

# PERMIT FEE SCHEDULE

Effective on applications received October 1, 2009

Section 108 of the International Building Code as adopted by Ordinance 930 reads as follows:

## FEES

**§108.1 Payment of fees.** A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

**§108.2 Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

**§108.3 Building permit valuations.** The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

**§108.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an additional fee established by the building official that shall be in addition to the required permit fees.

**§108.5 Related fees.** The payment of the fee for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

**§108.6 Refunds.** The building official is authorized to establish a refund policy.

**§108.7 Re-inspection Fee.** A fee as established by city council resolution may be charged when:

- The inspection called for is not ready when the inspector arrives;
- The temporary electrical pole does not have a building permit clearly posted;
- No building address or permit card is clearly posted;
- City approved plans are not on the job site available to the inspector;
- The building is locked or work otherwise not available for inspection when called;
- The job site is red-tagged twice for the same item;
- The original red tag has been removed from the job site.
- Violations exist on the property including failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

**§108.8 Investigation Fee. Work without a permit.**

**108.8.1 Investigation.** Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

**108.8.2 Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

**§108.8 Unauthorized cover up fee.**

**108.8.1** Any work concealed without first obtaining the required inspection in violation of section 109 shall be assessed a fee as established by the city fee schedule.

The attached **Fee Schedule** was adopted by resolution of the City Council on 06-03-08. The Building Official has created the attached **SOUTHLAKE BUILDING VALUATION TABLE** based on the ICC Building Valuation Data table published by ICC periodically in Building Safety Journal. A copy of the Southlake table is attached in the fee schedule below. The ICC table is available on the ICC web site at [www.iccsafe.org](http://www.iccsafe.org).

## City of Southlake Fee Schedule

1. Building Permit Fees (See Attachment B below)	
2. Water Well Permit	\$75.00
3. Tent Permit	\$50.00
4. Sign Permit, Permanent Type (1 - 50 sq ft)	\$100.00 minimum
Sign Permit, Permanent Type (> 50 sq ft)	\$1.00 /per additional sq ft
Sign Permit, Temporary / Banner Type	\$25.00 (amended Res. #98-70)
Illuminated Sign, Electrical Permit Included with sign permit fee	
5. Sign Recovery Fee (1-50 sq ft) (added Res. #98-70)	\$25.00 *
(>50 sq ft)	\$50.00 *
*Plus any outside services required, such as a wrecker, at actual cost + 10% processing fee.	
6. Request for Variance to Sign Ordinance	\$300.00/per application
7. Culvert and/or Approach Permit (If no active building permit on the site)	\$50.00
8. Contractor's Registration Fee	\$100.00
9. Tree Removal Permit	\$50 per Permit
10. Game Court (concrete, nets, fencing and lighting)	\$100.00
11. Temporary Construction or Sales Office (Includes plumbing and electrical permits)	\$75.00
12. Inspections outside normal business hours (Minimum two hours)	\$50.00 per hour
13. Re-inspections (charged under provisions of section 108.7 of and 108.6 IRC)	\$100.00 for first re-inspection \$200.00 for each additional re-inspection IBC
14. Additional plan review (Necessitated by changes, additions or revisions)	\$50.00 per hour (min one hour)
15. Use of outside consultants for plan review or inspections not otherwise included.	Actual cost
16. Electrical, Plumbing, or Mechanical Permit (Single trade permit)	\$75.00
17. Grading or Earth Disturbance permit	\$200.00
18. Fence or Retaining Wall Permit	\$50.00
19. Swimming Pool permit	\$300.00
20. Spas, Hot Tubs or fountains	\$200.00
21. Re-roofing	\$50.00
22. Temporary noise exemptions permit	\$25.00
23. Request for variance to the noise ordinance	\$100.00
24. Request for variance to the lighting ordinance	\$300.00
25. P.O.D. – Move	\$25.00
26. P.O.D. – Remodel	\$50.00

## SOUTHLAKE BUILDING VALUATION TABLE

Actual construction costs may vary. This table is only for determining Building Valuation for use in Commercial Permit Fee Table. Use Construction Type and Occupancy group as defined in the 2009 International Building Code. All values are in dollars per square foot. For shell construction only use 60% of table value; For Interior finish use 40% of table value; For remodels\* use actual bid cost.

**EFFECTIVE October 1, 2009.**

Group (2006 International Building Code)	1A	1B	2A	2B	3A	3B	4	5A	5B
A-1 Assembly, theaters, with stage	202.05	195.53	190.98	2182.97	172.26	167.18	177.12	157.17	151.38
A-1 Assembly, theaters, without stage	182.99	176.47	171.92	163.91	153.24	148.16	158.07	138.15	132.36
A-2 Assembly, nightclubs	155.74	151.36	147.50	141.90	133.46	129.73	136.94	121.02	116.96
A-2 Assembly, restaurants, bars, banquet halls	154.74	150.36	145.50	140.90	131.46	128.73	135.94	119.02	115.96
A-3 Assembly, churches	186.22	179.70	175.15	167.15	156.44	151.36	161.30	141.35	135.56
A-3 Assembly, general, community halls, libraries, museums	157.46	150.93	145.39	138.38	126.08	122.58	132.53	111.57	106.79
A-4 Assembly, arenas	181.99	175.47	169.92	162.91	151.24	147.16	157.07	136.15	131.36
B Business	154.89	149.31	144.53	137.72	125.27	120.56	132.32	109.78	105.26
E Educational	171.53	165.59	160.55	153.20	141.88	134.72	147.92	123.99	119.32
F-1 Factory and industrial, moderate hazard	94.86	90.51	85.32	82.51	73.88	70.62	79.19	60.84	57.54
F-2 Factory and industrial, low hazard	93.86	89.51	85.32	81.51	73.88	69.62	78.19	60.84	56.54
H-1 High Hazard, explosives	88.89	84.54	80.35	76.54	69.09	64.83	73.22	56.05	N.P.
H234 High Hazard	88.89	84.54	80.35	76.54	69.09	64.83	73.22	56.05	51.75
H-5 HPM	154.89	149.31	144.53	137.72	125.27	120.56	132.32	105.26	105.26
I-1 Institutional, supervised environment	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
I-2 Institutional, hospitals	260.68	255.10	250.32	243.51	230.40	N.P.	238.12	214.91	N.P.
I-2 Institutional, nursing homes	182.27	176.70	171.91	165.10	153.06	N.P.	159.71	137.57	N.P.
I-3 Institutional, restrained	178.01	172.44	167.66	160.85	149.66	143.95	155.45	134.16	127.64
I-4 Institutional, day care facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
M Mercantile	115.80	111.42	106.56	101.96	93.15	90.42	97.00	80.71	77.65
R-1 Residential, hotels	160.44	154.84	150.29	143.85	132.24	128.80	140.31	118.95	114.35
R-2 Residential, multiple family	134.26	128.66	124.11	117.67	106.72	103.28	114.78	93.42	88.82
R-3 Residential, one- and two-family	126.16	122.65	119.64	116.48	112.21	109.30	114.55	105.15	98.95
R-4 Residential, care/assisted living facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
S-1 Storage, moderate hazard	87.89	83.54	78.35	75.54	67.09	63.83	72.22	54.05	50.75
S-2 Storage, low hazard	86.89	82.54	78.35	74.54	67.09	62.83	71.22	54.05	49.75
U Utility, miscellaneous	68.86	64.97	60.79	57.48	51.24	47.92	54.61	39.75	37.87

**NOTES:**

\*Remodel: means previously finished space not totally gutted. **Additions:** Figure as new construction for area added. Based on August 2009 Table published by ICC.

## Attachment B

### Construction/Building Permit Fee Schedule

1. For **One and Two Family Dwellings** new or additions or conditioned areas within accessory buildings, a combination permit including Building Permit, Electrical Permit, Plumbing Permit, Mechanical Permit, Drainage Inspection Fee, and Plan Review Fees the permit fee shall be \$50.00 plus \$0.80 per square foot of living area not including garages, carports, porches and similar spaces. The Combination Permit does not include Impact Fees as may be assessed by ordinance.

2. For other **Accessory Buildings or remodeling space inside** previously permitted space inside a dwelling unit the combination permit fee shall be \$50.00 plus \$0.25 per square foot. For purposes of this schedule Manufactured Homes shall be figured at the accessory building rate. Where there is no specific area associated with the remodel the fee shall be \$100.00.

3. For each **commercial or nonresidential building** the Combination Permit the permit fee shall be based on the valuation as specified in section 108.3\* of the code and the table below: The Combination Permit includes Building Permit, Electrical Permit, Plumbing Permit, Mechanical Permit, Drainage Inspection Fee, and Plan Review Fees. The Combination Permit does not include Impact Fees as may be assessed by ordinance. Minimum fee shall be \$100.00.

#### COMMERCIAL COMBINATION PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$ 100.00 Minimum Fee
\$501.00 to \$2000.00	\$50.00 for the first \$500 plus \$6.60 for each additional \$100.00 or fraction thereof, but not less than \$100.00.
\$2001.00 to \$25,000.00	\$150.00 for the first \$2000 plus \$30.00 for each additional \$1000. or fraction thereof.
\$25,001.00 to \$50,000.00	\$840.00 for the first \$25,000 plus \$21.60 for each additional \$1000.00 or fraction thereof.
\$50,001.00 to \$100,000.00	\$1,380.00 for the first \$50,000 plus \$15.00 for each additional \$1000.00 or fraction thereof.
\$100,001.00 to \$500,000.00	\$2,130.00 for the first \$100,000 plus \$12.00 for each additional \$1000.00 or fraction thereof.
\$500,001.00 to \$1,000,000.00	\$6,930.00 for the first \$500,000 plus \$10.20 for each additional \$1000.00 or fraction thereof.
\$1,000,001.00 and up	\$12,030.00 for the first \$1,000,000 plus \$6.60 for each additional \$1000.00 or fraction thereof.

**For valuation table see previous page.**