



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: RONALD R. NEIBERT, CITY MANAGER

DATE: OCTOBER 5, 2017

RE: RESOLUTION NO. 17-63: BUILDING PERMIT & INSPECTION FEE SCHEDULE

Introduction:

Resolution No. 17-63 repeals Ordinance No. 10-08, Building Permit fees, and establishes a new Building Permit and Inspection Fee Schedule.

Recommended Action:

The administration recommends approval of Resolution No. 17-63.

Background:

1. The building permit and inspections fee schedule was last updated in June 2010.
2. Staff presented fee schedule update options to the City Commission on September 21, 2017. The City Commission directed staff to bring back a resolution for consideration to include the building permit and inspections fee schedule updates as presented and recommended by staff (Option 1).

Proposed Revisions to the Building Permit and Inspection Fee Schedule:

The following minor revisions to the building permit and inspection fee schedule are included in the proposed resolution. These fees ensure staff costs associated with review and research are covered, provide for lower cost permit fees for minor projects, and clarify current administrative practices in several areas. The updates are included in Exhibit A, and are summarized as follows:

1. Increase single family plan review fee as current fee (a) does not cover staff costs for plan review and (b) is substantially lower than that of most surrounding local governments.
2. Add “early start” permit to allow construction to begin in advance of actual building permit issuance. (Helps to expedite projects and meet construction schedule deadlines).
3. Provide differential permit fees for signs based on type and level of review required to verify compliance with the Florida Building Code and/or Land Development Regulations; thereby providing a lower cost option to business owners.
4. Provide differential permit fees for fences based on cost of project.
5. Provide differential permit fees for utility buildings (sheds) based on cost of project.

6. Add “master plan filing” to allow homebuilders to submit master house plans to expedite plan review for standard home designs.
7. Add “contractor registration” to clarify no fee is due for contractor registration.
8. Add “general permit for jobs not covered with cost below \$1,000 to provide lower cost permit for minor projects.
9. Increase fee imposed for commencing work without permits by \$50, as current fee is lower than that of all surrounding local governments.

Considerations:

- Adding lower cost permit options for minor projects, smaller signs, and early start permit opportunities helps both homeowners and businesses.
- The fees Eustis charges are generally lower than that of other area local governments.
- In the event of a downturn in construction, current restricted revenues would cover building department operating expenditures for approximately one and a half years. Thereafter, the City would need to expend general fund contingency funds to cover operating costs of the building department.

Eustis Code of Ordinances:

Sec. 118-19. - Fees. The charge of fees for permits and inspections under this chapter shall be paid to the city at the time of permit issuance. Charges and fees for permits and inspections may be established by a duly adopted resolution of the city commission and are on file in the city clerk's office.

The Florida Statutes:

166.222 Building code inspection fees.—The governing body of a municipality may provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provisions of its building code.

553.80 Enforcement.—(7) The governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances shall be carried forward to future years for allowable activities or shall be refunded at the discretion of the local government. The basis for a fee structure for allowable activities shall relate to the level of service provided by the local government and shall include consideration for refunding fees due to reduced services based on services provided as prescribed by s. 553.791, but not provided by the local government. Fees charged shall be consistently applied.

Alternatives:

1. Approve Resolution No. 17-63
2. Deny Resolution No. 17-63

Discussion of Alternatives:

Alternative 1 approves Resolution No. 17-63.

Advantages:

- The City will have an updated and clarified building permit and inspections fee schedule that includes fees reflective of operational costs includes lower cost permit options.

Disadvantages:

- A small increase in fee applies in two categories (single-family plan review and work without a permit).

Alternative 2 denies Resolution No. 17-63.

Advantages:

- The City Commission could consider alternative fees.

Disadvantages:

- The City would continue to utilize a fee schedule that has not been updated in seven years; some fees may not be reflective of operational costs.
- The lower cost permit options proposed would not be available to home owners and contractors.

Budget / Staff Impact:

The revised fees will provide revenue to cover the costs associated with enforcing the Florida Building Code.

Community Input:

The department advertised this proposed Resolution and there will be opportunity for public input at the City Commission meeting.

Prepared By:

Lori Barnes, AICP, CPM, Development Services Director

Attachments: Res. No. 17-63 with Exhibit A
Comparison of Current Fees vs. Proposed

CITY OF EUSTIS
BUILDING PERMIT & INSPECTIONS FEE SCHEDULE

Effective Date: October 5, 2017 per Resolution No. 17-63

When calculating permit fees, include Florida State Surcharge (1.5% for Florida Building Surcharge & 1.5% for Florida Recovery Fund) (\$4.00 minimum).
 These fees will be added to the permit cost.

RESIDENTIAL PERMITS	PERMIT FEE
Plan Review Fee, (Residential - any new construction, residential)	\$250.00 <i>(Payment must be made prior to plan review)</i>
Plan Review Fee (All Other)	1/2 of Building Permit Fee <i>(Payment must be made prior to plan review)</i>
Building - Residential	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.
Early Start, Residential	\$100.00 <i>(Contractor proceeds at own risk; work may not be covered; not eligible for inspection until complete building permit is issued)</i>
COMMERCIAL PERMITS	PERMIT FEE
Plans Review Fee (Commercial)	1/2 of Building Permit Fee <i>(Payment must be made prior to plan review)</i>
Commercial Building/Multi-Family (any new constructed commercial, industrial, manufacturing buildings, Interior Build-outs, etc.)	\$60.00+\$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.
Commercial work not listed	\$60 + \$7 per \$1,000 of construction cost
Site Development	2% of Construction Cost, No State Fees
Early Start Permit, Commercial	\$200.00 <i>(Contractor proceeds at own risk; work may not be covered; not eligible for inspection until complete building p</i>
MOBILE HOME PERMITS	PERMIT FEE
Manufacturer Homes (HUD), Modular Homes & Modular Buildings (DCA)	\$240.00 - includes setup, electric, plumbing & mechanical. Add \$60.00 for gas connection, if applicable
TRADE PERMITS	PERMIT FEE
ELECTRICAL	
Minimum Fee	\$60.00
Residential - Single Family & Duplex	\$60.00 per service + \$0.20 per amp per service

Commercial and all other Structures	\$60.00 per service + \$0.30 per amp per service
Temporary Service	\$60.00 per service
Fire Alarms	\$60.00 + Applicable Fire Fees
All Other Electric	\$60.00 + \$7 per \$1000 of construction costs
MECHANICAL (Heating, Ventilation and Air Conditioning)	
Minimum Fee	\$60.00
Per Ton or Fraction thereof	\$5.00 per Ton
Duct Openings	N/A
Forced ventilation, per duct opening	N/A
All other Mechanical	\$60.00 + \$7 per \$1000 of construction costs.
PLUMBING	
Minimum Fee	\$60.00
Fixture and appliances	\$2.00 each
Coin Operated Laundries	\$5.00 per washing unit
Wells - Irrigation Only -	
2" Diameter, or less	\$100 + \$60.00 electric fee
2-1/2" through 4" Diameter	\$200.00 + \$60.00 electric fee
4-1/2" and larger Diameter	\$300.00 + \$60.00 electric fee
SPRINKLER SYSTEMS	
Lawn Sprinklers (Connected to City Water)	\$60.00 + \$7 per \$1,000 of construction cost.
Fire Sprinklers	\$60.00 + Applicable Fire Fees
GAS	\$60.00 + \$2.00 per outlet
SWIMMING POOL PERMITS	PERMIT FEE
Swimming Pools (Residential & Commercial)	\$60.00 + \$7 per \$1,000 of construction cost + \$60.00 for electric fee.
SIGN PERMITS	PERMIT FEE
Engineered - Free Standing	\$60.00 + \$7 per \$1000 of construction cost + \$70. electric fee, if applicable
Engineered - Building Mounted (greater than 32 SF and/or greater than 1-1/2 in projection)	\$40.00 + \$60 electric fee, if applicable
Non-Engineered - Building Mounted (less than 32 SF and less than 1-1/2 in projection)	\$25.00 + \$60 electric fee, if applicable
Sign Panel Replacement (Face Change Only) or Signs Painted on Walls or Awnings (separate awning permit required for new awnings) without associated electrical	\$15.00
MISCELLANEOUS PERMITS	PERMIT FEE

Alterations, Repairs and Remodels (Plan Review Fees Apply)	
Screen Enclosures, Aluminum Patio Covers, Aluminum Carports, Manufactured Home Roof Overs	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.
Seawalls, Docks, Boathouses	
Paving (all types of material)	
Any type of building, structure, alteration or addition not listed above or qualifying for general permit below (administration cost).	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.
FENCE (does not include utility structures) <i>Cost of project</i>	
\$0 - \$1,000.00	\$25.00
\$1,000.00 - \$2,000.00	\$40.00
\$2,000 and up	\$60.00 + \$7. per \$1000 of construction cost.
DRIVEWAYS	
Residential	\$60.00 Initial - \$15.00 each additional
Commercial	\$60.00 Initial - \$25.00 each additional
UTILITY BUILDINGS	
Less than 50 sq. Ft	No Permit Required
51 - 100 Sq. Ft.	\$25.00
101 - 200 Sq. Ft.	\$50.00
200 Sq. Ft. and up	\$60.00 + \$7 per \$1000 of Construction Cost.
RE-INSPECTIONS	
Each re-inspection/visit	\$50.00
ADMINISTRATION COST	PERMIT FEE
Change of Primary Contractor or Subcontractor	\$50.00
Re-submittal of construction plans	1st resubmittal no charge, \$50.00 each additional
Modification of plans after initial submittal per trade	\$50.00
Permit Amendments (other than Contractor change)	\$25.00
Master Plan Filing	\$50.00
Pre-Power Approval forms for 1st 60 days	\$50.00
Temporary / Conditional Certificate of Occupancy	\$100.00
Replace Building Permit Card	\$5.00
Change of Use/Occupancy (inspection required) (Plan Review Fee Applies)	\$100.00
Impact fee calculation/Collection	\$100.00
Contractor Registration	No Charge

Special Inspections (After Hours) (One Hour Minimum)	\$100.00 per Hour
General Permit for Jobs not covered on Fee Schedule, Job evaluation cost below \$1,000 with Building Official Approval	\$25.00
Extension of permit - (Written request received before Permit Expires and upon approval of Building Official)	10% of Original permit Fee, Minimum of \$50.00
PERMIT RENEWAL (Percentage of Original Permit Fee)	
No Inspections Conducted	100%
Slab Approved	80%
Lintel Approved	60%
Rough/Framing Approved	40%
Insulation Approved	20%
Final Inspection Only Needed	10%
MOVING AN EXISTING BUILDING OR STRUCTURE	
To Outside City Limits	\$100 + Expenses incurred to any City Dept.
Within or into City Limits (City Commission Approval Required)	\$200 + Expenses incurred to any City Dept.
On Same Lot	\$100 + Expenses incurred to any City Dept.
DEMOLITION	\$100 + Expenses incurred to any City Dept.
WORKING WITHOUT PERMITS	FEE IMPOSED
If any person commences work on a building or structure before obtaining the necessary permits, they shall be subject to a penalty as specified.	\$150.00 or double the permit fee, whichever is greater