

RESOLUTION 2009 - 184

A RESOLUTION RESCINDING RESOLUTION 2008-121, AS AMENDED AND ADOPTING NEW FEES AS SET FORTH FOR BUILDING, ELECTRICAL MECHANICAL, AND PLUMBING PERMITS PURSUANT TO CHAPTER 7, ARTICLE 7-6, CODE OF LAWS AND ORDINANCES; PROVIDING AN EFFECTIVE DATE

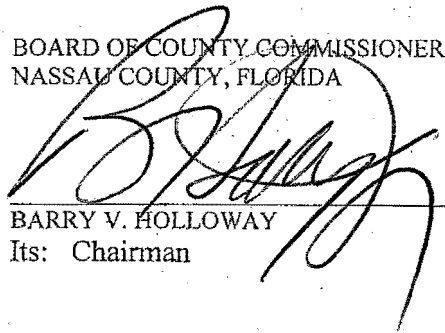
WHEREAS, the Board of County Commissioners of Nassau County, Florida, finds it is in the best interest of the citizens of Nassau County that the fees paid for building, electrical, mechanical and plumbing permits be amended.

NOW, THEREFORE, BE IT RESOLVED this 12th day of <sup>BK</sup> ~~September~~ October, 2009, by the Board of County Commissioners of Nassau County,

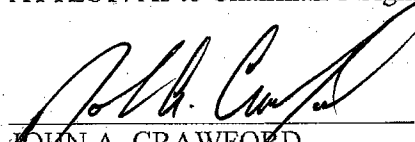
Florida, as follows:

1. The Building, Electrical, Mechanical and Plumbing fees set forth in Exhibit "A" attached to Resolution 2008-121, as amended, shall be rescinded and fees shown in attached Exhibit "B" shall be adopted.
2. The fees, as set forth in this Resolution shall become effective November 1, 2009.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
BARRY V. HOLLOWAY  
Its: Chairman

ATTEST: As to Chairman's Signature

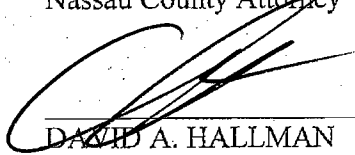


JOHN A. CRAWFORD

Its: Ex-Officio Clerk

*BRK 10/12/09*

Approved as to form by the  
Nassau County Attorney



DAVID A. HALLMAN

**EXHIBIT "B"**  
**Effective 11/1/09**

**BUILDING PERMITS:** (Permit Fees are based on construction costs calculated using the most current Building Valuation Data table published by the International Code Council) <http://www.iccsafe.org/cs/techservices/index.html>

\$1.00 to \$10,000		\$50.00
<b>PLUS</b>		
\$10,000 to \$50,000	Fee per \$1,000 or fraction thereof	\$5.00
<b>PLUS</b>		
50,000 to \$500,000	Fee per \$1,000 or fraction thereof	\$3.00
<b>PLUS</b>		
Over \$500,000	Fee per \$1,000 or fraction thereof	\$2.00

When approved by the Building Official, Foundation Only Permits are charged at 25% of the total building cost and do not reduce the valuation of the actual building permit.

Shell building completion permit fees shall be calculated at 40% of the total building cost per the Building Valuation Data table for the portion being completed/improved.

Other remodel and renovation permit fees shall be calculated from 10% to 50% of the total building cost per the Building Valuation Data table as determined by the Building Official.

For work begun without a valid permit, the permit fee shall be four times the normal permit fee. Contractors performing emergency repairs/replacements shall apply for the proper permits the next business day; else, the work shall be considered work begun without a permit.

Site improvements and infrastructure cost shall be based on total contract or cost estimate using the most recent unit in place cost published by Marshal & Swift at the discretion of the Building Official. Fees will be based on construction value and the fee rates for "Building Permits".

**BUILDING & SITE WORK CONSTRUCTION PLAN REVIEW FEES:**

Building plan review shall be calculated using	40% of the Permit Fee
Fire Protection plan review shall be calculated using	35% of the Permit Fee
Building preliminary plan review	\$10.00 per sheet
Fire Protection preliminary plan review	\$10.00 per sheet

Revisions per discipline	\$10.00 per sheet
Class I Zoning Approval	\$63.00
Class I Zoning Approval (Pools, Accessory, Misc.)	\$25.00
Copies of construction documents	\$5.00 per large sheet
Electronic copies	\$35.00 per CD

**OTHER/MISCELLANEOUS FEES**

Temporary Structures (Const. Trailers, Tents, etc.) (6 months duration)	\$50.00
Fire Damage Evaluation Fee – per visit	\$50.00
Roofing Permits (New or Re-roof) [No separate permit required when in compliance with F.S. 489.113 (3)(b)]	See Building Permit fee Schedule
Siding Permits	See Building Permit fee Schedule
Pre-House moving inspection fee	\$50.00
Pre-Construction Site Preparation	\$50.00
Demolition Permit	See Building Permit fee Schedule
Re-inspection fee – first failed inspection	\$25.00
Re-inspection fee – second failed inspection	\$50.00
Re-inspection fee – subsequent failed inspections See F.S. 553.80(2)(b)	\$200.00
Refund for Active Building Permits	
Prior to First Inspection	50% of Permit Fee
After First Inspection	0 % Refund

**FIRE PROTECTION FEES: \*\***

Repairs or Maintenance Minimum Fee	\$100.00
1 <sup>st</sup> Forty (40) Heads	\$100.00
Each head after 40	\$2.00
Fire Hose Cabinets (each)	\$5.00
Wet & Dry Standpipes	Per Building Permit Fee Schedule
Private Fire Service Mains	Per Building Permit Fee Schedule
Alarm Systems	Per Building Permit Fee Schedule
Range/Grease Hoods and Fire Suppression Systems	See Mechanical Permit Fees

\*\* Includes Fire Inspection Fees

**ELECTRICAL PERMIT FEES**

**SINGLE PHASE**

Below 100 Amps	\$40.00
100 Amps	\$60.00
150 Amps	\$70.00
200 Amps	\$80.00
300 Amps	\$100.00
400 Amps	\$115.00
600 Amps	\$125.00
800 Amps	\$140.00
1000 Amps	\$200.00

**THREE PHASE**

0-150 Amps	\$145.00
151 to 200 Amps	\$175.00
201 to 400 Amps	\$225.00
401 to 600 Amps	\$270.00
601 to 800 Amps	\$320.00
801 to 1000 Amps	\$350.00

Services above 1000 Amps shall be combined fees added to meet required service

Interior Wiring or Rewiring -	Residential	\$40.00
	Commercial	\$85.00
Change Out/Repair - Same Amperage -	Residential	\$40.00
	Commercial	\$85.00
Swimming Pool Wiring	Residential	\$50.00
	Commercial	\$70.00
Reconnect of Discontinued Service		\$40.00
Temporary Power Pole		\$40.00
Commercial Site Work Electrical Installations	Per Building Permit Fee Schedule	

**MECHANICAL PERMITS:**

Based on Tonnage-New Residential/Commercial Units	
Up to 2 ½ Ton	\$40.00
3 Ton	\$45.00
3 ½ Ton	\$52.00
4 Ton	\$60.00
4 ½ Ton	\$65.00
5 Ton	\$70.00

Change Outs - Mobile Home/Residential/Commercial	
Up to 3 Ton	\$40.00
3 ½ Ton	\$45.00
4 Ton	\$52.00
4 ½ Ton	\$60.00
5 Ton	\$65.00
Duct Changes (Remodel)	\$40.00

\*Note: Tonnage above 5 Tons will be combined per fee schedule to determine permit fee

Range/Grease Hoods and Fire Suppression Systems – each	\$40.00
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Residential/Commercial Fireplace \$40.00

Commercial Site Work Mechanical Installations Per Building  
Permit Fee Schedule

**PLUMBING PERMIT FEES:**

Residential Base Fee \$40.00  
+ Fixtures-Each \$6.00

Repairs/Water Heater Change Outs/Misc. \$40.00

Multi-Family/Commercial  
Base Fee \$40.00  
+ Fixtures-Each \$7.50

Swimming Pools/Jacuzzis/Spas/Hot Tubs/  
Gas Piping/Re-Piping/ Per Building  
Fire standpipe lines/Steam Piping, Permit fee Schedule  
Commercial site work piping installations

**MOBILE HOME & DCA MODULAR + PERMIT FEES**

Single wide \$100.00  
Double wide \$175.00  
Triple wide \$200.00  
Quads \$275.00  
Manufactured add-ons \$60.00

NOTE: Separate permits are required for the electrical, plumbing, and mechanical installations on all mobile/modular homes. (See ELECTRICAL, MECHANICAL, and PLUMBING permit fee schedules incorporated herewith).

Effective 11/1/09  
Replaces Previous Exhibit A

## Building Valuation Data – August 2009

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2010. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2009 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and

does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB  
 Area: 1st story = 8,000 sq. ft.  
 2nd story = 8,000 sq. ft.  
 Height: 2 stories  
 Permit Fee Multiplier = 0.0075  
 Use Group: B

1. Gross area:  
 Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
 B/IIB = \$137.72/sq. ft.
3. Permit Fee:  
 Business = 16,000 sq. ft. x \$137.72/sq. ft x 0.0075  
 = \$16,526



### Important Points

- In most cases the BVD does not apply to additions, alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs <sup>a, b, c, d</sup>

Group (2009 International Building Code)	1A	1B	2A	2B	3A	3B	4	5A	5B
A-1 Assembly, theaters, with stage	202.05	195.53	190.98	182.97	172.25	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	133.45	129.73	136.94	121.02	116.93
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	135.58
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	176.47	169.92	162.91	151.24	147.18	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	109.78	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	153.08	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	101.98	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	134.25	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	64.05	60.75
S-2 Storage, low hazard	86.89	82.54	78.35	74.54	67.09	62.83	71.22	64.05	49.75
U Utility, miscellaneous	68.86	64.97	60.79	57.48	51.24	47.92	54.61	39.75	37.87

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted