

ORDINANCE 2011- 41

AN ORDINANCE TO ADOPT AND AMEND ORDINANCE 2011-26 - FEES FOR BUILDING CONSTRUCTION, PLAN REVIEW, AND PERMITTING; AND TO CREATE A MECHANISM FOR PERIODIC ADJUSTMENT TO SAID FEES

WHEREAS, Tennessee Code Annotated §§’s 6-54-501 through 6-54-510 authorizes municipalities to adopt building and fire codes by reference; and,

WHEREAS, it is in the City’s interest to adopt a fee schedule for all building construction and review processes performed by the staff and to adopt a mechanism for periodic adjustment to said fees; and,

WHEREAS, the City of Mt Juliet provides certain services and incurs certain costs with the development and maintenance of property within the City, including the cost of permit preparation and administration, plan review, inspections and other services; and,

WHEREAS, the City Commission deems it necessary and appropriate that these fees adequately reflect the costs associated with these services,

BE IT THEREFORE ORDAINED by the Board of Commissioners for the City of Mt Juliet, Wilson County, Tennessee that:

SECTION 1. That the Mt. Juliet Municipal Code known as “Chapter 26, Article VII, BUILDING CONSTRUCTION, PLAN REVIEW, and INSPECTION FEES” be amended to read as follows:

SECTION 2. A Building Permit Fee for Residential Construction is adopted as follows:

For Residential Construction the fees shall be determined by Fee Schedule number 1.

FEE SCHEDULE NUMBER 1

<u>TOTAL VALUATION*</u>	<u>FEE</u>
\$1,000.00 and Less	\$15.00 fee for each inspection shall be charged. Minimum charge of \$25.00.
\$1,001.00 to \$50,000.00	\$15.00 for the first \$1,000 plus \$5.00 for each additional 1,000 or fraction thereof, to and including \$50,000. Minimum charge of \$25.00
\$50,001.00 to \$100,000.00	\$260.00 for the first \$50,000 plus \$4.00 for each additional 1,000 or fraction thereof, to and including \$100,000.
\$100,001.00 to \$500,000.00	\$460.00 for the first \$100,000 plus \$3.00 for each additional 1,000 or fraction thereof, to and including \$500,000.
\$500,001.00 and Up	\$1660.00 for the first \$500,000 plus \$2.00 for each additional 1,000 or fraction thereof.

*Valuation shall be determined by the most current published “Building Valuation Data” (without the regional modifier) as published by the International Code Council on their website, www.iccsafe.org.

For all Non-Residential Construction the fees shall be determined by Fee Schedule number 2.

FEE SCHEDULE NUMBER 2

Buildings Size in Square Footage	Permit Fee
10,000 sq. ft. or less	\$.30 per sq. ft.
10,001 – 30,000 sq. ft.	\$.20 per sq. ft.
30,001 – 50,000 sq. ft.	\$.15 per sq. ft.
50,001 – 100,000 sq. ft.	\$.10 per sq. ft.
100,001 – 200,000 sq. ft.	\$.06 per sq. ft.
200,001 – 400,000 sq. ft.	\$.04 per sq. ft.
400,001 sq. ft. or greater	\$.03 per sq. ft.

SECTION 3. A Plan Review Fee shall be charged for all construction proposed for the City of Mt. Juliet as follows:

For all Residential Construction the Plan Review Fee shall be equal to ½ (one-half) the Building Permit Fee.

For all Non-Residential Construction the Plan Review Fee shall be equal to the Building Permit Fee.

SECTION 4. A Plumbing Permit Fee for all Construction is adopted as follows:

Plumbing Permit Base Fee: \$25.00, plus,
Cost per ach additional Fixture of \$ 5.00 each fixture, plus
Sewer Connection Fee: \$10.00 (if applicable)

SECTION 5. A Mechanical Permit Fee for all Construction is adopted as follows:

Mechanical Permit Base Fee Residential: \$50.00 Residential Dwellings (per unit if Multi-Family)
Mechanical Permit Base Fee Non- Residential: \$50.00, for the first \$1,000, plus \$5.00 for each additional \$1,000 or fraction thereof.

SECTION 6. An Electrical Permit Fee for all Construction is adopted as follows:

1. For Lighting Circuits or any other circuit where the outlets are intended to be install for low-voltage devices or lamp-holding devices or receptacles for the attachment of small portable electrical devices and appliances; 130 volts or less:

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| a. | For the installation of 10 or less such outlets | \$ 4.50 |
| b. | For additional outlets over 10, each | \$.40 |

2.	Motors and generators:	
	a. One horsepower or less, each	\$ 1.50
	b. over 1 and including 10 horsepower, each	\$ 6.00
	c. Over 10 horsepower, each	\$10.50
	d. Motor-Generator Sets, each	\$15.00
3.	Electric ranges:	
	a. Residential, each	\$15.00
	b. Commercial, each	\$18.00
4.	Water heaters:	
	a. Residential, each	\$12.00
	b. Commercial, each	\$15.00
5.	Electrical heat and electrically heated appliances other than ranges and water heaters:	
	a. Over 1 kw and including 5 kw, each	\$ 6.00
	b. Over 5 kw and including 10 kw, each	\$10.50
	c. Over 10 kw, each	\$15.00
	d. HVAC, each air handling unit	\$30.00
6.	Electric Dryers:	
	a. Residential, each	\$ 7.50
	b. Commercial, each	\$10.50
7.	Electric Signs (excluding service), each	\$15.00
8.	Lunch wagons, bookmobiles, medical service vehicles, and similar structures on wheels, for lighting only	\$15.00
9.	Service, new installation, increasing size, or relocation, per meter	\$ 9.00
10.	Installation of any wiring, device, apparatus, appliance or equipment not specifically covered herein, such as but not limited to disconnects, 220 volt receptacles, each	\$ 6.00
11.	Distribution, lighting or switch panels:	
	a. Up to, and including 200 amperes, each	\$ 7.50
	b. 201 to 400 amperes, each	\$ 15.00
	c. 401 to 800 amperes, each	\$ 22.50
	d. 801 to 1600 amperes, each	\$ 37.50
	e. 1601 to 3000 amperes, each	\$ 60.00
	f. 3001 to 6000 amperes, each	\$112.50
	Each additional 100 amperes or fraction thereof	\$ 2.25
12.	Minimum Fee	\$ 50.00
	(Including permit for the installation of any electrical system or part thereof, including but not limited to the installation of both new electrical systems and additions, alterations and repairs to existing electrical systems, the installation of electrical fixtures, equipment, devices and appurtenances thereto, temporary services, etc.)	
13.	Temporary Poles and Service Releases:	
	a. 0 to 200 amperes	\$ 30.00
	b. 201 to 400 amperes	\$ 40.00
	c. 401 to 600 amperes	\$ 50.00
	d. 601 to 1,000 amperes	\$ 90.00
	e. Over 1,000 amperes	\$350.00
14.	Occupancy Final, per inspection	\$ 75.00

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| 15. | Emergency Re-connection of service, each | \$100.00 |
| 16. | Consultation Fee | \$ 30.00 |

SECTION 7. A Demolition Permit Fee for all Construction is adopted as follows:

For a Residential Single Family Dwelling the Fee shall be \$ 125.00
 For all other Demolition the Fee shall be: 0 to 100,000 cubic feet \$125.00
 100,000 cubic feet and Up \$125.00 plus \$.50 per thousand
 cubit feet or fraction thereof.

SECTION 8. A Swimming Pool Permit Fee for all Construction is adopted as follows:

For an above ground residential private pool the fee shall be \$ 25.00
 For all other pools the fee shall be based upon the contract or purchase price based upon Fee Schedule
 Number 1 of this ordinance.

SECTION 9. A Fire Code System Permit Fee for all Construction is adopted as follows:

For a Residential Single Family Dwelling the Fee shall be: \$25.00
 For all other structures the Base Fee shall be: \$250.00 or \$1.00 per sprinkler head
 or suppression fixture (Whichever is greater).
 All other Construction or Operation Permits required by the International Fire Code \$100.00 each event or
 annually as needed.

SECTION 10. A Structure Moving Permit Fee for all Construction is adopted as follows:

A Fee for the moving of a structure into, out of, or through the city shall be: \$100.00 plus any fees charged
 by the Regional Planning Commission (if required).

SECTION 11. Any person who commences any work on a building, structure, electrical, gas,
 mechanical, plumbing or fire suppression system prior to obtaining the appropriate
 permits, shall be subject to a penalty of 100% of the usual Permit Fee in addition to the
 required permit fees. (i.e. double permit fee)

SECTION 12. If any construction work that requires an inspection, does not meet the minimum
 standards and fails inspection shall be subject to a re-inspection fee as follows:

For the first failed inspection the fee shall be \$50.00
 For each subsequent failed inspection after the first the fee shall be \$100.00 each inspection. This fee must
 be paid prior to re-inspection being performed unless other arrangements are made with the Building
 Official.

SECTION 11. If the construction must comply with the requirements for review by the Tennessee
 Department of Commerce and Insurance as provided for in Rule 0780-02-03, and the plans must be
 reviewed and permits issued by the City of Mt Juliet, an additional plan review fee of Two Hundred Fifty
 Dollars (\$250) plus Two Dollars and Fifty Cents (\$2.50) per each one thousand dollars (\$1,000) or fraction
 thereof, based on valuation of construction, will be added to the above fees.

BE IT FURTHER ORDAINED:

In the case of conflict between this Ordinance or any part hereof, in the whole or part of any existing Ordinance of the city, the conflicting Ordinance is repealed to the extent of the conflict but no further.

If any section, clause, provision or portion of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance.

This Ordinance shall take affect upon the earliest date allowed by law.

PASSED:

FIRST READING:

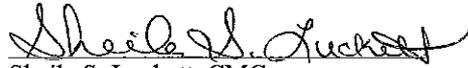
7/1/11

SECOND READING:

7/25/11

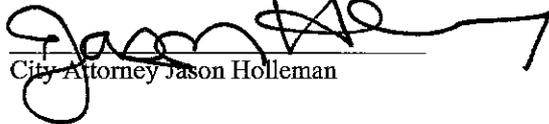
Ed Hagerty, Mayor

ATTEST:

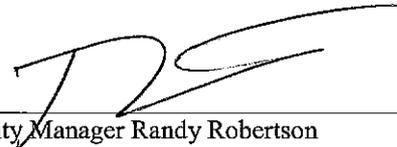


Sheila S. Lockett, CMC
City Recorder

APPROVED AS TO FORM:



City Attorney Jason Holleman



City Manager Randy Robertson

SUBJECT: An Ordinance to Adopt Fees for Building Construction, Plans Review, and Permitting and to provide a Mechanism for Periodic Adjustment to said fees. Replacing Ordinance 2011-26

WHO: Board of Commissioners

WHAT: This Ordinance replaces/supersedes Ordinance 2011-26, recently adopted on 2nd reading by the Board of Commissioners. After the passage of Ordinance 2011-26, PW Staff discovered that the Wilson County Adequate Facilities Tax is based on the non-residential building permit fee for each City in the County, including the City of Mt. Juliet. Therefore, increasing the non-residential permit fee resulted in an increase in the Adequate Facilities Tax to be paid by the Developer. We have concerns that the action to raise both fees will have a significantly negative impact on non-residential development in Mt. Juliet.

This Ordinance takes the non-residential building permit fee back to the pre-Ordinance 2011-26 fee level; increases the plans review fee for non-residential buildings to be equal to the permit fee; and creates fees for plans review and inspection of projects previously submitted to the State of Tennessee.

WHEN: July 11, 2011

WHERE: N/A

WHY: To lessen the financial impact on Developers by keeping the non-residential building permit fee at pre-Ordinance 2011-26 levels and, subsequently, keeping the Wilson County Adequate Facilities Tax at pre-Ordinance 2011-26 levels.

STAFF RECOMMENDATION: Staff Recommends that the Board of Commissioners approve the Ordinance.

Prepared By: Marlin Keel, Director of Public Works