

City of Dade City

AGENDA MEMO

To: Mayor and Members of the City Commission
From: Karla S. Owens, Community Development Director/City Attorney *KSO*
Subject: Revised Building and Safety Services Fee Resolution
Date: August 13, 2008

It is requested that the City Commission consider the following information and recommendation(s):

BACKGROUND:

The existing fee resolution for building and safety services fees was last updated in 2004. It is time to update the City's fees to be more in line with other surrounding cities and counties.

ISSUES:

The attached fee resolution was prepared based upon rates currently charged by various other cities across the state. As you can see from the attachment, the proposed new fees are squarely in the middle range of fees currently charged by these other municipalities.

ALTERNATIVES:

1. Approve the attached fee resolution and authorize the mayor's signature of same;
or
2. Direct staff to revise the proposed fees and bring the resolution back for further consideration; or
3. Do not approve the resolution and continue to utilize the 2004 fee schedule.

COMMENDATION:

This office recommends Alternative No. 1.

FUNDING:

No funding is required for this item.

BY THE CITY COMMISSION

RESOLUTION NO.: 2008-0997

**RESOLUTION BY THE CITY COMMISSION OF THE CITY OF DADE CITY,
FLORIDA, AMENDING THE EXISTING SCHEDULE OF FEES FOR THE
CITY BUILDING AND SAFETY SERVICES DEPARTMENTS.**

WHEREAS, Chapters 166 and 489, Florida Statutes, authorize the City Commission to enact, amend, and enforce technical construction and building codes; and

WHEREAS, administration of those codes demand a substantial amount of effort and resources by the City for the purpose of determining compliance with those codes; and

WHEREAS, the City has previously established fees for some of these services; and

WHEREAS, the City desires to amend the fees previously established as those fees are currently deemed inadequate to cover the costs of providing these services; and

WHEREAS, the following fee schedule has been drafted by City staff to reflect the appropriate charge for building, plumbing, electrical, mechanical, LP and natural gas, fire permits, administrations, and contractor licensing fees.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Dade City, Florida, duly assembled in regular session, that the fees previously approved in Resolution No. 2004-0846 are hereby amended to reflect that the building, engineering, and community development fees to be charged by the City are as follows:

I. General

Where the value of the proposed work does not exceed One Thousand and 00/100 Dollars (\$1,000.00), no permit shall be required unless an inspection is necessary, in which case there shall be a minimum fee of Thirty Five Dollars and 00/100 (\$35.00). EXCEPTION: No permit is required for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinet re-facing, etc.). A permit is required for all roofing and roof repair work, regardless of valuation of work to be performed.

All permits, categories within permits, and trades of work identified on a permit will be charged a base fee of Thirty Five Dollars and 00/100 (\$35.00), plus any additional fee identified in the following list. There is a minimum of Thirty Five Dollars and 00/100 (\$35.00) per category.

II. Plans Examination Fees

When plans are required to be submitted pursuant to The Florida Building Code, there is a minimum Plans Examination fee of Thirty Dollars and 00/100 (\$30.00). When the Building Permit fee is calculated using Section V.C of this resolution, the Plans Examination fee will be equal to one-half of the Building Permit fee. Mobile home set-up permits will also be charged a Plans Examination fee of Thirty Dollars and 00/100 (\$30.00).

A deposit towards permitting fees is payable at the time of plan submittal in the amount of \$.02 per square foot (with a minimum fee of \$35.00). These fees will be credited towards subsequent payment of building permitting fees.

Plans may be placed on file at the request of an applicant and the appropriate review fee charged. Subsequent permit applications for plans already filed will require submission of additional prints. The review fee charged will be one-half of the original plan review fee. When replacement or duplicate plans

review fee charged will be one-half of the original plan review fee. When replacement or duplicate plans are requested, additional plans shall be submitted. The review fee charged will be one-half of the original plan review fee.

III. Site Examination Fee

When site plans are required to be submitted for a Building Permit application review, then a site examination fee of Thirty Five Dollars and 00/100 (\$35.00) will be added to the permit.

IV. Valuations

The value placed on materials and labor shall be an amount equivalent to that obtained through normal transaction.

For Flood Ordinance valuation, a copy of all contract(s) related to the application shall be submitted for review.

V. Building Permit Fees

Building, Structures, or Alteration: On all buildings, structures, or alterations requiring a Building Permit, the fee shall be paid at the time of permit issuance in accordance with the following schedule:

A. Base Fee:	\$35.00
B. Additional:	
1. New one- and two-family residential construction, renovation, or remodeling	See fees in valuation table
2. Mobile homes, park models, recreational vehicles, and temporary construction trailers	\$40.00 per unit
3. Residential reroof	\$0.02 per square foot
4. Residential swimming pools, in-ground spas	See fees in valuation table
5. Commercial swimming pools, in-ground spas	See fees in valuation table
6. Commercial reroofing (Buildings 20,000 sq. ft. and under)	\$0.02 per square foot
7. Commercial reroofing (Buildings over 20,000 sq. ft.) also including aluminum structures with screen roofs	See fees in valuation table
8. Fireplace: prefabricated or built on site	See fees in valuation table
9. Signs (Billboard, Pylon, or Pole Signs)	See fees in valuation table
10. Signs (Wall)	per unit
11. Demolition	\$35.00 per unit

C. Commercial And Alternative Building Category Permit Pricing: All commercial construction and any other renovations for which a Building Permit fee cannot accurately be calculated using the above formula will be charged as follows:

VALUATION TABLE

<u>Total Valuation</u>	<u>Fee</u>
\$1,000 and less	No fee, unless inspection required, in which case a \$35.00 for each inspection shall be charged.
\$1,000 to \$50,000	\$35.00 for the first \$1,000, plus \$7.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000 to \$100,000	\$378.00 for the first \$50,000, plus \$6.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000 to \$500,000	\$678.00 for the first \$100,000.00, plus \$5.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000 and up	\$2,678.00 for the first \$500,000.00, plus \$4.00 for each additional thousand or fraction thereof.

This alternate method is based on job valuation as demonstrated by written contract. However, in no case shall the valuation be less than that determined by using the latest version of the International Code Council (ICC) Building Valuation Data.

VI. Structural Inspections by Other than Dade City Inspectors

When the structural inspections are to be performed by other than a City of Dade City inspector AND the City is notified in writing prior to issuance of the permit, AND the owner (contractor included) acknowledges that the structural inspections are to be performed by other than City of Dade City inspectors, then the structural portion of the Building Permit fee shall be Thirty Five Dollars and 00/100 (\$35.00) (base fee) with no additional fee of \$0.08 per square feet under roof charged.

If during the course of construction the contractor requests the City to perform the inspection, then the following fees will be due and payable prior to power release or Certificate of Occupancy:

- A. Masonry Construction: \$0.016 per foot under roof for each remaining structural inspection, excluding the final inspection.
- B. Frame Construction: \$0.020 per square feet under roof for each remaining structural inspection, excluding the final inspection.

VII. Plumbing Permit Fees

The Building Official, on behalf of the City, shall charge for plumbing permits as follows:

A. Base Fee:		\$35.00	
B. Additional:			
	1. New construction, renovation, or remodeling		See fees in valuation table above
	2. Commercial warehouse, industrial, or manufacturing facility		See fees in valuation table above
	3. Mobile homes, park models, recreational vehicles, and temporary construction trailers	\$25.00	per unit

VIII. Electrical Permit Fees

The Building Official on behalf of the City shall charge for electrical permits as follows:

A. Base Fee:		\$35.00	
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B. Additional:			
	1. New construction, renovation, remodeling, and/or equipment alteration		See fees in valuation table above
	2. Mobile homes, park models, recreational vehicles, and temporary construction trailers	\$25.00	per unit
	3. Service Upgrade	\$0.15	Per amp

IX. Mechanical Permit Fees

The Building Official, on behalf of the City, shall charge for mechanical permits as follows:

A. Base Fee:		\$35.00	
B. Additional:			
	1. New construction, renovation, or remodeling		See fees in valuation table above
	2. Mobile homes, park models, recreational vehicles, and temporary construction trailers	\$25.00	per unit
	3. Residential Service Change		See fees in valuation table above
	4. Commercial Service Change		See fees in valuation table above
	5. Kitchen Hood(s)		See fees in valuation table above
C. Refrigeration: All refrigeration will be charged \$40.00 for the first \$2,000, or fraction thereof, of valuation of the installation plus \$2.00 for each additional \$2,000.00 or fraction thereof. This alternate method is based on job valuation as demonstrated by written contract.			
D. All Other Mechanical Installations: All mechanical installation and any other renovations for which a Mechanical Permit fee cannot accurately be calculated using the above schedule will be charged \$40.00 for the first \$1,000.00, or fraction thereof, of valuation of the installation plus \$2.00 for each additional \$1,000.00 or fraction thereof. This alternate method is based on job valuation as demonstrated by written contract.			

X. LP or Natural Gas Permit Fee

The Building Official, on behalf of the City, shall charge for gas permits as follows:

A. Base Fee:		\$30.00	
B. Additional:			
	1. commercial new construction, remodel, or tank change (LP and natural gas)	\$25.00	per permit
	2. Residential new construction, remodel, or tank change (LP and natural gas)	\$10.00	per permit

XI. Fire Permit Fee

Includes plan review and inspections. Permit not required on one (1) or two (2) family dwellings. Permit fees shall be charged at the rate as follows:

A. Base Fee:		\$30.00	
B. Additional:			
	1. Tents	\$30.00	per permit

2.	Commercial new construction or renovation	\$0.03	per sq. ft. under roof
3.	Exhaust Hood/Duct	\$75.00	per hood/duct
4.	Gas tanks (all types: gas, oil, fuel, etc.)	\$30.00	per tank
5.	Fire Suppression System	\$75.00	per unit
6.	Fire Wall/Smoke Wall	\$25.00	per wall
7.	Fire Alarm System (0 to 25 devices)	\$125.00	
	Fire Alarm System (Over 25 devices)	\$200.00	
8.	Sprinkler System (0 to 50 heads)	\$250.00	
	Sprinkler System (51 to 100 heads)	\$300.00	
	Sprinkler System (101 to 200 heads)	\$350.00	
	Sprinkler System (Over 200 heads)	\$400.00	
9.	Re-Inspection (Second)	\$100.00	per inspection visit
	Re-Inspection (Third)	\$250.00	per inspection visit
	Re-Inspection (Fourth and subsequent)	\$500.00	per inspection visit

XII. Administrative Fees

A. **Reinspection Fees.** When additional inspections are necessary due to any of the following reasons, a fee of Forty Dollars and 00/100 (\$40.00) shall be charged for the first additional inspection; Eighty Dollars and 00/100 (\$80.00) for the second additional inspection; and One Hundred Sixty Dollars and 00/100 (\$160.00) for the third additional inspection on the same infraction.

1. Wrong address
2. Repairs or corrections not made when inspection was called
3. Condemned work resulting from faulty construction
4. Same work not ready for inspection when inspection called for
5. Permit not posted at job site
6. Notice of Commencement not posted
7. Septic stub-out not approved by Health Department, if applicable
8. Approved set of plans not at job site

B. **Repermitting Fees.** Whenever a permit has expired, a repermitting fee shall be paid.

1. Where the project lacks only final inspections, the repermitting fee shall be the minimum fee for on-site inspections for each trade.
2. Where the project lacks other than final inspections, the repermitting fee shall be one-half of the original permitting fee.

C. **Time Extensions.** Where a time extension to a permit is granted by the Building Official, a fee of Thirty Dollars and 00/100 (\$30.00) shall be charged.

D. **Minimum Fee for On-Site Inspections.** All regulated inspections for any trade shall be a minimum of Thirty Five Dollars and 00/100 (\$35.00).

E. **Change of Contractor.** Ten Dollars and 00/100 (\$10.00) for each division.

F. **Condemnation Fees.**

1. The Administrative processing fee for any building condemned by the Building Official shall be Two Hundred Dollars and 00/100 (\$200.00).
2. In addition, there shall be a Two Hundred Dollar and 0/100 (\$200.00) administrative processing fee for the removal of condemned buildings where such buildings were removed by the City.

G. Refunds on Permits.

1. No refund shall be issued on permits of less than Forty Dollars and 00/100 (\$40.00) or where an inspection has been conducted.
2. All applications for permit refunds shall be received within six (6) months of permit issuance.
3. Plan examination and site examination fees are not refundable.
4. Thirty percent (30%) of the permit fee shall be retained for administrative processing.
5. In the event the City is unable to permit the requested inspection and the full permit fee has previously been paid, then a refund may be requested. The refunded amount shall be as follows:
 - a. Masonry Construction: \$0.016 per foot under roof for each structural inspection performed by someone other than the City.
 - b. Frame Construction: \$0.020 per foot under roof for each structural inspection performed by someone other than the City.

This request shall not be subject to the Forty Dollars and 00/100 (\$40.00) minimum.

H. "After the Fact" Permits. Where construction has commenced prior to the issuance of required permits, the permit fee shall be as follows:

1. First offense: Double the normal fee plus a Fifty Dollar and 00/100 (\$50.00) fine.
2. Subsequent offense to the same contractor within a twelve (12) month period shall be triple the normal permit fee plus a One Hundred Dollar and 00/100 (\$100.00) fine.

J.	Duplicate of Certificate of Occupancy	\$10.00	
K.	Duplicate of Permit Card	\$2.00	
L.	Field Inspection Fee (Note: Special request by property owner for field inspection when no permit was issued.)	\$35.00	
M.	Notary Service (for other than Building Permit-related matters)	\$2.00	
N.	After-Hours Inspection (Two hours minimum charge)	Actual Expenditure (salary plus benefits) by City. Must be prepaid twenty-four (24) hours in advance. These will be conducted if approved by the Building Official, or his designee.	

I. This resolution shall take effect October 1, 2008.


DONE AND RESOLVED this 26th day of August, 2008

ATTEST:

By: James D. Class
James D. Class, City Clerk

CITY OF DADE CITY, FLORIDA
By: Scott Black, Mayor

Approved as to Legal Form and Sufficiency



Karla S. Owens, City Attorney