

ORDINANCE NO. 263

AN ORDINANCE REGULATING THE FEE SCHEDULE FOR BUILDING PERMITS AND PLAN REVIEW FEES

THE CITY COUNCIL OF THE CITY OF BRAHAM, MINNESOTA DOES ORDAIN AS FOLLOWS:

Permit Fees

The applicant for a permit shall provide an estimated construction value at the time of application, except for fixed fees. Permit valuations shall include total value of all construction work, including materials and labor, for which the permit is being issued, such as gas, mechanical, plumbing equipment, and permanent systems. The building official shall make the final determination of value.

Valuation is based on the most current valuation provided by the ICC via State of Minnesota Building Codes and Standards Division or contract bid price. The building official shall make the final determination.

The building permit and the plan review fees shall be based off of the 1997 Uniform Building Code Fee schedule. The City's fees are in addition to any surcharges or other fees charged by the State of Minnesota.

BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 TO \$1400.00	\$50.00
\$1401.00 to \$2,000.00	\$50.95 for the first \$1,401.00 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 \$3.15 for each additional \$1,000.00, or fraction thereof

Other Inspections and Fees:

1. Inspections outside of normal business hours.....	\$47.00 per hour*
2. Reinspection fees.....	\$47.00 per hour*
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$47.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans	\$47.00 per hour*
5. For use of outside consultants for plan checking and Inspections, or both.....	Actual costs**

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

**Actual costs include administrative and overhead costs.

Exceptions: building permit valuations for the following structures shall be based on the valuation of on-site work only, with a \$50.00 investigation fee & .50 surcharge:

- A. manufactured homes containing a Housing and Urban Development (HUD) certification
- B. prefabricated buildings with a Minnesota Building Codes and Standards Division prefabrication label; and
- C. Industrialized/modular buildings with an Industrialized Building Commission (IBC) label.

Plan Review Fees

When submittal documents are required by the building official, a plan review fee shall be paid. Said plan review fee shall be 65 percent of the building permit fee. The plan review fees are separated fees from the permit fees and are in addition to the permit fees. Plan review fees for similar plans falling under 1300.0160, subpart 6, shall be 25 percent of the building permit fee.

Commercial Fees

The applicant for a permit shall provide an estimated construction value at the time of application, except for fixed fees. Permit valuations shall include total value of all construction work, including materials and labor, for which the permit is being issued, such as gas, mechanical, plumbing equipment, and permanent systems. The building official shall make the final determination of value.

Commercial Fixed Fees

Demolition	\$100.00 & .50 surcharge
Fence	\$ 50.00 & .50 surcharge
Sign	\$ 50.00 & .50 surcharge
Furnaces (per unit)	\$ 50.00 & .50 surcharge
Water Heaters	\$ 50.00 & .50 surcharge

Boiler	\$100.00 & .50 surcharge
Incinerator	\$100.00 & .50 surcharge
Air Conditioning (per unit)	\$ 50.00 & .50 surcharge
Appliance Vents (per unit)	\$ 50.00 & .50 surcharge

Residential Fees

The applicant for a permit shall provide an estimated construction value at the time of application, except for fixed fees. Permit valuations shall include total value of all construction work, including materials and labor, for which the permit is being issued, such as gas, mechanical, plumbing equipment, and permanent systems. The building official shall make the final determination of value.

Residential Fixed Fees

Plumbing	\$ 5.00 per fixture, min. of \$50.00 & .50 surcharge
Septic	\$100.00 & .50 surcharge
Mechanical	\$ 50.00 & .50 surcharge
Water Heaters	\$ 50.00 & .50 surcharge
Air Conditioning	\$ 50.00 & .50 surcharge
Fireplace (gas or wood)	\$ 50.00 & .50 surcharge
Re-roofing	\$ 50.00 & .50 surcharge
Re-siding	\$ 50.00 & .50 surcharge
Decks	\$ 50.00 & .50 surcharge
Window replacement	\$ 50.00 & .50 surcharge
Demolition	\$ 50.00 & .50 surcharge
Steps	\$ 25.00 & .50 surcharge
Fence	\$ 25.00 & .50 surcharge
Other maintenance or minor projects as determined by the building official	\$ 25.00 & .50 surcharge

All other permit fees based on valuation (labor & material) using the fee schedule.

Payment of Fees

A permit shall not be issued until the fees prescribed by the City of Braham have been paid.

Work Commencing Before Permit Issuance

If work of which a permit is required by the code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for the work. An investigation fee shall be collected and is in addition to the required permit fee, and equal to the permit fee.

Fee Refunds

The building official may authorize refunding of any fees paid here under which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee or plan review fee paid when no work has been done under a permit issued.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

Re – Inspections

A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called for is not complete or when corrections called for are not made.

In instances where re-inspection fees have been assessed, no additional inspections of the work will be performed until the required fees have been paid.

Expiration

Every permit issued by the building official shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, excluding plan review fee, provided no changes have been made or will be made in the original plans and specification for such work.

The building official may grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Expiration of Plan Review

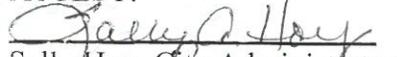
Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. In the event of a hardship and at the discretion of the building official a new plan review fee may be waived.

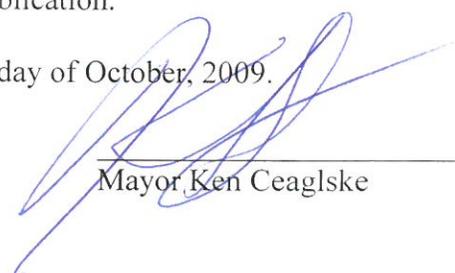
Effective Date

The Ordinance shall become effective upon passage and publication.

Adopted by the City Council of the City of Braham this 12 day of October, 2009.

ATTEST:


Sally Hoy, City Administrator


Mayor Ken Ceaglske