

**CITY OF FLAGSTAFF - Council Session 06/06/17
Community Development**

Service #	Service Name	Annual Volume	Volume Billed	Current Fee	Current Recovery %	Full Cost	Annual Cost	Annual Revenue	Annual Subsidy	Recovery Level	Fee @ Policy Level	Annual Revenue	Increased Revenue	Recommended Subsidy
1	Appeals - Bd of Adjustments	1	1	\$995	81%	\$1,233	\$1,233	\$995	\$238	100%	\$1,233	\$1,233	\$238	\$0
2	Appeals - Plan Comm & City Council	1	1	\$1,056	54%	\$1,947	\$1,947	\$1,056	\$891	100%	\$1,947	\$1,947	\$891	\$0
3	Appeals of Dedication and Exactions	1	0	\$0	0%	\$425	\$425	\$0	\$425	100%	\$425	\$0	\$0	\$425
4	CUP - Residential	5	5	\$1,135	42%	\$2,706	\$13,528	\$5,675	\$7,853	100%	\$2,706	\$13,528	\$7,853	\$0
5	CUP - Non-Residential	5	5	\$1,891	59%	\$3,220	\$16,099	\$9,455	\$6,644	100%	\$3,220	\$16,099	\$6,644	\$0
6	CUP - Schools, Public Bldgs, Religious	1	1	\$2,258	91%	\$2,486	\$2,486	\$2,258	\$228	100%	\$2,486	\$2,486	\$228	\$0
7	CUP - Extensions/Renewals	1	0	\$0	0%	\$1,319	\$1,319	\$0	\$1,319	100%	\$1,319	\$0	\$0	\$1,319
8	GP Map Amend - Major	1	1	\$2,782	3%	\$105,698	\$105,698	\$2,782	\$102,916	100%	\$105,698	\$105,698	\$102,916	\$0
9	GP Map - Major Per Acre	300	300	\$344	228%	\$151	\$45,267	\$103,200	-\$57,933	100%	\$151	\$45,267	-\$57,933	\$0
10	GP Amend - Specific Plan	1	0	\$3,576	5%	\$75,917	\$75,917	\$0	\$75,917	100%	\$75,917	\$0	\$0	\$75,917
11	GP Amend - Specific Plan Per Acre	30	0	\$133	75%	\$177	\$5,323	\$0	\$5,323	100%	\$177	\$0	\$0	\$5,323
12	GP Map Amend - With Rezoning (minor)	1	1	\$4,692	23%	\$20,538	\$20,538	\$4,692	\$15,846	100%	\$20,538	\$20,538	\$15,846	\$0
13	GP Map Amend - With Rezoning per Acre (minor)	10	10	\$266	122%	\$218	\$2,182	\$2,660	-\$478	100%	\$218	\$2,182	-\$478	\$0
14	Certificate of Appropriateness (Econ Vital)	60	60	\$35	32%	\$110	\$6,599	\$2,100	\$4,499	100%	\$110	\$6,599	\$4,499	\$0
15	Certificate of Economic Hardship (Econ Vital)	1	1	\$35	32%	\$110	\$110	\$35	\$75	100%	\$110	\$110	\$75	\$0
16	Certificate of No Affect (Econ Vital)	60	60	\$35	48%	\$73	\$4,399	\$2,100	\$2,299	100%	\$73	\$4,399	\$2,299	\$0
17	ZMA - Small Scale	3	3	\$2,718	53%	\$5,106	\$15,319	\$8,154	\$7,165	100%	\$5,106	\$15,319	\$7,165	\$0
18	ZMA - Small Scale per Acre	3	3	\$129	73%	\$177	\$532	\$387	\$145	100%	\$177	\$532	\$145	\$0
19	ZMA - Medium Scale	4	4	\$4,175	58%	\$7,195	\$28,779	\$16,700	\$12,079	100%	\$7,195	\$28,779	\$12,079	\$0
20	ZMA - Medium Scale per Acre	20	20	\$129	73%	\$177	\$3,549	\$2,580	\$969	100%	\$177	\$3,549	\$969	\$0
21	ZMA - Large Scale	4	4	\$6,137	58%	\$10,508	\$42,032	\$24,548	\$17,484	100%	\$10,508	\$42,032	\$17,484	\$0
22	ZMA - Large Scale per Acre	200	200	\$129	73%	\$177	\$35,489	\$25,800	\$9,689	100%	\$177	\$35,489	\$9,689	\$0
23	ZMA - Multi Phase	1	1	\$6,137	51%	\$11,949	\$11,949	\$6,137	\$5,812	100%	\$11,949	\$11,949	\$5,812	\$0
24	ZMA - Multi Phase per Acre	50	50	\$129	49%	\$264	\$13,186	\$6,450	\$6,736	100%	\$264	\$13,186	\$6,736	\$0
25	Extension of ZMA	1	0	\$809	0%	\$0	\$0	\$0	\$0	100%	\$0	\$0	\$0	\$0
26	Sign Permit - Perm Sign/Each Permit	120	120	\$307	402%	\$76	\$9,163	\$36,840	-\$27,677	100%	\$76	\$9,163	-\$27,677	\$0
27	Temporary Sign	208	0	\$0	0%	\$56	\$11,615	\$0	\$11,615	0%	\$0	\$0	\$0	\$11,615
28	Comprehensive Sign Program	1	0	\$700	0%	\$0	\$0	\$0	\$0	100%	\$0	\$0	\$0	\$0
29	Site Plan Review - Pre-Application Review	70	0	\$0	0%	\$482	\$33,764	\$0	\$33,764	0%	\$0	\$0	\$0	\$33,764
30	Site Plan Review - Concept	80	80	\$355	10%	\$3,555	\$284,407	\$28,400	\$256,007	100%	\$3,555	\$284,407	\$256,007	\$0
31	Site Plan Review - Site	35	45	\$2,124	36%	\$5,851	\$204,789	\$95,580	\$109,209	100%	\$5,851	\$263,301	\$167,721	-\$58,511
32	Site Plan Review - per Acre	90	90	\$1,062	754%	\$141	\$12,673	\$95,580	-\$82,907	100%	\$141	\$12,673	-\$82,907	\$0
33	Site Plan Review - Minor Amendment	10	10	\$295	30%	\$979	\$9,793	\$2,950	\$6,843	100%	\$979	\$9,793	\$6,843	\$0
34	Subdivision Plats - Plan Comm Appeal	1	0	\$0	0%	\$2,271	\$2,271	\$0	\$2,271	100%	\$2,271	\$0	\$0	\$2,271
35	Subdivision Plats - Dev Master Plan	1	1	\$1,678	10%	\$15,984	\$15,984	\$1,678	\$14,306	100%	\$15,984	\$15,984	\$14,306	\$0
36	Subdivision Plats - Dev Master Plan / Acre	1	1	\$241	121%	\$199	\$199	\$241	-\$42	100%	\$199	\$199	-\$42	\$0
37	Subdivision Plats - Concept Plat	10	10	\$355	10%	\$3,709	\$37,092	\$3,550	\$33,542	100%	\$3,709	\$37,092	\$33,542	\$0
38	Subdivision Plats - Prelim Plat Submittal	8	8	\$4,496	83%	\$5,393	\$43,145	\$35,968	\$7,177	100%	\$5,393	\$43,145	\$7,177	\$0
39	Subdivision Plats - Prelim Plat/Lot	160	160	\$121	166%	\$73	\$11,639	\$19,360	-\$7,721	100%	\$73	\$11,639	-\$7,721	\$0
40	Subdivision Plats - Prem Plat Amendment	1	0	\$0	0%	\$791	\$791	\$0	\$791	100%	\$791	\$0	\$0	\$791
41	Subdivision Plats - Prem Plat Extension	1	0	\$0	0%	\$703	\$703	\$0	\$703	100%	\$703	\$0	\$0	\$703
42	Subdivision Plats - Final Plat Submittal	6	6	\$1,244	16%	\$7,802	\$46,811	\$7,464	\$39,347	100%	\$7,802	\$46,811	\$39,347	\$0
43	Subdivision Plats - Land Split/Combination	20	20	\$892	187%	\$477	\$9,540	\$17,840	-\$8,300	100%	\$477	\$9,540	-\$8,300	\$0
44	Subdivision Plats - Map of Dedication	2	0	\$0	0%	\$1,220	\$2,441	\$0	\$2,441	100%	\$1,220	\$0	\$0	\$2,441
45	Subdivision Plats - Modified Sub Process	4	0	\$0	0%	\$1,731	\$6,924	\$0	\$6,924	100%	\$1,731	\$0	\$0	\$6,924

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46	Subdivision Plats - Boundary Adjustment	1	1	\$81	6%	\$1,468	\$1,468	\$81	\$1,387	100%	\$1,468	\$1,468	\$1,387	\$0
47	Variance	1	1	\$670	7%	\$9,680	\$9,680	\$670	\$9,010	100%	\$9,680	\$9,680	\$9,010	\$0
48	Annexation	1	1	\$1,788	157%	\$1,141	\$1,141	\$1,788	-\$647	100%	\$1,141	\$1,141	-\$647	\$0
49	Annexation / Acre	1	0	\$0	0%	\$177	\$177	\$0	\$177	100%	\$177	\$0	\$0	\$177
50	Building Relocation Request	1	0	\$0	0%	\$0	\$0	\$0	\$0	100%	\$0	\$0	\$0	\$0
51	Development Agreement	8	0	\$0	0%	\$8,547	\$68,374	\$0	\$68,374	100%	\$8,547	\$0	\$0	\$68,374
52	Home Occupancy Permit	260	260	\$0	0%	\$36	\$9,308	\$0	\$9,308	100%	\$36	\$9,308	\$9,308	\$0
53	Outdoor Lighting Permit	18	0	\$0	0%	\$221	\$3,985	\$0	\$3,985	100%	\$221	\$0	\$0	\$3,985
54	Temporary Use Permit	72	0	\$0	0%	\$291	\$20,986	\$0	\$20,986	100%	\$291	\$0	\$0	\$20,986
55	Minor Improvement Permit	65	65	\$75	83%	\$90	\$5,850	\$4,875	\$975	100%	\$90	\$5,850	\$975	\$0
56	Zoning Verification Letter	27	27	\$234	144%	\$162	\$4,378	\$6,318	-\$1,940	100%	\$162	\$4,378	-\$1,940	\$0
57	Sidewalk Encroachment Permit - LEASE not based on labo	1200	1,200	\$5										
58	Continuance	1	0	\$457	0%	\$0	\$0	\$0	\$0	100%	\$0	\$0	\$0	\$0
59	Customer Service w/Fee (POD, front counter)	1	0	\$0	0%	\$0	\$0	\$0	\$0	100%	\$0	\$0	\$0	\$0
60	Customer Service non-fee (POD, front counter)	1	0	\$0	0%	\$51,789	\$51,789	\$0	\$51,789	0%	\$0	\$0	\$0	\$51,789
61	Training	1	0	\$0	0%	\$23,771	\$23,771	\$0	\$23,771	0%	\$0	\$0	\$0	\$23,771
62	Code Interpretation	1	0	\$0	0%	\$30,024	\$30,024	\$0	\$30,024	0%	\$0	\$0	\$0	\$30,024
63	Code Amendments	1	0	\$0	0%	\$135,012	\$135,012	\$0	\$135,012	0%	\$0	\$0	\$0	\$135,012
64	Code Compliance	1	0	\$0	0%	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0
65	Building Plan Review	1	1	\$372,660	89%	\$420,958	\$420,958	\$372,660	\$48,298	100%	\$420,958	\$420,958	\$48,298	\$0
66	Building Inspections (permit fee)	1	1	\$624,297	87%	\$714,642	\$714,642	\$624,297	\$90,345	100%	\$714,642	\$714,642	\$90,345	\$0
67	Building Inspections (non-fee)	1	0	\$0	0%	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0
68	Dangerour/substandard buildings	1	0	\$0	0%	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0
69	Specific Planning (Comprehensive Plan)	1	0	\$0	0%	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0
70	Admin Support (payroll, invoice, etc.)	1	0	\$0	0%	\$2,287	\$2,287	\$0	\$2,287	0%	\$0	\$0	\$0	\$2,287
71	Misc non-fee Activity (current planning)	1	0	\$0	0%	\$13,155	\$13,155	\$0	\$13,155	0%	\$0	\$0	\$0	\$13,155
72	Misc no-fee Activity (building) - Business License	1	0	\$0	0%	\$57,902	\$57,902	\$0	\$57,902	0%	\$0	\$0	\$0	\$57,902
73	Misc non-fee Activity (comp planning)	10	0	\$0	0%	\$2,871	\$28,713	\$0	\$28,713	0%	\$0	\$0	\$0	\$28,713
74	Misc non-fee Activity (code compliance)	1	0	\$0	0%	\$275,415	\$275,415	\$0	\$275,415	0%	\$0	\$0	\$0	\$275,415
75	Misc non-fee Activity (engineering)	1	0	\$0	0%	\$85,148	\$85,148	\$0	\$85,148	0%	\$0	\$0	\$0	\$85,148
76	Misc non-fee Activity (inspections)	1	0	\$0	0%	\$5,820	\$5,820	\$0	\$5,820	0%	\$0	\$0	\$0	\$5,820
77	Misc Non Fee Activity (Traffic)	1	0	\$0	0%	\$250,824	\$250,824	\$0	\$250,824	0%	\$0	\$0	\$0	\$250,824
78	Citizen Inquiry/Complaint	1	0	\$0	0%	\$57,207	\$57,207	\$0	\$57,207	0%	\$0	\$0	\$0	\$57,207
79	Soils Report Review	15	15	\$59	117%	\$50	\$753	\$885	-\$132	100%	\$50	\$753	-\$132	\$0
80	Drainage Report Review	15	15	\$266	10%	\$2,726	\$40,886	\$3,990	\$36,896	100%	\$2,726	\$40,886	\$36,896	\$0
81	Grading and Drainage Plan Review	95	95	\$166	35%	\$471	\$44,759	\$15,770	\$28,989	100%	\$471	\$44,759	\$28,989	\$0
82	Public Improvement Plan Review	220	220	\$395	91%	\$436	\$95,824	\$86,900	\$8,924	100%	\$436	\$95,824	\$8,924	\$0
83	Public Improvement Inspection - Priv Development	1	1	\$107,700	34%	\$315,671	\$315,671	\$107,700	\$207,971	100%	\$315,671	\$315,671	\$207,971	\$0
84	Public Improvement Inspec - Capital	1	1	\$133,000	31%	\$428,449	\$428,449	\$133,000	\$295,449	100%	\$428,449	\$428,449	\$295,449	\$0
85	ROW Permit	99	99	\$275	78%	\$352	\$34,885	\$27,225	\$7,660	100%	\$352	\$34,885	\$7,660	\$0
86	Traffic Impact Analysis Review 0	6	6	\$469	25%	\$1,913	\$11,481	\$2,814	\$8,667	100%	\$1,913	\$11,481	\$8,667	\$0
87	Traffic Impact Analysis Review 1 & 2 - M	2	2	\$8,456	132%	\$6,420	\$12,839	\$16,912	-\$4,073	100%	\$6,420	\$12,839	-\$4,073	\$0
88	Traffic Impact Analysis Review 2 - L & 2 - Multi.	1	1	\$11,387	65%	\$17,442	\$17,442	\$11,387	\$6,055	100%	\$17,442	\$17,442	\$6,055	\$0
89	Parking Lot Maint Permit	5	0	\$0	0%	\$158	\$788	\$0	\$788	0%	\$0	\$0	\$0	\$788
90	Grading Permit Inspection (stormwater)	40	40	\$31,156	1590%	\$1,959	\$78,375	\$1,246,240	-\$1,167,865	100%	\$1,959	\$78,375	-\$1,167,865	\$0

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91	Dry Utility & Encroachmt Permits (Franchise Agreement)	86	0	\$0	0%	\$352	\$30,304	\$0	\$30,304	0%	\$0	\$0	\$0	\$30,304
92	Historical Preservation Review (EV)	60	60	\$130	118%	\$110	\$6,599	\$7,800	-\$1,202	100%	\$110	\$6,599	-\$1,202	\$0
93	Bldg Fire Code Board of Appeals	1	0	\$0	0%	\$2,406	\$2,406	\$0	\$2,406	100%	\$2,406	\$0	\$0	\$2,406
94	Support for Capital	1	0	\$0	0%	\$79,142	\$79,142	\$0	\$79,142	0%	\$0	\$0	\$0	\$79,142
95	Stormwater Fee - Flood Use Permits	25	25	\$0	0%	\$627	\$15,675	\$0	\$15,675	100%	\$627	\$15,675	\$15,675	\$0
96	Stormwater Fee - Flood Use Permit Inspections	75	75	\$0	0%	\$348	\$26,125	\$0	\$26,125	100%	\$348	\$26,125	\$26,125	\$0
97	Stormwater Other Time	1	0	\$0	0%	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0
98	Public Records Request	6	0	\$0	0%	\$541	\$3,249	\$0	\$3,249	0%	\$0	\$0	\$0	\$3,249
99	Inspection Testing	1	1	\$152,000	78%	\$195,701	\$195,701	\$152,000	\$43,701	100%	\$195,701	\$195,701	\$43,701	\$0
100	Inspection Testing - ROW Permits	99	99	\$0	0%	\$112	\$11,100	\$0	\$11,100	100%	\$112	\$11,100	\$11,100	\$0
101	3rd and Subsequent TIA Reviews	5	5	\$0	0%	\$13,400	\$67,000	\$0	\$67,000	100%	\$13,400	\$67,000	\$67,000	\$0
						\$3,520,803	\$4,995,116	\$3,396,527	\$1,598,589			\$3,685,657	\$289,130	\$1,309,459

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.

2007 International Code Council Building Permit Fee Calculation

Effective: 2 July 2007

TOTAL VALUATION	FEE
\$ 1.00 to \$500	\$27.14
\$501 to \$2,000	\$27.14 for the first \$500 plus \$3.52 for each additional \$100 of fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$79.96 for the first \$2,000 plus \$16.17 for each additional \$1,000 of fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$451.96 for the first \$25,000 plus \$11.66 for each additional \$1,000 of fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$743.51 for the first \$50,000 plus \$8.09 for each additional \$1,000 of fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,147.76 for the first \$100,000 plus \$6.46 for each additional \$1,000 of fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,734.95 for the first \$500,000 plus \$5.46 for each additional \$1,000 of fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$6,478.08 for the first \$1,000,000 plus \$4.20 for each additional \$1,000 of fraction thereof.

OTHER INSPECTIONS AND FEES	HOURLY \$
Inspections outside normal business hours (min. charge – 2 hours)	\$47.00*
Re-inspection fees assessed under provision of IRC- R109.7, IBC 109.7	\$47.00*
Inspections for which no fee is specifically indicated (min. charge 2 hours)	\$94.00*
Additional plan review required by changes, additions or revisions to plans (min. charge ½ hour)	\$47.00*
For use of outside consultants for plan checking and inspections, or both	Actual costs**

Notes:

* Of the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved

** Actual costs include administrative and overhead costs

The above fees will automatically increase 5% annually from date of adoption. Fees will be evaluated during a code change cycle, approximately every six (6) years.