

ORDINANCE 2018 - 1

AN ORDINANCE TO ADOPT AND AMEND ORDINANCE 2011-41 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 and Non-Residential Construction and is adopted as follows:

For Residential, Decks, Miscellaneous, Remodels and Renovation 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 \$50.00.
\$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 \$50.00
\$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 New 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	\$.40 per sq. ft.
10,001 - 30,000 sq. ft.	\$.30 per sq. ft.
30,001 - 50,000 sq. ft.	\$.25 per sq. ft.
50,001 - 100,000 sq. ft.	\$.20 per sq. ft.
100,001 - 200,000 sq. ft.	\$.11 per sq. ft.
200,001 - 400,000 sq. ft.	\$.09 per sq. ft.
400,001 sq. ft. or greater	\$.05 per sq. ft.

SECTION 3. A Plan Review Fee shall be charged for all construction is adopted as follows:
Residential Construction the Plan Review Fee shall be equal to 1/2 (one-half) the Building Permit Fee. 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:	\$75.00, plus,
Cost per each additional Fixture of	\$ 9.25 each fixture, plus
Sewer Connection Fee:	\$38.50 (if applicable), plus
Water Connection Fee:	\$38.50 (if applicable)

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

Residential Mechanical Permit Base Fee:	\$75.00, plus
Cost of each additional Fixture of	\$10.00 each fixture, plus
Water Heater Fee:	\$19.00 (if applicable)
Residential Dwellings (per unit if Multi-Family)	

Mechanical Permit Base Fee Non- Residential: \$75.00 for the first thousand (\$1,000), plus \$8.00 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:

a.	For the installation of 10 or less such outlets	\$ 5.70
b.	For additional outlets over 10, each	\$.50
2.	Motors and generators:	
a.	One horsepower or less, each	\$ 2.00
b.	over 1 and including 10 horsepower, each	\$ 7.55
c.	Over 10 horsepower, each	\$13.25

	d.	Motor-Generator Sets, each	\$19.00
3.		Electric ranges:	
	a.	Residential, each	\$19.00
	b.	Commercial, each	\$22.75
4.		Water heaters:	
	a.	Residential, each	\$15.00
	b.	Commercial, each	\$19.00
5.		Electrical heat and electrically heated appliances other than ranges and water heaters:	
	a.	Over 1 kw and including 5 kw, each	\$ 7.55
	b.	Over 5 kw and including 10 kw, each	\$13.25
	c.	Over 10 kw, each	\$19.00
	d.	HVAC, each air handling unit	\$40.00
6.		Electric Dryers:	
	a.	Residential, each	\$ 9.50
	b.	Commercial, each	\$13.50
7.		Electric Signs (excluding service), each	\$19.00
8.		Lunch wagons, bookmobiles, medical service vehicles, and similar structures on wheels, for lighting only	\$19.00
9.		Service, new installation, increasing size, or relocation, per meter	\$11.50
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	\$7.55
11.		Distribution, lighting or switch panels:	
	a.	Up to, and including 200 amperes, each	\$ 9.50
	b.	201 to 400 amperes, each	\$ 19.00
	c.	401 to 800 amperes, each	\$ 28.50
	d.	801 to 1600 amperes, each	\$ 47.50
	e.	1601 to 3000 amperes, each	\$ 75.50
	f.	3001 to 6000 amperes, each	\$142.00
		Each additional 100 amperes or fraction thereof	\$ 2.85
13.		Temporary Poles and Service Releases:	
	a.	0 to 200 amperes	\$ 40.00
	b.	201 to 400 amperes	\$ 50.00
	c.	401 to 600 amperes	\$ 60.00
	d.	601 to 1,000 amperes	\$100.00
	e.	Over 1,000 amperes	\$350.00
14.		Low Voltage	
	a.	Commercial, per inspection	\$100.00
	b.	Residential, per inspection	\$ 40.00
15.		Occupancy Final	
	a.	Commercial, per inspection	\$100.00
	b.	Residential, per inspection	\$ 50.00
16.		Emergency Re-connection of service, each	\$100.00

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| 17. | Consultation Fee | \$ 30.00 |
| 18. | Rough-In | \$ 40.00 |
| 19. | Minimum Fee
(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.) | \$ 75.00 |

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

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|---|--|-------------------------|----------|---------------------------|---|
| For a Residential Single Family Dwelling the Fee shall be | \$ 125.00 | | | | |
| For all other Demolition the Fee shall be: | <table border="0"> <tr> <td style="padding-left: 20px;">0 to 100,000 cubic feet</td> <td style="text-align: right;">\$125.00</td> </tr> <tr> <td style="padding-left: 20px;">100,000 cubic feet and up</td> <td style="text-align: right;">\$125.00 plus \$.50 per thousand cubic feet or fraction thereof</td> </tr> </table> | 0 to 100,000 cubic feet | \$125.00 | 100,000 cubic feet and up | \$125.00 plus \$.50 per thousand cubic feet or fraction thereof |
| 0 to 100,000 cubic feet | \$125.00 | | | | |
| 100,000 cubic feet and up | \$125.00 plus \$.50 per thousand cubic feet or fraction thereof | | | | |

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

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| For an above ground residential private pool the fee shall be | \$ 50.00 |
| 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:

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| 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. triple the 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:

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|---|---------------------------|
| 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 13. 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 and 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 effect upon the earliest date allowed by law.

PASSED: 01/08/2018

Ed Hagerty, Mayor

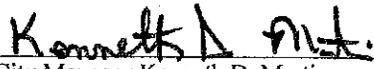
FIRST READING: 12/11/17 _____

SECOND READING: 1/8/18 _____

ATTEST: 

Sheila S. Lockett, MMC City
Recorder

APPROVED AS TO FORM:



City Manager Kenneth D. Martin

City Attorney L. Gino Marchetti, Jr.

**Fire Department of Mt. Juliet
Emergency Services Fund
Adequate Facilities Fee Schedule for all new construction
(single family dwellings exempted)**

▪ **Option A: Flat Fee @ .20**

Building Size / Permitted Square Feet	Fee	Fee Revenue
1 to 10,000	.20	\$1.00 to \$2,000.00
10,001 to 30,000	.20	\$2,000.00 to \$6,000.00
30,001 to 50,000	.20	\$6,000.00 to \$10,000.00
50,001 to 100,000	.20	\$10,000.00 to \$20,000.00
101,000 to 200,000	.20	\$20,000.00 to \$40,000.00
200,001 to 400,000	.20	\$40,000.00 to \$80,000.00
400,001 and greater	.20	\$80,000.00 and up

- Example: Recent 1 million square foot commercial structure @ .20 / square foot
= \$200,000.00



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

a. Private Garages use Utility, miscellaneous

b. For shell only buildings deduct 20 percent

c. N.P. = not permitted

d. Unfinished basements (Group R-3) = \$21.00 per sq. ft.