

ORDINANCE NO. 2021-16

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 90, BUILDINGS AND BUILDING REGULATIONS, ARTICLE IV, TECHNICAL CODES, SECTION 90-204, PERMITS AND FEES; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 553.80, Florida Statutes provides local governments the authority to adopt reasonable fees for carrying out their responsibilities in enforcing the Florida Building Code; and

WHEREAS, the Venice City Council desires to clarify and amend how project valuation is determined for the purpose of assessing building permit fees and to adopt a fee reduction for when private providers are used for inspections.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA as follows:

SECTION 1. The above whereas clauses are ratified and confirmed as true and correct.

SECTION 2. Chapter 90, Buildings and Building Regulations, Article IV, Technical Codes, Section 90-204, Permits and Fees, is hereby amended to read as follows:

Sec. 90-204. Permits and fees.

- (a) *Permits required.* Any person who intends to erect a structure, alter an existing structure, or construct or demolish any structure, or change the occupancy of a building or structure, shall make application for a permit to the building division before the work has begun. This requirement includes any type of work which is regulated by the technical codes enforced by the city. The building official may approve minor repair work without the requirement of a permit provided such approval is not in violation of the technical codes.
- (b) *Schedule of permit fees.* On all buildings, structures or alterations requiring a permit, as set forth in this chapter, fees shall be paid as required in this chapter at the time of issuance of the permit. The fees listed in this section may be changed by resolution of the city council; however, the fees shall be subject to adjustment at the end of each fiscal year based on fluctuations in the revised Consumer Price Index without further action by city council. Permit fees shall be posted in the office of the building official and on file in the office of the city clerk.

- (1) *Building permit fees.* All building permit fees shall be pursuant to the latest fee

schedule set by the city.

- (2) *Compliance with Section 553.80(7), Florida Statutes.* Building permit fees may be discounted by resolution of the city council when reserves are in excess of the amount permitted under Section 553.80(7)(a), Florida Statutes.
- (3) *Surcharge.* A surcharge of 0.015 percent of the permit value is to be used for the education of staff who directly make decisions on permits and inspections. This surcharge shall be deposited into an educational fund established for this purpose.
- (4) *Moving of a building or structure.* For the moving of any building or structure, the fee shall be based on the project valuation ~~value~~.
- (5) *Demolition of a building or structure.* For the demolition of any building or structure, the fee shall be based on the project valuation ~~value~~.
- (6) ~~*Valuation of cost and labor.* For valuation of cost and labor for all improvements to be used to determine permit costs, construction costs shall be based on a copy of a construction contract. A copy of the construction contract shall be submitted, and the building official shall use the contract to set the value. When there is any doubt as to the value, the building official may ask for any verification needed.~~

Project valuation. For purposes of determining building permit fees, the project valuation (consisting of the material cost and labor) shall be calculated or substantiated by one of the following:

- (a) A copy of the executed construction contract.
- (b) The most recent publishing of the International Code Council Building Valuation Data which estimates per square foot average fair market construction costs according to the building construction type and predominate building use group occupancy. This method is only applicable to new building construction.
- (c) A detailed construction take off report using the most current edition of a nationally recognized construction estimator reference, such as RSMeans Building Construction Cost Data publication or RSMeans Construction Cost Data software program, delineating all material costs, labor, and sub-contractor(s) costs to complete the construction, alteration, relocation, enlargement, replacement, repair, equipment installation, use and occupancy, maintenance, removal and demolition of any building or structure or any appurtenances connected or attached to such buildings or structures and as described in the description or scope of work on the permit application.

When there is any doubt as to the accuracy of the documents provided, the building official may ask for additional documents as needed to substantiate the project valuation.

- (7) When private providers are used for inspections, the project valuation multiplier shall be reduced by 75%.

(87) *Fire department fees.* All fire department fees shall be pursuant to the latest fee schedule as set by the city.

SECTION 3. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. If any part, section, subsection or other portion of this ordinance or any application thereof to any person or circumstance is declared void, unconstitutional or invalid for any reason, such part, section, subsection or other portion, or the prescribed application thereof, shall be severable and the remaining provisions of this ordinance, and all applications thereof not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The city council specifically declares that no invalid or prescribed provision or application was an inducement to the enactment of this ordinance and that it would have enacted this ordinance regardless of the invalid or prescribed provision or application.

SECTION 5. This Ordinance shall become effective immediately upon its approval and adoption, as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA THIS 11TH DAY OF MAY 2021.

First Reading: April 27, 2021

Final Reading: May 11, 2021

Adoption: May 11, 2021

Ron Feinsod, Mayor

ATTEST:

Lori Stelzer, MMC, City Clerk

I, Lori Stelzer, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the Venice City Council, at a meeting thereof duly convened and held on the 11th day of May 2021, a quorum being present.

WITNESS my hand and the official seal of said City this 11th day of May, 2021

Lori Stelzer, MMC, City Clerk

Approved as to form:

Kelly Fernandez, City Attorney