



CITY OF PORT ST LUCIE

COUNCIL AGENDA MEMORANDUM

Agenda Item #: 10A
Meeting Date: 3/13/17

TO: Mayor and City Council

VIA: Russ Blackburn, City Manager

FROM: Joel A. Dramis, Building Code Administrator

A handwritten signature in black ink, appearing to be "JD", is written over the name "Joel A. Dramis".

Agenda Item: Ordinance: AN ORDINANCE AMENDING TITLE XV – LAND USAGE, CHAPTER 150 – BUILDING REGULATIONS, ARTICLE VII. FEES OF THE CODE OF ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, BY AMENDING SECTION 150.702 - FEES FOR NEW SINGLE-FAMILY DWELLINGS, ADDITIONS TO SINGLE-FAMILY DWELLINGS AND ACCESSORY USE STRUCTURES ERECTED ON BUILDING LOTS ZONED FOR SINGLE-FAMILY DWELLINGS AND BY AMENDING SECTION 150.704 – BUILDING PERMIT FEES FOR CONSTRUCTION OF OTHER THAN THAT PROVIDED IN SECTIONS 150.702 AND 150.703, TO ESTABLISH A REVISED FEE SCHEDULE FOR WEB SUBMITTALS FOR PERMITS OUTLINED IN CHAPTER 150; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE

Submittal Date: 2/13/2017

STRATEGIC PLAN LINK: City of Port St. Lucie Goals 2015 - 2020 – Goal 3 - Balanced and Responsible Sustainable Growth.

BACKGROUND: The revisions to this Ordinance are a result of the promotion of good customer service for our stakeholders and the Treasure Coast Builders Association (TCBA).

ANALYSIS: After careful analysis of permitting timelines, less time is needed by staff for the issuance of online permitting. Per Florida Building Code, the Building Department shall charge fees based on cost of issuance, review and inspection of a permit. With the time saved in the issuance of online permits, a fee reduction can be granted for the various permits accepted online. If the contractor chooses to bring those permits into the office the permit fee will remain the same.

FINANCIAL INFORMATION: N/A

LEGAL INFORMATION: This Ordinance has been reviewed and approved as to legal form and sufficiency by Keri S. Norbraten, Assistant City Attorney/Police Advisor.

STAFF RECOMMENDATION: The Building Department recommends approval.

SPECIAL CONSIDERATION: N/A

PRESENTATION INFORMATION: A brief presentation will be provided by Joel Dramis, Building Code Administrator, if requested.

REQUESTED MEETING DATE: 3/13/2017

LOCATION OF PROJECT: City wide

ATTACHMENTS: Ordinance

RECEIVED

FEB 24 2017

CITY MANAGER'S OFFICE

ORDINANCE 17-19

AN ORDINANCE AMENDING TITLE XV – LAND USAGE, CHAPTER 150 – BUILDING REGULATIONS, ARTICLE VII. FEES OF THE CODE OF ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, BY AMENDING SECTION 150.702 - FEES FOR NEW SINGLE-FAMILY DWELLINGS, ADDITIONS TO SINGLE-FAMILY DWELLINGS AND ACCESSORY USE STRUCTURES ERECTED ON BUILDING LOTS ZONED FOR SINGLE-FAMILY DWELLINGS AND BY AMENDING SECTION 150.704 – BUILDING PERMIT FEES FOR CONSTRUCTION OF OTHER THAN THAT PROVIDED IN SECTIONS 150.702 AND 150.703, TO ESTABLISH A REVISED FEE SCHEDULE FOR WEB SUBMITTALS FOR PERMITS OUTLINED IN CHAPTER 150; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE:

WHEREAS, the City of Port St. Lucie Building Department has determined that permit specialist staff time has been drastically reduced by the use of the online permitting system known as “PANDA;” and

WHEREAS, the City of Port St. Lucie Building Department believes the online permitting system savings should be passed onto the residents and builders of the City of Port St. Lucie; and

WHEREAS, it is hereby found and determined that a reduction in fees for permit applied for using the PANDA system is in the best interest of the City of Port St. Lucie.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

SECTION 1. Section 150.702. (Fees for new single-family dwellings, additions to single-family dwellings and accessory use structures erected on building lots zoned for single-family dwellings) of Chapter 150 (Building Regulations) of Article VII (Fees) of the Code of Ordinances of the City of Port St. Lucie is amended as follows:

ARTICLE VII. - FEES

Secs. 150.601—150.699. - Reserved.

Sec. 150.700. - Fees.

[See below sections 150.701—150.705.]

Sec. 150.701. - Penalty fees, reinspection fees, overtime inspection fees, refunds, transfer fees and permit transfer fees.

- (1) *Penalty fees for after-the-fact permit.* When work for which a permit is required by this section is started or proceeded with prior to obtaining said permit, regular fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.
- (2) *Penalty fees for work not ready.* Requests for inspection of work that is incomplete or not ready for inspection when the inspector visits the work site shall incur a penalty of seventy five (\$75.00) for single-family residential permits and one hundred dollars (\$100.00) for commercial permits, assessed against the contractor or permit for each inspection not ready. The work will not be inspected until the penalty fee has been paid.
- (3) *Reinspection fee.* A reinspection fee of seventy-five dollars (\$75.00) shall be assessed against the contractor or subcontractor, for single-family residences and accessory uses to residentially zoned property, for each reinspection of the same work. For commercial projects the fee shall be one hundred dollars (\$100.00). If more than three (3) reinspections are required for the same type of inspection, the reinspection fee for each inspection thereafter shall be one hundred dollars (\$100.00) for single-family residences, and one hundred twenty-five dollars (\$125.00) for non-residential projects.
- (4) *Requested overtime fee.* Time spent by a plans examiner or an inspector in travel and at the work site to review plans or inspect on-site work beyond normal working hours upon application of the contractor, shall incur a separate fee at the rate of one hundred dollars (\$100.00) an hour for each hour or fraction thereof. The minimum fee shall be one hundred dollars (\$100.00) for single-family residential construction and two hundred dollars (\$200.00) for commercial and multi-family construction and shall be paid to the city before certificate of occupancy is issued. A separate fee shall apply for each inspection type. All overtime inspections and/or plan examinations shall incur a one hundred dollar (\$100.00) fee to be paid in addition to the inspection fee per Port St. Lucie Code of Ordinances, when applicable.
- (5) *Refundable permit fees.* Permit fees will be refunded provided no inspections have been performed by the building department. Refunds will be determined as follows:
 - (a) Refunds will be made of single family permit fees subject to a charge of one hundred and fifty dollars (\$150.00). Refund for accessory use buildings shall be fifty (50) percent of the permit fee, not to exceed fifty dollars (\$50.00) and three hundred dollars (\$300.00) for commercial permits.
 - (b) Plan review fees are not refundable. For single-family residence, additions, detached garages, pools or other residential zoned type permits fees to have a plan re-examined and/or re-stamped shall be fifty dollars (\$50.00). A penalty fee for incomplete plans shall be fifty dollars (\$50.00) upon initial submittal, fifty dollars

(\$50.00) upon second submittal, and fifty dollars (\$50.00) upon third submittal. If plans must be resubmitted more than three (3) times, an additional plan review fee shall be paid, which shall be equal to the original plan review fee.

- (6) (a) Updated fees. The fee to update or transfer permits for single-family residences, additions, detached garages, and pools shall be as follows:
 1. *Permit not issued.* The fee shall be seventy-five dollars (\$75.00).
 2. *Permit issued.* The fee shall be two hundred dollars (\$200.00)
- (b) *Reserved.*
- (c) The fee for re-submittal of a sub-contractor permit shall be twenty-five dollars (\$25.00).
- (7) *Expiration, update, and transfer of permits.* An issued building permit expires after one hundred and eighty (180) days if construction is not started. A building permit application that has not been issued expires after one hundred and eighty (180) days from date of filing. The fee to update an expired permit within ninety (90) days after date of expiration shall be twenty-five dollars (\$25.00) for accessory use permits. A permit may not be updated more than two (2) times in a six-month period, unless written application for due cause is submitted to the building official and the building official determines such cause exists. Permit renewals shall not be permitted if more than one (1) year has elapsed since the original application date. A new application and all required paperwork and fees shall be submitted as required for a new permit. Such permit shall be subject to the code in effect at the time of resubmittal.
 - (a) Fees to update or transfer commercial permits shall be as follows:
 1. *Permit not issued.* Fee shall be two hundred dollars (\$200.00); for tenant improvements, the fee shall be one hundred fifty dollars (\$150.00).
 2. *Permit issued.* Fee shall be one hundred forty dollars (\$140.00), plus seventy-five dollars (\$75.00) per inspection, to determine condition of structure and associated work; for tenant improvements, the fee shall be one hundred and forty dollars (\$140.00).

For commercial type permits, fees to have a plan re-examined shall be seventy-five dollars (\$75.00) per discipline. The fees for re-stamping of commercial plans shall be two hundred dollars (\$200.00). Plans missing items unique to that particular design shall not be considered incomplete for the purposes of this section.
- (8) *Fees in general.* In addition to re-inspection fees incurred, the following shall carry a fee when the condition is not corrected within thirty-six (36) hours of notification. All fees shall be paid within five (5) days of notice and no certificate of occupancy shall be issued if there are any outstanding fees.
 - (a) *No trash container on-site.* Between the stages of poured slab thru final grade the fee shall be one hundred dollars (\$100.00).
 - (b) *Uncontained trash and debris on-site.* The fee shall be one hundred fifty dollars (\$150.00) for the first occurrence, three hundred dollars (\$300.00) for the second occurrence, and four hundred fifty dollars (\$450.00) for the third and subsequent

- occurrence per job site.
- (c) *Hazardous condition.* The fee shall be five hundred dollars (\$500.00).
- (d) *Trash, debris, construction materials and items dumped on neighboring properties.*
The fee shall be one hundred fifty dollars (\$150.00).

No fee shall be imposed if the condition is corrected within thirty-six (36) hours of notification, excluding weekends and holidays.

- (9) *Requests for abandonment of easement.* Per section 150.705(b), Port St. Lucie City Code.
- (10) *Requests for encroachment permits.* The fee shall be assessed at two hundred dollars (\$200.00) for each permit application. In addition, the necessary fee for recording the permit in the public records shall accompany each application.
- (11) *Plot plan revision or rejection.* Residential permits will be charged a fifty dollar (\$50.00) fee for each rejection.
- (12) *Change of occupancy-use/life safety inspection.* Fee shall be seventy-five dollars (\$75.00) for change of occupancy-use/life safety inspection to be performed prior to a business taking occupancy of a commercial building space.

(Ord. 90-43, passed 5-14-90; Am. Ord. 91-29, passed 6-10-91; Am. Ord. 92-10, passed 4-13-92; Am. Ord. 94-13, passed 3-14-94; Am. Ord. 97-66, passed 10-13-97; Am. Ord. 98-67, passed 9-28-98; Ord. No. 00-97, § 1, passed 10-9-00; Am. Ord. 01-58, § 4, passed 9-24-01; Am. Ord. 02-78, § 1, passed 8-12-02; Am. Ord. 04-46, § 1, passed 4-12-04; Am. Ord. 04-133, §§ 1, 2, 11-22-04; Am. Ord. 06-108, § 1, 9-25-06; Am. Ord. 07-105, § 1, passed 8-13-07; Am. Ord. 08-65, § 1, passed 7-14-08; Am. Ord. 08-65, § 1, passed 7-14-08; Am. Ord. 09-37, § 1, 4-13-09; Am. Ord. 10-20, § 1, passed 5-24-10; Am. Ord. 11-32, § 1, passed 6-13-11)

Sec. 150.702. - Fees for new single-family dwellings, additions to single-family dwellings and accessory use structures erected on building lots zoned for single-family dwellings.

Fees for new single-family dwellings, additions to single-family dwellings, and accessory use structures erected on building lots zoned for single-family dwellings:

- (1) *Single-family dwellings.* Permit fees for single-family dwellings are established pursuant to valuations as follows: The fee includes permits for construction, plumbing, electrical, mechanical (heating/cooling) and insulation.

The valuation is established by multiplying the gross area by building valuation data compiled by the International Code Council "ICC", published in the Building Safety Journal including the appropriate modifier as determined by the building official. For the purpose of calculating an evaluation, all construction shall be presumed to be of "good" as opposed to "average" construction. The data published in the February issue shall become

effective the first day of April following publication. The data published in the August issue shall become effective the first day of October following publication. The effective date shall be at the discretion of the building official. Square footage shall be determined by employing the exterior dimensions of the dwelling as shown on plans submitted for review to this department.

A plan review fee of eleven percent (11%) of the building permit fee shall be paid at the time of plan submission. All single family permit and plan review fees shall be paid at time of permit submittal.

The costs per square foot are adopted only to calculate the permit fee. They are not intended to reflect estimated or actual costs of the structure which may vary according to design, labor and material costs, and other economic values at the time of application for a permit.

All homeowner builders shall be subject to an additional fifteen percent (15%) surcharge of the calculated single family permit fee.

(2) *Additions to living areas of single-family dwellings:*

- (a) The permit fee shall be two hundred fifty dollars (\$250.00) for additions of two hundred (200) square feet or less. Additional fee of seventy-five (\$75.00) dollars will be accessed for each sub permit.
- (b) The permit fee shall be three hundred fifty dollars (\$350.00) for additions of two hundred one (201) square feet to four hundred (400) square feet. Additional fee of seventy-five (\$75.00) dollars will be accessed for each sub permit.
- (c) The permit fee shall be four hundred dollars (\$400.00) for additions of four hundred one (401) to six hundred (600) square feet. Additional fee of seventy-five (\$75.00) dollars will be accessed for each sub permit.
- (d) The permit fee shall be four hundred fifty dollars (\$450.00) for additions of six hundred one (601) to eight hundred (800) square feet. Additional fee of seventy-five (\$75.00) dollars will be accessed for each sub permit.
- (e) The permit fee for additions greater than eight hundred (800) square feet shall be six hundred fifty dollars (\$650.00). Additional fee of seventy-five (\$75.00) dollars will be accessed for each sub permit.

(3) *Additions of garages, (attached or detached); glass rooms, carports, porches, attached storage and/or workshop areas, and enclosing existing open porches and/or carports, the permit fee, including plan review fees shall be as follows:*

- (a) The permit fee to add a detached or attached garage shall be two hundred dollars (\$200.00) for a one (1) car garage.
- (b) The permit fee to add a detached or attached garage shall be three hundred and fifty dollars (\$350.00) for a two (2) car garage.
- (c) The permit fee to add a detached or attached garage shall be four hundred and fifty dollars (\$450.00) for a three (3) car garage or greater.
- (d) The permit fee to add a glass room shall be two hundred and twenty-five dollars (\$225.00).

- (e) The permit fee to enclose an existing porch, garage or carport shall be two hundred dollars (\$200.00).
- (f) The permit fee for new carports, porches, attached storage, workshop areas and other such non-living space shall be one hundred twenty-five dollars (\$125.00) for structures less than one hundred fifty (150) square feet and one hundred seventy-five dollars (\$175.00) for structures one hundred fifty (150) square feet and greater, not including a slab or foundation. Screen roof enclosures shall be two hundred dollars (\$200.00).
- (4) *Unattached (detached) accessory buildings for storage, home workshops, and other similar uses*, the permit fee shall be sixty-five dollars (\$65.00) for prefabricated engineered buildings. For site built structures the fee shall be as follows: Structures fewer than one hundred ninety-five (195) square feet, the fee shall be one hundred and fifty dollars (\$150.00), plus slab permit fee. Structures one hundred ninety-six (196) square feet and greater, the fee shall be one hundred and seventy-five dollars (\$175.00), plus slab permit fee.
- (5) The minimum fee for residential electrical, plumbing and mechanical work shall be seventy-five dollars (\$75.00) each. The permit fee for electrical, mechanical, and plumbing work applicable for subsections (3), and (4), above, shall be seventy-five dollars (\$75.00).
- (6) The permit fee for recovering or repair of up to one hundred (100) square foot section of an existing single-family residential roof, excluding tile, shall be one hundred dollars (\$100.00) or eight-six dollars (\$86.00) if submitted through the online permitting system. The permit fee for replacing an existing single-family residential roof, excluding tile, shall be two hundred dollars (\$200.00) or one hundred eighty-six dollars (\$186.00) if submitted through the online permitting system. The permit fee to replace a single-family residential tile roof shall be two hundred seventy-five dollars (\$275.00).
- (7) Fees two hundred dollars (\$200.00) and under shall be paid upon plan submission.
- (8) The permit fee for residential A/C or A/C changeout shall be eighty-six dollars (\$86.00) or seventy-two dollars (\$72.00) if submitted through the online permitting system.
- (9) The permit fee for insulation replacement shall be seventy-five dollars (\$75.00) or sixty-one dollars (\$61.00) if submitted through the online permitting system.
- (10) The permit fee for wire lath/stucco and other siding replacement/installation shall be one hundred dollars (\$100.00).
- (11) The permit fee for Tiki and/or Chickee huts shall be two hundred dollars (\$200.00).
- (12) The permit fee to replace or add skylights shall be one hundred dollars (\$100.00) for the first and twenty-five dollars (\$25.00) for each additional skylight being replaced.

- (13) The permit fee for replacement of smoke alarms in a dwelling unit shall be seventy-five dollars (\$75.00) or seventy-two dollars (\$72.00) if submitted through the online permitting system.
- (14) The permit fee for replacement of pool heater shall be seventy-five dollars (\$75.00) plus required sub permits.
- (15) The permit fee to remodel a pool shall be one hundred fifty dollars (\$150.00) plus required sub permits.
- (16) The permit fee for residential renovations shall be seventy-five dollars (\$75.00), plus required sub permits.
- (17) The permit fee for residential fire damage shall be two hundred fifty dollars (\$250.00), plus plan review fees and sub permit fees for non-structural and five hundred dollars (\$500.00) plus plan review and sub permit fees for structural repair.
- (18) All construction that impacts the footprint of the structure or property shall be accessed a zoning fee of six dollars (\$6.00).

(Ord. 90-43, passed 5-14-90; Am. Ord. 91-29, passed 6-10-91; Am. Ord. 91-90, passed 1-13-92; Am. Ord. 92-10, passed 4-13-92; Am. Ord. 94-42, passed 9-26-94; Am. Ord. 97-66, passed 10-13-97; Am. Ord. 98-67, passed 9-28-98; Ord. No. 00-97, § 1, passed 10-9-00; Am. Ord. 01-58, § 5, passed 9-24-01; Am. Ord. 06-108, § 1, 9-25-06; Am. Ord. 07-105, § 1, 8-13-07; Am. Ord. 08-56, § 1, 6-9-08; Am. Ord. 09-37, § 1, 4-13-09; Ord. No. 10-20, § 1, passed 5-24-10; Am. Ord. 11-21, § 1, 4-11-11; Am. Ord. 11-32, § 1, passed 6-13-11; Ord. No. 13-38, § 1, 7-8-13)

Sec. 150.703. - Fees for other than single-family dwellings.

Permit fees for buildings and structures other than those erected on lots zoned for single-family dwellings:

(1) *Building permit fees:*

a. The permit fees for new construction are established by the following schedule:

Valuation	Fee
Up to \$10,000	\$45.00 + \$11.60 per thousand Minimum fee of \$200.00
10,001 to 25,000	\$63.00 + \$10.17 per thousand
25,001 to 50,000	\$143.00 + \$9.24 per thousand
50,001 to 100,000	\$145.00 + \$8.63 per thousand
100,001 to 250,000	\$454.00 + \$7.48 per thousand

Valuation	Fee
250,001 to 500,000	\$889.00 + \$5.36 per thousand
500,001 to 1,000,000	\$1,687.00 + \$5.43 per thousand
1,000,001 to 2,500,000	\$2,720.00 + \$4.55 per thousand
2,500,001 to 5,000,000	\$5,731.00 + \$3.80 per thousand
5,000,001 to 10,000,000	\$8,163.00 + \$4.84 per thousand
Over \$10,000,001	\$11,148.00 + \$5.85 per thousand

A plan review fee of twenty-five (25) percent shall be added to the building permit fee. The plan review fee is to be paid at the time of plan submission. The minimum plan review fee shall be one hundred fifty dollars (150.00).

The valuations are computed on relative costs per square foot shown in the building valuation table for each floor level of the structure based on exterior wall dimensions and on the type of construction represented in the building code.

The Building Valuation Table shall be the building valuation data compiled by the International Code Council "ICC", published in the Building Safety Journal including the appropriate modifier as determined by the building official. For the purpose of calculating an evaluation, all construction shall be presumed to be of "good" as opposed to "average" construction. The data published in the November/December issue shall become effective the first day of February following publication. The data published in the May/June issue shall become effective the first day of August following publication, or the effective date shall be at the discretion of the building official.

In addition, the following items should be added to the total valuation of the building:

1. Automatic detectors: nine hundred thirty-one dollars (\$931.00) plus fifty-four cents (\$0.54) per square foot of protected area.
2. Standpipe: one thousand six hundred forty-two dollars (\$1,642.00) per riser per floor.
3. Signaling system: two hundred forty-one dollars (\$241.00) per station.
4. Elevator or lift: thirty-one thousand dollars (\$31,000.00) plus five thousand two hundred fifty dollars (\$5,250.00) per floor stop.

The costs per square foot are adopted only to calculate the permit fee. They are not intended to reflect estimated or actual costs of the structure which may vary according to design, labor and material costs, and other economic values at the time of application for permit.

For buildings or structures not categorized in the building valuation data, the valuation shall be based upon the contracted price, including electric, plumbing, and heating/air conditioning costs.

- b. *Remodeling and alteration work.* The permit fee shall be 1.59 percent of the estimated cost of the work but not less than one hundred seven dollars (\$107.00).
 - c. *Multiple dwellings.* Permit fees shall be based upon the total square footage of all floors of the entire building. One (1) permit will be issued for each building. The building official may allow permits to be issued for each dwelling unit.
- (2) *Plumbing permit fee.* The fee for plumbing of any building shall be sixteen dollars (\$16.00) per fixture with a minimum fee of one hundred fifty dollars (\$150.00);
 - (3) *Mechanical permit fees:*
 - a. Hotels and motels with individual self-contained equipment installed in each room, the fee shall be seventy-five (\$75.00) for each unit. The minimum fee shall be one hundred and fifty dollars (\$150.00).
 - b. Mechanical equipment installations other than hotels and motels, the fee shall be eleven dollars (\$11.00) per one thousand dollars (\$1,000.00) based upon the valuation of the work. The minimum permit fee shall be one hundred fifty dollars (\$150.00). Mechanical equipment shall include, but not limited to, gas piping systems, LP gas tank installation, gas-fired equipment, and appliances.
 - (4) *Electrical permit fees.* The permit fee for electrical work associated with the building construction, alteration, addition, and/or improvement shall be ten (10) percent of the construction permit fee of the structure established in subsection (1)a. above, but not less than one hundred fifty dollars (\$150.00). The permit fee for site electrical work shall be based on the estimated cost of work and shall be calculated using the valuations found in the permit fee schedule for commercial work.
 - (5) *Insulation permit fee.* The insulation permit fee shall be five (5) percent of the cost of the construction permit fee established in (1)a. above, but not less than one hundred dollars (\$100.00).
 - (6) All threshold buildings will require a threshold inspector certification credential review, as per FBC. The fee for this review shall be two hundred dollars (\$200.00).
 - (7) The permit fee for grease traps, located outside the exterior of structure, shall be two hundred dollars (\$200.00).
 - (8) The permit fee for paint spray booths shall be four hundred dollars (\$400.00) plus required sub permit fees.
 - (9) The permit fee for site lighting shall be one hundred fifty dollars (\$150.00) for first pole plus twenty dollars (\$20.00) each additional pole, plus required plan review fee.

(10) The inspection fee to have a stop work order lifted shall be two hundred fifty dollars (\$250.00)

(11) The permit fee for commercial replacement or installation of windows, doors, shutters and/or awnings shall be one hundred fifty dollars (\$150.00) for the first, plus ten dollars (\$10.00) each additional.

(Ord. 90-43, passed 5-14-90; Am. Ord. 91-29, passed 6-10-91; Am. Ord. 92-10, passed 4-13-92; Am. Ord. 97-66, passed 10-13-97; Am. Ord. 98-67, passed 9-28-98; Ord. No. 00-97, § 1, passed 10-9-00; Am. Ord. 01-58, § 6, passed 9-24-01; Am. Ord. 06-108, § 1, passed 9-25-06; Am. Ord. 07-105, § 1, passed 8-13-07; Am. Ord. 08-65, § 1, passed 7-14-08; Am. Ord. 09-37, § 1, 4-13-09; Ord. No. 10-20, § 1, passed 5-24-10; Am. Ord. 11-32, § 1, passed 6-13-11)

SECTION 2. Section 150.704. (Building permit fees for construction of other than that provided in sections 150.702 and 150.703.) of Chapter 150 (Building Regulations) of Article VII (Fees) of the Code of Ordinances of the City of Port St. Lucie is amended as follows:

(1) Temporary pole, residential electric service, temporary underground electric or service change fee shall be one hundred dollars (\$100.00) or eight-six dollars (\$86.00) if submitted through the online permitting system. Non-residential/commercial fees shall be one hundred dollars (\$100.00) for less than 200 amps, two hundred fifty dollars (\$250.00) for 200 amps to 600 amps and three hundred fifty dollars (\$350.00) for 601 amps or greater.

(2) The permit fee for recovering an existing commercial roof shall be five hundred dollars (\$500.00) except when commercial structure is a converted residential dwelling refer to section 150.702(6).

(3) The permit fee for construction trailers and movable temporary buildings used in connection with land development or construction projects shall be two hundred dollars (\$200.00). A permit shall be valid for six (6) months. The renewal fee shall be one hundred dollars (\$100.00). Only one renewal shall be permitted. Electrical service connection fee shall be one hundred dollars (\$100.00). A construction trailer shall be defined as a trailer used temporarily by the contractor or subcontractor only to conduct the business of supervising and coordinating job site activities for the project where it is located.

(4) *Reserved.*

(5) An automatic lawn irrigation system shall require an electrical permit only. The permit fee shall be seventy-five dollars (\$75.00) or sixty-one dollars (\$61.00) if submitted through the online permitting system.

- (6) The permit fee for the installation of a solar heating system shall be one hundred dollars (\$100.00).
- (7) A fee of three hundred dollars (\$300.00) shall be required for a permit to install a manufactured (mobile HUD-approved) home in a manufactured (mobile) home park. The fee to pour a slab or foundation for the placement of a manufactured (mobile HUD-approved) home shall be one hundred dollars (\$100.00). Fees for porches and carports shall be the same as for other single-family porches and carports.
- (8) Fees for permits to replace residential water heaters shall be eighty-six dollars (\$86.00) or seventy-two dollars (\$72.00) if submitted through the online permitting system. Fees for replacement of commercial water heaters shall be one hundred fifty dollars (\$150.00).
- (9) Demolition of buildings or structures: For the demolition of buildings or structures, the fee shall be as follows:
 - (a) Commercial permit fee shall be two hundred dollars (\$200.00) for nonstructural demolition and five hundred dollars (\$500.00) for structural interior and exterior demolition.
 - (b) The fee to demolish a single-family residential dwelling shall be three hundred dollars (\$300.00).
- (10) ~~The registration permit~~ fee for fences installed on lots zoned for single-family dwellings is sixty-five dollars (\$65.00) or fifty-one dollars (\$51.00) if submitted through the online permitting system. The permit fee for concrete, masonry, stone, or other such walls installed on lots zoned for single-family dwellings is one hundred dollars (\$100.00). The permit fee for fences installed as pool barriers is one hundred dollars (\$100.00). The permit fee for fences and walls installed on properties zoned for other than single-family residential shall be as follows:
 - (a) Fences shall be two hundred fifty dollars (\$250.00).
 - (b) Walls shall be two hundred dollars (\$200.00) for the first one hundred (100) linear feet, plus seventy-five cents (\$0.75) for each linear foot thereafter.
 - (c) The minimum fee for commercial site walls shall be one hundred forty dollars (\$140.00)
- (11) The permit fee for an in-ground swimming pool located on residential single-family dwelling lots shall be five hundred fifty dollars (\$550.00). Aboveground swimming pools installed below grade shall be three hundred dollars (\$300.00). An additional fee of seventy-five dollars (\$75.00) shall be paid on all home owner builder swimming pools. This includes the electric permit fee. Above ground pools without excavation shall have a fee of one hundred dollars (\$100.00). The permit fee for public swimming pools or

swimming pools in multifamily residential developments shall be eight hundred and seventy-five dollars (\$875.00). Electric permit for such swimming pools shall be one hundred dollars (\$100.00).

- (12) The permit fee for aboveground hot tubs or spas independent from a swimming pool shall be one hundred dollars (\$100.00) and one hundred fifty dollars (\$150.00) for in-ground hot tubs or spas.
- (13) The permit fee for moving an existing building or structure shall be as follows:
- (a) To move a building or structure from within the city limits to another property within the city limits, the fee shall be six hundred twenty-five dollars (\$625.00). This fee includes the initial inspection by the building department and the foundation permit. This fee shall be paid at application.
 - (b) The fee to move a building or structure from outside the city limits to within the city limits shall be one thousand dollars (\$1,000.00). This fee includes the initial inspection by the building department and the foundation permit. This fee shall be paid at application.
 - (c) The fee to move a building from within the city limits to outside the city limits shall be four hundred dollars (\$400.00). This includes a post move inspection of the site vacated by the moved structure.
 - (d) Additional building and site inspection fee for the above shall be seventy-five dollars (\$75.00) per site visited.
- (14) The permit fee for pool enclosures shall be two hundred dollars (\$200.00).
- (15) The fee for a dock extending into the waterways within the city limits of Port St. Lucie, for lots on waterways which are zoned for single-family dwellings, shall be one hundred fifty dollars (\$150.00). Fees for seawalls, bulkheads, and retention walls on lots zoned for single-family dwellings abutting waterways within the city limits of Port St. Lucie shall be one hundred dollars (\$100.00) for the first one hundred (100) linear feet and five dollars (\$5.00) per linear foot thereafter.
- (16) The fee for a public dock at a public marina or for dock(s) serving more than one (1) single-family residence shall be two hundred twenty-five dollars (\$225.00), plus thirty-two dollars (\$32.00) for each boat slip of docking space. The plan review fee shall be fifty-four dollars (\$54.00). Fees for bulkheads, seawalls, and retention walls on lots zoned other than for single-family dwelling shall be two hundred dollars (\$200.00) for the first one hundred (100) linear feet and five dollars (\$5.00) per linear foot thereafter.
- (17) (a) The fee for setting a nonpermanent or mobile structure not placed on a permanent foundation, to serve as a temporary sales or business office used in connection with land development or construction projects, shall be two hundred dollars (\$200.00),

plus required sub permit fees. A permit is valid for six (6) months. The fee to renew shall be two hundred dollars (\$200.00).

(b) The fee for setting a nonpermanent or mobile structure not placed on a permanent foundation, to be used for a temporary office, church, bank, or other legally permitted approved occupancy, shall be two hundred fifty dollars (\$250.00), plus required sub permit fees. A permit shall be valid for one (1) year. All temporary offices shall meet all building, zoning, and engineering codes, and any other regulations.

(18) The permit fee for a concrete slab shall be seventy-five dollars (\$75.00) for structures on lots zoned for single-family dwellings. The permit fee for a concrete slab shall be one hundred dollars (\$100.00) for lots zoned for other than single-family use.

(19) The permit fee for a fireplace shall be seventy-five dollars (\$75.00) plus applicable sub permit fees.

(20) The electric permit for solar electric systems shall be:

Electric Permit:	1 KW — 2.9 KW	\$150.00
	3 KW — 4.9 KW	\$250.00
	5 KW — or greater	\$350.00
Plan Review:		\$150.00

(21) *Reserved.*

(22) *Reserved.*

(23) The minimum fee for commercial permits shall be one hundred fifty dollars (\$150.00) unless otherwise stated.

(24) *Reserved.*

(25) Fees for duplicate building permit cards shall be twenty-five dollars (\$25.00).

(26) Fee's for generators shall be as follows:

Residential:

Less than 25kw	\$150.00 plus applicable sub permits
25kw and greater	\$250.00 plus applicable sub permits
Commercial:	
Less than 50kw	\$300.00 plus applicable sub permits
50kw to 249kw	\$600.00 plus applicable sub permits
250kw to 499kw	\$800.00 plus applicable sub permits
500kw and greater	\$1,000.00 plus applicable sub permits

- (27) Fees other than those specifically stated in this section shall be as determined by the building official based on building department costs.
- (28) Fees for residential garage door or any exterior door replacement shall be seventy-five dollars (\$75.00) or sixty one dollars (\$61.00) if submitted through the online permitting system for each type of door.
- (29) The permit fee for a residential shutter installation shall be one hundred dollars (\$100.00).
- (30) The permit fee for the installation of child safety pool barrier shall be thirty-five dollars (\$35.00) for new construction. The permit fee for the installation of child safety pool barrier for existing pools shall be one hundred dollars (\$100.00).
- (31) The electric permit fee for man-made bodies of water as defined in NEC 682 shall be three hundred dollars (\$300.00).
- (32) The permit fee for the replacement or installation of windows shall be seventy five dollars (\$75.00) for first, plus five dollars (\$5.00) each additional.

(Ord. 90-43, passed 5-14-90; Am. Ord. 91-29, passed 6-10-91; Am. Ord. 91-90, passed 1-13-92; Am. Ord. 92-10, passed 4-13-92; Am. Ord. 94-13, passed 3-14-94; Am. Ord. 97-66, passed 10-13-97; Am. Ord. 97-67, passed 9-28-98; Ord. No. 00-97, § 1, passed 10-9-00; Am. Ord. 01-58, § 7, passed 9-24-01; Am. Ord. 06-108, § 1, 9-25-06; Am. Ord. 07-105, § 1, 8-13-07; Am. Ord. 08-65, § 1, passed 7-14-08; Am. Ord. 09-37, § 1, passed 4-13-09; Am. Ord. 10-20, § 1, passed 5-24-10; Am. Ord. 11-15, § 1, passed 3-14-11; Am. Ord. 11-21, § 1, passed 4-11-11; Am. Ord. 11-32, § 1, passed 6-13-11; Ord. No. 13-38, § 1, 7-8-13)

Sec. 150.705. - Engineering fees.

- (a) The city engineer shall review and adjust the engineering fees on an annual basis, as needed.
- (b) The engineering department shall charge the following residential fees:

RESIDENTIAL FEE SCHEDULE	
Description	Fee
Plot plan review, culvert design and inspection (includes house move):	

RESIDENTIAL FEE SCHEDULE	
Description	Fee
Inside lot with one culvert ¹	\$415.00
Corner lot with one culvert ¹	\$460.00
Each additional culvert	\$125.00
Plot plan review for curb and gutter ¹	\$245.00
Plot review & culvert design for minor rejection	\$40.00
Plot plan review & culvert design for revision or major rejection:	
First	\$50.00
Second	\$75.00
Third and subsequent	\$100.00
Culvert reinspection	
First	\$95.00
Second	\$120.00
Third and each subsequent	\$145.00
Driveway addition/modification review culvert design and/or inspection	
With culvert ¹	\$245.00
With curb and gutter ¹	\$155.00
Accessory use (e.g., pool, garage, cottage, etc.) review/inspection ¹	\$155.00
First and each subsequent accessory use reinspection or revision	\$110.00
Residential encroachment permit (plus recording fees)	\$70.00
Abandonment of easement request	\$125.00
Existing structure moving:	
Without removal or support of traffic signals	\$110.00
With removal or support of traffic signals	\$320.00

¹ Includes \$35.00 for NPDES Program.

(c) The following commercial review and permitting/inspection fees shall be charged by the engineering department.

COMMERCIAL REVIEW FEE SCHEDULE	
Description	Fee
Abandonment of easement	\$135.00
Developer agreement	\$955.00
Annexations—Eng. review	\$245.00 + \$1.00 per acre
Annexations—Survey review	\$175.00 + 1.00 per acre

ORDINANCE 17-19

Annual or biennial reports	\$385.00
Comprehensive plan amendment	\$175.00
Development plans—Miscellaneous—Administrative review, variance request, conceptual plan, walls, gates, entry features, rezoning, exemption from platting, or as determined by city engineer	\$165.00
Development plans—Site and construction plans	\$610.00 + \$1.00 per acre
NPDES Review	\$300.00 + \$1.00 per acre
Development of regional impact:	
New or substantial deviation	\$3,030.00 + \$1.00 per acre
Request for revision (NOPC)	\$1,535.00 + \$1.00 per acre
Exemption from platting	\$305.00
Plat	\$330.00 first two sheets \$60.00 per sheet thereafter
PUD zoning	
New	\$395.00 + \$1.00 per acre
Amendment	\$280.00 + \$1.00 per acre
Commercial revocable encroachment permit request	\$80.00
SAD project administration	0.005 × total contract amount
CIP administration	0.025 × total contract amount

COMMERCIAL PERMITTING FEE SCHEDULE	
Description	Fee
Culvert design and inspection	
One culvert and swale	\$370.00
Each additional culvert	\$105.00
Culvert reinspection:	
First	\$95.00
Second	\$120.00
Third and subsequent	\$145.00
Driveway modification review, culvert design, and/or inspection	
With culvert	\$215.00
With curb and gutter	\$125.00
Engineering inspections	$\$570.00 + .001 \times \text{site work costs}$
Engineering reinspection	
First	\$135.00
Second	\$160.00
Third and subsequent	\$185.00
Traffic signal inspection (modification)	\$600.00
Traffic signal inspection (new)	\$1,860.00
Traffic signal reinspection	
First	\$300.00
Second	\$325.00
Third and subsequent	\$350.00
Street/Pedestrian light inspection (modification or new)	$\$1,270.00 + \80.00 per light
Street/Pedestrian light reinspection	
First	\$300.00
Second	\$325.00
Third and subsequent	\$350.00

(d) Should the city be required to hire outside consulting services for assistance in the review and approval of any project, the developer and/or owner shall be required to reimburse the city for said expenditures, prior to city council approval. The city engineer shall determine when outside assistance is required.

(e) Commercial and residential engineering permits will be valid for a period of one year after date of issuance/approval. If no site work has occurred within this time, the permit is null and void and no fees will be refunded.

(f) Due to unusual circumstances and upon the approval of the city engineer, the fee may be calculated as the actual time and expense of the engineering department.

(Ord. 92-10, passed 4-13-92; Am. Ord. 94-13, passed 3-14-94; Am. Ord. 01-58, § 8, passed 9-24-01; Am. Ord. 04-61, § 4, passed 5-10-04; Am. Ord. 04-117, § 1, passed 10-11-04; Am. Ord. 04-133, § 3, passed 11-22-04; Am. Ord. 07-99, § 1, passed 7-23-07; Am. Ord. 07-135, § 1, passed 9-24-07; Am. Ord. 08-73, passed 8-25-08; Am. Ord. 10-03, § 1, passed 1-25-10; Am. Ord. 12-37, § 1, 8-13-12)

Secs. 150.706—150.709. - Reserved.

Sec. 150.710. - Fees for registration of contractors.

- (1) Contractors as defined in chapter 150 of this Code shall pay the following fee for a certificate of competency:
 - (a) Application for a certificate of competency: Fee, one hundred twenty-five dollars (\$125.00).
 - (b) Initial issuance of or annual renewal of certificate of competency of contractors other than those with current certificate of certification issued by the Florida Construction Industry Licensing Board: Fee, sixty-five dollars (\$65.00).
 - (c) Duplicate competency card: twenty dollars (\$20.00).
- (2) Contractors having a current valid certificate of competency shall pay the following fees for a change to the status of the certificate:
 - (a) Placement of certificate of competency into inactive status: Fee, sixty dollars (\$60.00).
 - (b) Return inactive status of a certificate of competency to active status: Fee, one hundred dollars (\$100.00).
 - (c) Reinstate certificate of competency for renewal thirty (30) days or less delinquent: Fee, forty dollars (\$40.00).
 - (d) Reinstate certificate of competency for renewal sixty (60) days delinquent: Fee, sixty dollars (\$60.00). For renewal, ninety (90) days delinquent: Fee, one hundred dollars (\$100.00).
 - (e) Change from business entity to another business entity: Fee, sixty dollars (\$60.00).
 - (f) Amend filed corporation name to another: Fee, fifty dollars (\$50.00).
 - (g) Change from an individual to a qualifying business: Fee, seventy-five dollars (\$75.00).
 - (h) Change from a qualifying business to an individual: Fee, seventy-five dollars (\$75.00).
 - (i) Business name change: Fee, one hundred dollars (\$100.00).
 - (j) Qualify an additional business entity: Fee, two hundred dollars (\$200.00).
- (3)
 - (a) All competency cards shall expire on September 30 of the current year.
 - (b) Inactive competency cards may be issued to contractors holding current active competency cards. Inactive competency cards shall expire one (1) year from the date of their issuance. They may not be renewed. The holder of the card may, during its term, convert the card to an active competency card upon the payment of the required fees as elsewhere provided herein.

- (4) Sponsorship fee for all exams shall be one hundred fifty dollars (\$150.00).
 - (a) A reduction of fifty dollars (\$50.00) in the sponsorship fee may be issued to prospective contractors attending the new business class offered by the building department.
- (5) Membership fee: Forty dollars (\$40.00).
- (6) Letters of reciprocity: Thirty-five dollars (\$35.00).
- (7) The fee for temporary licenses shall be two hundred fifty dollars (\$250.00).

(Ord. 90-43, passed 5-14-90; Am. Ord. 91-29, passed 6-10-91; Am. Ord. 92-10, passed 4-13-92; Am. Ord. 97-66, passed 10-13-97; Am. Ord. 01-58, § 9, passed 9-24-01; Am. Ord. 06-108, § 1, 9-25-06; Am. Ord. 07-105, § 1, 8-13-07; Am. Ord. 09-37, § 1, 4-13-09; Ord. No. 10-20, § 1, passed 5-24-1; Am. Ord. 11-02, § 1, 1-24-11)

SECTION 3. SEVERABILITY.

If any portion of this Ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this Ordinance. If this Ordinance or any provision thereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, property, or circumstance.

SECTION 4. CODIFICATION.

Provisions of this ordinance shall be incorporated in the Code of Ordinances of the City of Port St. Lucie, Florida, and the word “ordinance” may be changed to “section”, “article”, or other appropriate word, and the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; provided, however, that Sections 3 through 6 shall not be codified.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall become effective 10 days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this
____ day of _____, 2017.

CITY COUNCIL
CITY OF PORT ST. LUCIE, FLORIDA

By: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

By: _____
O. Reginald Osenton
City Attorney