

FEE SCHEDULE AND VALUATION DATA FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SIGN AND BIKE PATH PERMITS

**An administrative investigative fee of \$100 shall be assessed
if a permit was not obtained prior to the commencement of work**

2016 BUILDING PERMIT FEE SCHEDULE

Minimum Fee	\$50.00
Contractor Registration Fee.....	\$15.00
All Re-Inspection Fees	\$50.00
Permit Cancellation Fee	\$25 or 25% (whichever is greater)
Special Inspection	\$50
• After Hours Inspection (per hr. – 2-hr. minimum).....	\$55

FEE SCHEDULE BASED ON IMPROVEMENT COSTS AS FOLLOWS

- \$1.00 - \$3,000 \$50.00
- Each \$1,000 (or part of) over \$3,000 \$10.00

Improvement cost shall be determined by applying the following building valuation data. The most recent International Code Council's Building Valuation Data may be viewed at www.iccsafe.org/codes-tech-support/.../building-valuation-data/

Exceptions:

- Deck Valuation Costs per Square Foot..... \$20.00
- Basement Finish Valuation Costs per Square Foot..... \$30.00
- Roofing Valuation Costs per Square (100 square feet) \$200.00
- Siding Valuation Costs per Square (100 square feet) \$200.00

All other items not provided for in the Building Valuation Data shall bear reasonable costs to actual value, (not material costs) and are subject to the review and possible adjustment of the Building Official.

PLAN REVIEWS

- New Single Family Residential..... \$50.00
- All other residential projects..... \$25.00
- Multi-Family, Commercial, Industrial: \$300 or 25% of building permit fee, whichever is greater
- Outside Plan Review Cost times 1.2

TEMPORARY CERTIFICATES OF OCCUPANCY

- One and Two-family Residential \$75.00
- Multi-family, Commercial, Industrial \$250.00

RE-OCCUPANCY (NON-RESIDENTIAL)

- Inspection and Certificate \$75.00

Other:

Zoning Permit shall be \$50.00 minimum (Signs face change, fences, driveways, and sheds over 100 square feet)

Code Inspections shall be a minimum of \$50.00 per inspection per trade.

BIKE PATH PERMITS

The bike path permit is a one-time charge, at the time of issuing building permits for new construction of homes, multi-family, commercial, and industrial buildings. These permit fees shall be used to pay for the costs of installing, constructing and maintaining the bike paths throughout the Township.

Fee Schedule as follows:

- \$501.00 to \$10,000..... \$35.00
- \$10,001 to \$50,000.....\$30.00 + \$5.00 for each \$1,000, or part thereof over \$10,000
- \$50,001 to \$100,000...\$50.00 + \$3.50 for each \$1,000, or part thereof over \$50,000.00
- \$100,001 and above.....\$67.50 + \$1.00 for each \$1,000, or part thereof over \$100,000

SECTION 6 - NEW CONSTRUCTION INSPECTIONS REQUIREMENTS

ELECTRICAL: SINGLE-FAMILY RESIDENTIAL

- Temporary Service, Rough Insp., Final Insp., and Permanent Service shall be required.
- A permanent/auxiliary generator will require a final inspection.

ELECTRICAL: MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL

- For a multiple-family structure or multi-tenant commercial or industrial buildings, a rough and final inspection shall be required for each designed unit in such a structure.
- For all other buildings of this class, inspections shall be required for each visit required from the electrical inspector. The inspector shall estimate the number of visits required.
- A separate inspection shall be required for a temporary service and final service.

MECHANICAL: SINGLE-FAMILY RESIDENTIAL

- Rough mechanical inspection, if applicable, final mechanical inspection and gas line, (if applicable), shall be required for each heating system. Gas line pressure test shall also be required. A rough fireplace and final fireplace shall be required for each heating system. A separate inspection shall be required for each cooling system. A heating or cooling unit without a distribution system shall require one inspection. A mobile home shall require two inspections, gas line and final.
- A permanent/auxiliary generator will require a final inspection.

MECHANICAL: MULTIPLE-FAMILY, COMMERCIAL, AND INDUSTRIAL

- Each heating and/or cooling unit shall require one inspection. Each heating and/or cooling unit with a distribution system shall require an additional inspection provided, however, that a combined distribution system shall only require one inspection. Where an underground inspection is required, an additional inspection shall be charged per building.
- A fireplace in a multiple-family building shall also require a rough fireplace and final fireplace inspection.
- Refrigeration units of one horsepower or greater shall require one inspection per unit plus one inspection for each distribution system.

PLUMBING: SINGLE-FAMILY RESIDENTIAL

- Requires five (5) inspections: water /sewer service, sump line, underground plumbing, rough plumbing and final plumbing.

PLUMBING: MULTIPLE-FAMILY, COMMERCIAL, AND INDUSTRIAL

- Each unit in a multiple-family structure or in a multi-tenant structure shall require a rough and final inspection. An additional inspection for underground plumbing shall be required for each unit in a strip center. A multiple-family structure or multi-tenant building shall require an additional inspection for underground plumbing at the rate of one inspection per building/unit. An additional inspection shall be required for water and sewer service.
- All other commercial and industrial buildings shall be charged at a rate of one inspection for each visit required from the plumbing inspector. The inspector shall estimate the number of visits required.

BUILDING: ALL CONSTRUCTION

Building inspections shall follow the schedule below to the extent applicable:

- Basement Footing (setback per zoning req.) = before footing is poured
- Foundation Wall Reinforcement (when required)
- Backfill = before foundation wall is backfilled and before the slab floors are poured with sill plates in place and anchor bolts.
- Garage Footing = before footing is poured.
- Garage slab = prior to the pouring of concrete slab with sub base and forms installed
- Basement Slab = prior to pouring of concrete slab with sub base and vapor barrier in place and provisions for a passive radon system have been installed.
- Rough = before any framing is covered and after rough electrical, plumbing, and mechanical inspections have been approved, and any masonry flashing has been installed.
- Insulation = prior to covering insulation.
- Drywall = before drywall is taped.
- Fireplace = Masonry - when damper and first flue liner are in place.
- Porch slab - prior to pouring concrete slab with forms installed.
- Brick Flashing
- Final = after final electrical, mechanical, and plumbing have been approved.
- Lot Grade = verifying lot grade per grade certificate and master grading plan if within larger development and prior to lot stabilization.
- Final Certificate of Occupancy = after all inspections are approved and prior to occupancy. May take approximately 5 business days to process.
- Lot stabilization = after lot grade is approved to insure disturbed ground is stabilized to prevent soil erosion.

2016 ELECTRICAL PERMIT FEE SCHEDULE

Administration Fee (non-refundable)	\$25
Minimum Permit Fee	\$50
Exception – Re-connection for Furnace/AC & Signs.....	\$30
Permit Cancellation Fee	\$25 or 25% (whichever is greater)
Special Inspection	\$50
• After Hours Inspection (per hr. – 2-hr. minimum).....	\$55
Circuits	
• General (Lighting/Power) Dedicated/Special Equipment (each).....	\$10
Lighting Fixtures (up to 25).....	\$10
Pools	\$50
Service (New, changes, etc.)	
• Up to 400 AMP	\$50
• Over 400 AMP	\$65
• Interruptible.....	\$35
Feeders/Bus Ducts	
• First 100'	\$20
• Each Additional 100'	\$10
Transfer Switches (Automatic/Manual)	
• Up to 100 AMP	\$30
• Over 100 AMP	\$45
Motors/Generator/Power Units/Inverters/Wind Turbines/HVAC Units	
• Up to 20 HP or KVA	\$25
• 21-50 HP or KVA	\$30
• Over 50 HP or KVA.....	\$35
Fire Alarms	
• Alarm Devices (Horns/Strobes).....	\$10
• Heat/Smoke Detectors	\$4
• Panel	\$15

2016 PLUMBING PERMIT FEE SCHEDULE

Administration Fee (non-refundable)	\$25
Minimum Permit Fee	\$50
Exception – Water Heater Replacement.....	\$30
Permit Cancelation Fee	\$25 or 25% (whichever is greater)
Special Inspection	\$50
• After Hours Inspection (per hr. – 2-hr. minimum).....	\$55
All Fixtures (per fixture)	\$10
• Including sumps, drains, stacks, hose bibbs, sinks, water closets and all water connected appliances	
Residential Water Heater	\$30
Commercial Water Heater	\$50
Backflow Preventer	
• Up to 2”	\$10
• Over 2”	\$30
Water Distribution (Inside of building)	
• Up to 2”	\$25
• Over 2”	\$35
Water Service (Outside of building)	
• Up to 2”	\$25
• Over 2”	\$35
Back Flow Preventer for Irrigation.....	\$50
Sub Soil Drainage System.....	\$25
Sewer & Drains (Sanitary/Storm)	
• Up to 8”	\$30
• Over 8”	\$50
Medical Gas System.....	\$50
Contractor Registration.....	\$15

2016 MECHANICAL PERMIT FEE SCHEDULE

Administration Fee (non-refundable)	\$25
Minimum Permit Fee	\$50
Exception – Water Heater Replacement.....	\$30
Permit Cancellation Fee	\$25 or 25% (whichever is greater)
Special Inspection	\$50
• After Hours Inspection (per hr. – 2-hr. minimum).....	\$55
New Fire Sprinkler System Plan Review.....	\$300.00
Fire Sprinkler Limited Area Plan Review (up to 20 heads	\$100.00
(Add-On, Replacement or Alteration)	
Fire sprinkler Limited Area Plan Review (> 20 heads)	\$100.00 + \$.75/head
(Add-On, Replacement or Alteration)	
Fire Sprinkler Hydrostat Test	\$100.00
Kitchen Hood System Plan Review and Wet Test	\$125.00
Paint Booth Plan Review and Test	\$125.00
Furnace/Boiler.....	\$50.00
Resident Water Heater	\$30.00
Swimming Pool Heater/Boiler	\$40.00
Commercial Water Heater	\$50.00
Make-up Air Unit/Air Handlers	\$40.00
Gas Fired Appliances	\$30.00
(including but not limited to: gas, logs, lights, pre-fab units	
Wall Furnaces/Room Heater	\$30.00
Wood/Coal Burning Equipment	\$50.00
Kitchen/Bath Exhaust Fans	\$25.00
Heat Pumps/Air Conditioners (including split system).....	\$30.00
Humidifiers/Air Cleaners	\$20.00
Duct/Additions, Alterations – Residential	\$25.00
Duct/Additions, Alterations – Commercial.....	\$30.00
Residential Duct System	\$40.00
Commercial Duct System	\$60.00
Fire Dampers (each).....	\$10.00
Chimney Damper	\$10.00
V.A.V. Boxes	\$20.00
Unit Heaters/PTAL Units	\$20.00

GAS/PROCESS PIPING

New Installation (each opening).....	\$10.00
Gas Pressure Test.....	\$30.00
LP Gas System & Storage.....	\$50.00
Commercial Gas Piping.....	\$45.00
Residential Unit/Hydronic Hearing.....	\$30.00
Chillers	\$35.00
Cooling Towers	\$35.00
Compressors.....	\$35.00
Generators	\$35.00

Building Valuation Data – FEBRUARY 2017

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2017. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2015 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$161.91/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$161.91/sq. ft x 0.0075
= \$19,429

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs^{a, b, c}

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	229.26	221.37	216.01	207.16	194.94	189.29	200.61	178.00	171.48
A-1 Assembly, theaters, without stage	210.11	202.22	196.86	188.01	175.94	170.29	181.46	158.99	152.48
A-2 Assembly, nightclubs	179.28	174.08	169.68	162.81	153.48	149.24	157.08	138.97	134.26
A-2 Assembly, restaurants, bars, banquet halls	178.28	173.08	167.68	161.81	151.48	148.24	156.08	136.97	133.26
A-3 Assembly, churches	212.12	204.22	198.87	190.01	178.14	172.49	183.47	161.20	154.68
A-3 Assembly, general, community halls, libraries, museums	176.94	169.04	162.69	154.83	141.96	137.30	148.28	125.01	119.50
A-4 Assembly, arenas	209.11	201.22	194.86	187.01	173.94	169.29	180.46	156.99	151.48
B Business	182.98	176.21	170.40	161.91	147.69	142.14	155.55	129.66	123.97
E Educational	194.27	187.38	182.00	173.88	162.37	154.12	167.88	141.89	137.57
F-1 Factory and industrial, moderate hazard	109.64	104.60	98.57	94.77	85.03	81.17	90.78	71.30	66.75
F-2 Factory and industrial, low hazard	108.64	103.60	98.57	93.77	85.03	80.17	89.78	71.30	65.75
H-1 High Hazard, explosives	102.63	97.58	92.55	87.75	79.22	74.36	83.76	65.48	N.P.
H234 High Hazard	102.63	97.58	92.55	87.75	79.22	74.36	83.76	65.48	59.94
H-5 HPM	182.98	176.21	170.40	161.91	147.69	142.14	155.55	129.66	123.97
I-1 Institutional, supervised environment	183.95	177.72	172.57	165.30	152.29	148.15	165.39	136.43	132.19
I-2 Institutional, hospitals	307.93	301.16	295.35	286.86	271.68	N.P.	280.50	253.65	N.P.
I-2 Institutional, nursing homes	213.36	206.59	200.78	192.29	179.07	N.P.	185.93	161.04	N.P.
I-3 Institutional, restrained	208.19	201.43	195.62	187.12	174.39	167.85	180.76	156.37	148.68
I-4 Institutional, day care facilities	183.95	177.72	172.57	165.30	152.29	148.15	165.39	136.43	132.19
M Mercantile	133.57	128.37	122.97	117.10	107.27	104.03	111.38	92.75	89.05
R-1 Residential, hotels	185.63	179.39	174.24	166.97	153.72	149.58	167.06	137.86	133.61
R-2 Residential, multiple family	155.74	149.50	144.35	137.09	124.57	120.43	137.17	108.71	104.47
R-3 Residential, one- and two-family ^d	145.23	141.28	137.64	134.18	129.27	125.87	131.94	120.96	113.85
R-4 Residential, care/assisted living facilities	183.95	177.72	172.57	165.30	152.29	148.15	165.39	136.43	132.19
S-1 Storage, moderate hazard	101.63	96.58	90.55	86.75	77.22	73.36	82.76	63.48	58.94
S-2 Storage, low hazard	100.63	95.58	90.55	85.75	77.22	72.36	81.76	63.48	57.94
U Utility, miscellaneous	78.63	74.24	69.76	66.20	59.84	55.88	63.23	47.31	45.09

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$21.00 per sq. ft.