. New double-sided sign	\$1.50 per sq. ft.
3. Renovations to existing sign	\$1.00 per sq. ft.
E. Fences (Flat Fee per Fence)	
1. Agricultural/Residential (Flat Fee per Fence)	\$35.00 fee
2. Commercial/Industrial (Walls, Subdivision Fences, Etc.)	\$50.00 fee
F. Swimming Pools (Flat Fee)	
1. Commercial or Public (Each)	\$300.00 fee
2. Residential or Private (Each)	\$100.00 fee
3. Pool Heaters (Each)	\$25.00 fee
4. Gas Piping (Each Outlet)	\$4.00 fee
G. Brick Tie Inspection	\$25.00 fee
H. Re-Inspection Fee (First Inspection included in Permit Fee. Second (Re-Inspection) of Same Type and each Succeeding Inspections of the Same Type).	\$50.00 fee
I. Irrigation Permit (Landscape Sprinklers)	Actual value

(c) *Permit fees.* On all buildings, structures, or alterations requiring a building permit (Section 105.1, International Building Code, 2006), a fee shall be paid as required at the time of filing application, in accordance with the following schedule:

Total valuation	Fee
\$1,000 and less	\$15.00 plus an additional \$15.00 for each inspection required after the initial inspection.
\$1,000 to \$50,000	\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000 to \$100,000	\$300.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000 to \$500,000	\$500.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000 and up	\$1,700.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

(d) *Moving of building or structure.* For the moving of any building or structure, the fee shall be \$100.00.

(e) *Demolition of building or structure.* For the demolition of a residential building or structure, the fee shall be \$50.00. For the demolition of a commercial building or structure, the fee shall be \$100.00

(f) *Plan review.* On new construction projects where plan review is required (Section 106.1, International Building Code, 2006), a plan review fee of \$100.00 shall be paid at the time the

plans and specifications are submitted; and, with regard to residential construction, such fee shall be paid if required by the building inspector.

(g) *Work started before permit issued.* Where work for which a permit is required (International Building Code, 2006) is started or proceeded with prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

(h) *Request for Planning Commission review.* When any parcel of land requires review by the Planning Commission, including requests for rezoning, special use exceptions, variances, plat approvals, and any and all other requests for review, the fee shall be \$100, which includes the posting of signage, publishing of public notice, and other administrative fees associated with such review.