



Staff Report

Agenda Item: Resolution Adopting New Building Permit Fees - Approval of Resolution # _____ replacing Resolution # 1209 increasing the Building Permit Fees.

Staff Contact: Mike Baker, Building Official
Sherry Bailey, Community Development Director

Meeting Date: October 23, 2007

Background: At a work session on October 9, 2007, Council directed staff to prepare an updated building permit fee resolution using the August 2007 International Code Council (ICC) valuations. Council also directed staff to reduce or eliminate fees on conservation oriented items i.e., fees for solar powered equipment, grey water and water saving devices.

Recommendation: Staff recommends approval of Resolution # _____ increasing the Building Permit Fees for the Town of Clarkdale.

RESOLUTION NO: _____

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CLARKDALE, ARIZONA, REPLACING RESOLUTION #1209, ADOPTING A BUILDING PERMIT FEE SCHEDULE AND VALUATION SCHEDULE FOR DETERMINING BUILDING PERMIT AND PLAN CHECK FEES.

WHEREAS, the value of buildings and improvements has increased.

BE IT RESOLVED that the following Fee Schedule, Table 1-A Building Permit Fees (Exhibit A), and the International Code Council Building Valuation Data, published in Building Safety Journal, August 2007, (Exhibit B) are adopted as the Town of Clarkdale's method for determining building permit and plan check fees.

FEE SCHEDULE

BUILDING PERMIT FEES

New Structures:

Fees for newly constructed buildings shall be calculated using the Building Valuation Data Square Foot Construction Costs from the August 2007 issue of The Building Safety Journal, published by International Code Council, and Table 1-A, Building Permit Fees. A 65% plan review fee shall be used for R-2 and R-3 structures. All others, unless otherwise noted, will use a 20% plan review fee.

Attached garages, basements (finished or unfinished), covered patios, and any other attached areas under roof in new structures shall be calculated using the same rate in the ICC Valuation Data as the parent building.

The minimum building permit fee for any one and two family dwelling shall be \$600.00.

If a consultant is used to perform all or part of a plan review or inspection, the Community Development Department shall have the right to charge the actual cost billed by the consultant in addition to the fees derived from The Building Valuation Data, Square Foot Construction Costs, Table 1-A, and up to a 65% plan review fee, unless otherwise described in a separate agreement.

If a substantially identical building (R-2 or R-3 only) is built more than one time in the same project, by the same owner, the plan review fee shall be reduced to 20% on all but the first building, providing no new plan review is required.

Fees for remodeling, additions, and miscellaneous items not specifically mentioned shall be calculated using the actual or estimated cost of the project as certified by the contractor, designer, or owner and applying Table 1-A with a 20% plan review fee.

The Community Development Department may charge 100% of the building permit fee or \$200.00, whichever is greater, for work started without a permit, except for emergencies occurring when the Town Hall offices are closed.

Council shall retain the right to reduce or waive any permit fee.

Existing Structures:

Electrical Fees:

New or upgraded service, \$50.00 per 100 amps or fraction thereof.

Wiring revisions and additions to the electrical system, other than a service upgrade in an existing one or two family dwelling shall be \$20.00.

Solar electrical system \$25.00.

Mechanical Fees:

Replacement of heating/cooling unit, same size, no duct or fuel changes, no charge.

Additional heating/cooling unit or different size, duct/vent changes or different fuel source \$25.00.

Addition of or replacement of solid fuel burning device such as wood or pellet stove, gas or wood burning fireplace or stove \$50.00.

Solar heating system \$25.00.

Solar water heater \$25.00.

Repair and/or addition to gas line \$20.00.

Plumbing Fees:

Repair or extension of water or sewer line \$20.00.

Lawn sprinkler or drip irrigation system \$25.00.

Fire suppression system, installed in new or existing structures, less than 10 heads \$25.00, 10 to 25 heads, \$50.00, over 25 heads, \$50.00 plus \$.50 per head.

Recirculating pump N/C.

Gray water system \$25.00.

Grading Fees

Grading permit fees are based on combined total of raw cut and raw fill.

Grading Plan Review Fees

50 cubic yards or less, no charge

51 to 100 cubic yards, \$26.00

101 to 1000 cubic yards, \$41.00

1001 to 10,000 cubic yards, \$55.00

10,001 to 100,000 cubic yards, \$55.00 for first 10,000 cubic yards, plus \$27.00 for each additional 10,000 cubic yards or fraction thereof.

100,001 to 200,000 cubic yards, \$297.00 for first 100,000 cubic yards, plus \$15.00 for each additional 10,000 cubic yards or fraction thereof.

200,001 cubic yards or more, \$443.00 for first 200,000 cubic yards, plus \$8.00 for each additional 10,000 cubic yards, or fraction thereof.

Grading Permit Fees

50 cubic yards or less, \$26.00.

51 to 100 cubic yards, \$41.00.

101 to 1,000 cubic yards, \$41.00 for first 100 cubic yards, plus \$20.00 for each additional 100 cubic yards.

1,001 to 10,000 cubic yards \$214.00 for first 1,000 cubic yards, plus \$16.00 for each additional 1,000 cubic yards or fraction thereof.

10,001 to 100,000 cubic yards, \$358.00 for first 10,000 cubic yards, plus \$73.00 for each additional 10,000 cubic yards, or fraction thereof.

100,001 cubic yards or more, \$1011.00 for first 100,000 cubic yards, plus \$41.00 for each additional 10,000 cubic yards or fraction thereof.

Miscellaneous Fees:

Decks. Under 16 square feet, less than 30 inches above grade, no charge. More than 16 square feet, no higher than 30 inches from grade) \$20.00. Any deck 30 inches or more above grade, \$50.00

Detached accessory buildings, 50 to 120 square feet, \$25.00, 121 square feet to 768 square feet \$50.00, Over 768 square feet, use Building Valuation Data, Table 1-A, and 20% plan review fee. There shall be no permit fee for accessory buildings less than 50 square feet, but permission for construction must be granted by the Community Development Director.

Detached carports \$25.00.

Elevators and chairlifts \$50.00

Fees for covered patios and carports added to existing buildings shall be calculated using the cost or estimated cost certified by the owner or contractor, Table 1-A and a 10% permit review charge.

Fences (not including masonry privacy walls) \$15.00.

Self supporting masonry walls, including privacy and retaining walls over 4 feet high, measured from the bottom of the footing, \$1.00 per lineal foot.

There shall be no charge for re-roofing (R-3) one and two family structures and accessory buildings. Re-roof permit fees for all other buildings shall be

determined by using contractor or owner certified valuation, Table 1-A, and a 10% permit review fee.

Demolition:

Hazardous material surveys and methods of removal may be required for review and approval by the Building Official prior to issuance of permit.

One and Two Family Dwellings

Less than 400 square feet, \$25.00

Over 400 square feet, \$50.00.

All Other Buildings:

Less than 500 square feet \$50.00

Over 500 square feet, \$50.00 plus \$50.00 per thousand square feet or fraction thereof.

Each inspection after required initial and one reinspection will be charged \$50.00 at the Department's discretion.

Swimming and Decorative Pools:

Above ground (24 inches or more deep) \$75.00.

Inground \$300.00.

Manufactured Homes:

Fees are set by the State.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions in conflict with the provisions of this resolution or any part of the document adopted herein by reference are hereby repealed.

PASSED AND ADOPTED by the Mayor and Common Council on this 23rd day of October, 2007.

APPROVED:

ATTEST:

Doug Von Gausig, Mayor

Kathy Bainbridge, Town Clerk

Exhibit A

TABLE 1-A BUILDING PERMIT FEES

\$1.00 TO \$500.00	\$24.00
\$501.00 TO \$2,000.00	\$24.00 FOR THE FIRST \$500.00 PLUS \$4.00 FOR EACH ADDITIONAL \$100.00, OR FRACTION THEREOF, TO AND INCLUDING \$2,000.00
\$2,001.00 TO \$25,000.00	\$70.00 FOR THE FIRST \$2,000 PLUS \$14.00 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF, TO AND INCLUDING \$25,000.00
\$25,001.00 TO \$50,000.00	\$392.00 FOR THE FIRST \$25,000.00 PLUS \$11.00 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF, TO AND INCLUDING \$50,000.00
\$50,001.00 TO \$100,000.00	\$644.00 FOR THE FIRST \$50,000.00 PLUS \$7.00 FOR EACH ADDITIONAL \$1,000.00, OR FRACTION THEREOF, TO AND INCLUDING \$100,000.00
\$100,001.00 TO \$500,000.00	\$994.00 FOR THE FIRST \$100,000.00 PLUS \$7.00 FOR EACH ADDITIONAL \$1,000.00, OR FRACTION THEREOF, TO AND INCLUDING \$100,000.00
\$500,001.00 TO \$1,000,000.00	\$3,324.00 FOR THE FIRST \$500,000.00 PLUS \$5.00 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF, TO AND INCLUDING \$1,000,000.00
\$1,000,001.00 AND UP	\$5,609.00 FOR THE FIRST \$1,000,000.00 PLUS \$4.00 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF

Exhibit B

Building Valuation Data
August 2007

Square Foot Construction Costs¹

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	190.99	184.82	180.21	172.74	160.21	159.43	167.13	148.15	142.63
	Assembly, theaters, without stage	176.23	170.05	165.44	157.97	145.44	144.66	152.37	133.39	127.86
A-2	Assembly, nightclubs	147.10	142.97	139.34	133.91	124.28	124.03	129.21	114.30	110.46
A-2	Assembly, restaurants, bars, banquet halls	146.10	141.97	137.34	132.91	122.28	123.03	128.21	112.30	109.46
A-3	Assembly, churches	176.78	170.61	165.99	158.53	145.96	145.18	152.92	133.90	128.38
A-3	Assembly, general, community halls, libraries, museums	150.51	144.34	138.73	132.26	118.68	118.90	126.65	106.63	102.10
A-4	Assembly, arenas	175.23	169.05	163.44	156.97	143.44	143.66	151.37	131.39	126.86
B	Business	152.75	147.34	142.69	136.02	121.77	120.96	130.77	108.80	104.41
E	Educational	163.27	157.77	153.29	146.61	135.26	132.07	141.77	120.94	116.38
F-1	Factory and industrial, moderate hazard	90.96	86.79	82.13	79.44	68.74	69.66	76.24	58.56	55.46
F-2	Factory and industrial, low hazard	89.96	85.79	82.13	78.44	68.74	68.66	75.24	58.56	54.46
H-1	High Hazard, explosives	85.25	81.08	77.42	73.73	64.21	64.13	70.53	54.03	N.P.
H234	High Hazard	85.25	81.08	77.42	73.73	64.21	64.13	70.53	54.03	49.93
II-5	IIPM	152.75	147.34	142.69	136.02	121.77	120.96	130.77	108.80	104.41
I-1	Institutional, supervised environment	149.29	144.18	140.32	134.63	123.81	123.77	135.88	113.81	109.35
I-2	Institutional, hospitals	253.93	248.52	243.87	237.20	222.34	N.P.	231.95	209.39	N.P.
I-2	Institutional, nursing homes	177.55	172.14	167.49	160.82	147.00	N.P.	155.58	134.05	N.P.
I-3	Institutional, restrained	173.39	167.98	163.32	156.66	143.67	141.88	151.41	130.72	124.33
I-4	Institutional, day care facilities	149.29	144.18	140.32	134.63	123.81	123.77	135.88	113.81	109.35
M	Mercantile	109.31	105.19	100.56	96.13	86.08	86.83	91.43	76.10	73.26
R-1	Residential, hotels	151.18	146.06	142.20	136.51	125.47	125.42	137.53	115.46	111.01
R-2	Residential, multiple family	126.78	121.67	117.81	112.12	101.20	101.15	113.26	91.19	86.73
R-3	Residential, one- and two-family	120.93	117.62	114.74	111.60	105.42	106.16	109.71	100.76	94.99
R-4	Residential, care/assisted living facilities	149.29	144.18	140.32	134.63	123.81	123.77	135.88	113.81	109.35
S-1	Storage, moderate hazard	84.25	80.08	75.42	72.73	62.21	63.13	69.53	52.03	48.93
S-2	Storage, low hazard	83.25	79.08	75.42	71.73	62.21	62.13	68.53	52.03	47.93
U	Utility, miscellaneous	64.30	60.80	57.19	54.31	47.22	47.22	50.70	38.76	36.91