

PERMIT FEES

All fees shall be due and payable before a building permit may be issued. All fees are subject to review by the Building Department and may vary.

Permit fees will be based on construction valuation. Valuation will be calculated by using the most current Building Valuation Data as published in the ICC Building Safety Journal and using the 1997 UBC Table 1-A Building Permit Fees.

Building Valuation Data

September 14, 2009

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

Group (2009 International Building Code)		1A	1B	2A	2B	3A	3B	4	5A	5B
A-1	Assembly, theaters, with stage	202.05	195.53	190.98	182.97	172.28	167.18	177.12	157.17	151.38
A-1	Assembly, theaters, without stage	182.99	176.47	171.92	163.91	153.24	148.16	156.07	138.15	132.36
A-2	Assembly, nightclubs	155.74	151.36	147.50	141.90	133.46	129.73	136.94	121.02	116.96
A-2	Assembly, restaurants, bars, banquet halls	154.74	150.36	145.50	140.90	131.46	128.73	135.95	119.02	115.96
A-3	Assembly, churches	186.22	179.70	175.15	167.15	156.44	151.36	161.30	141.35	135.56
A-3	Assembly, general, community halls, libraries, museums	157.46	150.93	145.39	138.38	126.08	122.58	132.53	111.57	106.79
A-4	Assembly, arenas	181.99	175.47	169.92	162.91	151.24	147.16	157.07	136.15	131.36
B	Business	154.89	149.31	144.53	137.72	125.27	120.56	132.32	109.78	105.26
E	Educational	171.53	165.59	160.55	153.20	141.88	134.72	147.92	123.99	119.32
F-1	Factory and industrial, moderate hazard	94.86	90.51	85.32	82.51	73.88	70.62	79.19	60.84	57.54
F-2	Factory and industrial, low hazard	93.86	89.51	85.32	81.51	73.88	69.62	78.19	60.84	56.54
H-1	High Hazard, explosives	88.89	84.54	80.35	76.54	69.09	64.83	73.22	56.05	N.P.
H234	High Hazard, explosives	88.89	84.54	80.35	76.54	69.09	64.83	73.22	56.05	51.75
H-5	HPM	154.89	149.31	144.53	137.72	125.27	120.56	132.32	109.78	105.26
I-1	Institutional, supervised environment	159.09	153.50	148.95	142.56	130.74	127.30	138.80	117.44	112.84
I-2	Institutional, hospitals	260.68	255.10	250.32	243.51	230.40	N.P.	238.12	214.91	N.P.
I-2	Institutional, nursing homes	182.27	176.70	171.91	165.10	153.06	N.P.	159.71	137.57	N.P.
I-3	Institutional, restrained	178.01	172.44	167.66	160.85	149.66	143.95	155.45	134.16	127.64
I-4	Institutional, day care facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
M	Mercantile	115.80	111.42	106.56	101.96	93.15	90.42	97.00	80.71	77.65
R-1	Residential, hotels	160.44	154.84	150.29	143.85	132.24	128.80	140.31	118.95	114.35
R-2	Residential, multiple family	134.26	128.66	124.11	117.67	106.72	103.28	114.78	93.42	88.82
R-3	Residential, one - and two-family	126.16	122.65	119.64	116.48	112.21	109.30	114.55	105.15	98.95
R-4	Residential, care/assisted living facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
S-1	Storage, moderate hazard	87.89	83.54	78.35	75.54	67.09	63.83	72.22	54.05	50.75
S-2	Storage, low hazard	86.89	82.54	78.35	74.54	67.09	62.83	71.22	54.05	49.75
U	Utility, miscellaneous	68.86	64.97	60.79	57.48	51.24	47.92	54.61	39.75	37.87

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. Pole construction accessory buildings shell only (Group U) = \$12.00 per sq. ft.
- e. NP = Not Permitted

**1997 Uniform Building Code Table 1-A
Building Permit Fees**

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 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	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 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	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

All New Construction permit fees will be 100% of the calculated fee. Plumbing, electrical, and mechanical contractor fees will be inclusive if identified on permit application at time of issuance.

Residential and Commercial Remodels permits fees will be at a rate of 50% of the calculated fee. Plumbing, electrical, and mechanical contractor fees will be inclusive if identified on permit application at time of issuance.

Central Business District fees for commercial construction work, demolition, or remodel in the downtown C-4 Zoning District will be 50% of the calculated fee.

Residential dwellings above the first floor located between the Marias Des Cygnes River to Fifth Street, the alley located one-half block west of Main Street and the alley located one-half block east of Main Street shall be within the CBD Residential Revitalization District and all permit fees for repairs, remodeling, and improvements of the residential dwelling units are waived.

Manufactured Homes.

No Manufactured homes built prior to June 15, 1976 are allowed in the city limits.

Manufactured Homes in a Manufactured Home Park permit fee is \$75 which includes installing of deck, landing, & handicap ramp. Plumbing, electrical, and mechanical contractors must obtain their own permits.

Manufactured Homes on runners, skirted, and a private lot in MHS Zoning Districts permit fee is 30% of the calculated fee. Plumbing, electrical, and mechanical contractor fees will be inclusive if identified on permit application at time of issuance.

Residential Design Manufactured Homes on permanent wall foundations in R-1, R-2, or R-3 Zoning Districts permit fee is 50% of the calculated fee. Plumbing, electrical, and mechanical contractor fees will be inclusive if identified on permit application at time of issuance. (See Article 24, Section 24-8 for zoning standards).

Pools that are permanently installed above or in ground require a permit. Those pools with 4 foot high sides do not require a fence but do require a removable ladder. Pools with less than 4 foot high sides require a fence and a fence permit is required. See below for fees.

Other Fees.

Type	Residential	Commercial
Garages	50% of Permit Fee	50% of Permit Fee
Carpports / Storage Sheds	30% of Permit Fee	50% of Permit Fee
Roofs		
Houses	\$50.00	
Commercial Buildings		\$100.00
Multiple buildings		\$175.00
Garages/Sheds	\$25.00	
Duplexes, each side	\$25.00	
Fences / Dog Pens	\$25.00	\$25.00
Demolition		\$100.00
House with or without garage	\$35.00	
Storage sheds over 120 sq. ft. and if owner does not know size of storage shed.	\$25.00	\$50.00
Demolition Storage sheds 120 sq. ft. or less	No Charge	No Charge
Pools		
Permanently installed above ground	\$50.00	
In ground	\$100.00	\$200.00
Not permanently installed	NC	
Signs	\$1.00 per square foot, minimum fee \$20.00, maximum fee \$250.00	\$1.00 per square foot, minimum fee \$20.00, maximum fee \$250.00
Excavation/Grading	\$35.00	\$35.00
* Miscellaneous: Commercial Awnings; Walls; Siding; Concrete patios with roofs / enclosures; porches; decks; HC ramps; steps; foundation repairs; storm shelters; hot tubs; etc.	\$40.00	\$95.00
Irrigation sprinkler systems with plumbers name is included	\$40.00	\$75.00
Plumbing	\$30.00	\$35.00
Electric	\$30.00	\$35.00
HVAC Mechanical	\$30.00	\$35.00

* These permits do not include any trades people.

Plan Review Fees, Residential: \$40.00; Commercial: 20% of Permit Fee. For use of outside consultants for plan reviews will be billed at actual cost.

Reinspection and After Hour fees for the second reinspection may be assessed by the codes inspector. The rate will be \$40.00 per hour with a one-half (1/2) hour minimum charge.

After hours inspections \$50.00 per hour, one hour (1) minimum charge.

Fees must be paid before final inspection or no occupancy will be granted and no Certificate of Occupancy will be issued.