

ORDINANCE NO. 2004 - 05

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, ESTABLISHING MINIMUM STANDARDS GOVERNING MAINTENANCE, REMOVAL, INSTALLATION, AND INSPECTION OF SITE RELATED INFRASTRUCTURE ON COMMERCIAL PROPERTIES; REPEALING ALL PORTIONS OF THE CODE IN CONFLICT HEREWITH; PROVIDING SEVERABILITY; PROVIDING PENALTIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in order to ensure the beneficial interest and purposes of public safety and general welfare by regulating the construction, installation, removal and maintenance of site related infrastructure on commercial property; and

WHEREAS, the Board of County Commissioners of Nassau County, Florida, has found it to be in the best interest of the citizens of Nassau County that the Board of County Commissioners provides, by ordinance, procedures for the installation, removal, maintenance and inspection of site related infrastructure located on commercially designated property.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida, this 26th day of January, 2004, as follows:

All installations on commercial properties that involve accessible parking and accessible building access, electrical, plumbing, mechanical or gas installations that are governed by the adopted technical codes shall obtain a "Site Work" permit from the Nassau County Building Department prior to start of work.

**SECTION I. EXCEPTIONS:** Grubbing, filling and grading a commercial property prior to approval of a development permit.

**SECTION II. ADMINISTRATION:**

The administration and enforcement of this Ordinance shall be by the Building Official.

**SECTION III. DEFINITIONS:**

1. **CODE:** Any, and all, laws, codes and ordinances adopted by the Nassau County Board of County Commissioners, including, but not limited to, Florida Statutes, Chapters 489, 553 and 633.

2. **COMMERCIAL PROPERTY:** Any property other than a single-family residence, a duplex residence or a triplex residence, including, but not limited to, apartments, multi-family and condominiums.

3. **GRUBBING:** The clearing a site of roots and stumps.

4. **INFRASTRUCTURE:** Construction components consisting of underground utilities, including, but not limited to, gas, electrical, water and sewer lines, required accessible parking areas, accessible routes, Private Fire Service Mains, above and below ground fuel storage tanks, lift stations, and site lighting.

6. **PRIVATE FIRE SERVICE MAIN:** A pipe and its appurtenances on private property that is located between a source of water and the base of the riser for water based fire protection systems, or between a source of water and inlets to foam making systems, or between a source of water and the base elbow of private hydrants or monitor systems, or is utilized as fire pump suction and discharge piping.

7. **PROPERLY LICENSED CONTRACTOR:** A contractor that is licensed by the State of Florida, Department of Business &

Professional Regulation, or by the State of Florida Fire Marshal's Office in the category required by Florida Statutes, Chapters 489 and 633, or holds a Nassau County Specialty Contractors License in the category required and has proof of insurance as required by the State of Florida and Nassau County, Florida.

8. **SITE WORK PERMIT:** A permit issued by the Nassau County Building Department to install all items listed under the definition of infrastructure after receiving an application from a properly licensed contractor, a site work permit shall be valid for six (6) months from date of issuance or six (6) months from any approved inspection. Extensions of time for up to ninety (90) days may be given by the Building Official after receiving a request, in writing, giving a valid reason for the extension. A site work permit shall receive an approved final inspection by the Building Department prior to issuance of a Certificate of Occupancy for any structure that is located upon the project site.

**SECTION IV. PROCEDURE**

1. Other than those exceptions listed in this ordinance no site work shall commence until application for and issuance of a site work permit has been attained.

2. Application for a site work permit shall be on a permit application form available at the Nassau County Building Department.

3. All requests for required inspections of any installation listed in the definition of "infrastructure" shall be requested twenty-fours in advance.

4. All required inspections shall be approved by a Nassau County Inspector prior to cover-up of any portion of the work involved.

5. All failed inspections shall pay a re-inspection fee prior to the scheduling of a subsequent inspection.

6. A third failed inspection for the same violation shall result in a quadruple re-inspection fee.

7. All site work permits shall receive a final approved inspection by the Nassau County Building Department prior to the issuance of a Certificate of Completion or a Certificate of Occupancy for the principle structure by the Nassau County Building Department.

**SECTION V. FEES:**

1. Site permit fees shall be assessed at time of issuance and calculated as adopted in Nassau County Resolution 2002-129 Exhibit "A", based upon actual construction costs (including labor, material, and profit).

**SECTION VI. DEPARTMENTAL RESPONSIBILITIES:**

**1. Building Department:**

a. Review, routing and issuance of required site work permits.

b. Verification of required contractor licenses as authorized by Florida Statutes, Chapters 489 and 633.

- c. Collection of required fees.
- d. Logging and scheduling of all requested inspections.
- e. Performance of all inspections required by Section 105.6 of the Florida Building Code as authorized by Florida Statutes, Section 553.79.
- f. Inspection and approval of all accessible parking spaces and building access as required by Chapter 11, of the Florida Building Code.
- g. Maintenance of all permitting and inspection records.
- h. Issuance of Certificates of Completion when requested after approval as contained in Chapter 1, of the Florida Building Code.

**SECTION VII. APPEALS PROCESS:**

All appeals as to the requirements of this Ordinance or regarding the interpretation or enforcement of the provisions of the referenced laws, codes and ordinances contained herein shall be to the Nassau County Construction Board of Adjustment and Appeals as contained in Nassau County, Florida, Ordinance No.2002-35.

**SECTION VIII. CONFLICT:**

Any ordinances, or parts thereof, in conflict herewith are repealed.

**SECTION IX. VALIDITY:**


If any section, paragraph, phrase or word of this ordinance is held to be unconstitutional or invalid, such portion shall not affect the remaining portions thereof, and it shall be construed

to have been a legislative intent to pass this ordinance without such unconstitutional or invalid part.

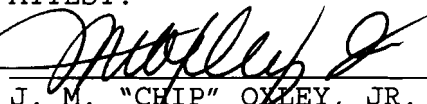
**SECTION X. EFFECTIVE DATE:**

This Ordinance is enacted on January, 26, 2004, upon the affirmative vote of a majority of the Board of County Commissioners and shall become effective on July 1, 2004.

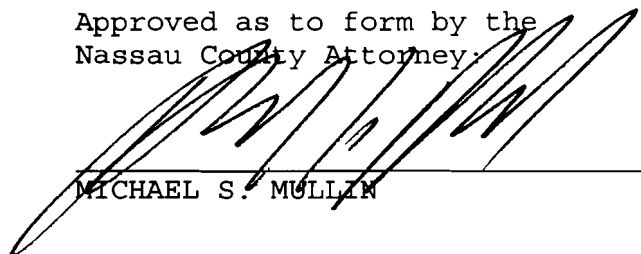
Board of County Commissioners  
Nassau County, Florida

  
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FLOYD L. VANZANT  
Its: Chairman

ATTEST:

  
\_\_\_\_\_  
J. M. "CHIP" O'LEARY, JR.  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:

  
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MICHAEL S. MULLIN

h/anne/ords/site-ordinance

## EXHIBIT "A"

### BUILDING PERMITS: (Permit Fees are based on actual construction costs, if known, or the minimum shown in the valuation table)

<b>\$101 to \$2,000</b>	<b>Base Fee</b>	<b>\$35.00</b>
<b>\$2,001 to \$15,000</b>	<b>Base Fee</b>	<b>35.00</b>
	<b>Each Additional \$1,000 Over \$2,001 (or fraction thereof)</b>	<b>6.00</b>
<b>\$15,001 to \$50,000</b>	<b>Base Fee</b>	<b>113.00</b>
	<b>Each Additional \$1,000 Over \$15,001 (or fraction thereof)</b>	<b>5.00</b>
<b>\$50,001 to \$100,000</b>	<b>Base Fee</b>	<b>288.00</b>
	<b>Each Additional \$1,000 Over \$50,001 (or fraction thereof)</b>	<b>4.00</b>
<b>\$100,001 to \$500,000</b>	<b>Base Fee</b>	<b>488.00</b>
	<b>Each Additional \$1,000 Over \$100,001 (or fraction thereof)</b>	<b>3.00</b>
<b>More than \$500,000</b>	<b>Base Fee</b>	<b>1,688.00</b>
	<b>Each Additional \$1,000 Over \$500,000 (or fraction thereof)</b>	<b>2.00</b>

(Foundation Only Permits are charged at the above construction costs and do not reduce the valuation of the actual building permit)

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

<b>Buildings under \$2,000.00 of Construction Value</b>	<b>\$10.00</b>
<b>2,001.00 - \$5,000.00 Construction Value</b>	<b>35.00</b>
<b>\$5,000.00 and over Construction Value</b>	<b>½ B.P.F.</b>
<b>Commercial</b>	<b>½ B.P.F.</b>
<b>Review of Revisions (per 5 plan sheets or portion thereof)</b>	<b>25.00</b>
<b>Preliminary Plan Review or Duplicate Set (\$5.00 per Sheet) Minimum Fee</b>	<b>35.00</b>

(B.P.F. = Building Permit Fee)

## **SPRINKLER FIRE PROTECTION FEES:**

<b>Repairs or Maintenance Minimum Fee</b>	<b>\$35.00</b>
<b>1<sup>st</sup> Forty (40) Heads</b>	<b>\$35.00</b>
<b>Each head after 40</b>	<b>\$1.50</b>
<b>Fire Hose Cabinets Each</b>	<b>5.00</b>
<b>Wet or Dry Standpipes Alarm Systems</b>	<b>Minimum Fee up to \$2,000.00 35.00</b>
<b><u>Private Fire Service Mains – Minimum Fee up to \$2,000.00</u></b>	<b><u>35.00</u></b>

### **Over \$2,000.00 Construction Value at Building Permit Fee Schedule**

## **TRADE FEES**

<b>Roofing Permits (New or Re-Roof)</b>	<b>Minimum fee up to \$2,000.00 Construction Cost</b>	<b>\$35.00</b>
<b>Siding Permits</b>	<b>Minimum fee up to \$2,000.00 Construction Cost</b>	<b>35.00</b>

### **Over \$2,000.00 Construction Value at Building Permit Fee Schedule**

<b>Pre-House Moving Inspection Fee:</b>	<b>(Min: \$35.00) Plus</b>	
<b>Round Trip from Building Department Office</b>		<b>\$1.00 per Mile</b>
<b>Within Nassau County Only</b>		

<b>Demolition Permit</b>	<b>Base Fee up to \$2,000.00 Construction Value</b>	<b>\$35.00</b>
<b>(Over \$2,000.00 Construction Value at Building Permit Fee Schedule)</b>		

<b>Re-Inspection Fee Failed Inspection</b>	<b>\$35.00</b>
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<b>Site Preparation Fee</b>	<b>\$35.00</b>
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<b>Fire Damage Evaluation Fee - per visit</b>	<b>\$35.00</b>
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### **Site Plan Review Fees For:**

<b>Class I Zoning Approval</b>	<b>\$75.00</b>
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<b>Review for exemptions for construction of Porches, Decks, Patios, or Sheds</b>	<b>\$25.00</b>
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**Temporary Structures (Const. Trailers, Tents, etc.)(6 month duration) \$35.00**

**ELECTRICAL PERMITS:**

<b>Below 100 Amps</b>	<b>(NEW)</b>	<b>Single Phase</b>	<b>\$35.00</b>
<b>100 Amps</b>			<b>50.00</b>
<b>150 Amps</b>			<b>60.00</b>
<b>200 Amps</b>			<b>70.00</b>
<b>300 Amps</b>			<b>85.00</b>
<b>400 Amps</b>			<b>100.00</b>
<b>600 Amps</b>			<b>110.00</b>
<b>800 Amps</b>			<b>125.00</b>
<b>1000 Amps</b>			<b>175.00</b>

**Three Phase**

<b>0-150 Amps</b>	<b>125.00</b>
<b>151 to 200 Amps</b>	<b>150.00</b>
<b>201 to 400 Amps</b>	<b>195.00</b>
<b>401 to 600 Amps</b>	<b>235.00</b>
<b>601 to 800 Amps</b>	<b>275.00</b>
<b>801 to 1000 Amps</b>	<b>315.00</b>

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

**Interior Wiring or Rewiring & Site Work Installations**  
**(up to \$2,000.00 Construction Value) Base Fee \$35.00**  
**(Over \$2,000.00 Construction Value at Building Permit Fee Schedule)**

<b>Change Out/Repair - Same Amperage - Residential</b>	<b>\$35.00</b>
<b>Commercial</b>	<b>75.00</b>

<b>Swimming Pool Wiring</b>	<b>Residential</b>	<b>\$45.00</b>
	<b>Commercial</b>	<b>60.00</b>

<b>Reconnect of Discontinued Service</b>	
<b>Inspection Fee Base Fee</b>	<b>35.00</b>

<b>Temporary Power Pole</b>	<b>35.00</b>
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**PLUMBING PERMIT FEES:**

<b>Residential Base Fee</b>	<b>\$35.00</b>
+Interior Fixtures-Each	5.00
+Exterior Fixtures-Each	4.00

**Repairs/Water Heater Change Outs/Misc.** **35.00**

<b>Multi-Family/Commercial Base Fee</b>	<b>\$35.00</b>
+Interior Fixtures-Each	6.50
+Exterior Fixtures-Each	5.00

**Swimming Pools/Jacuzzis/Spas/Hot Tubs/Gas Piping/Re-Piping/  
Fire Standpipe Lines/Steam Piping & Site Work Installations**  
Up to \$2,000.00 Construction Value **\$35.00**  
Over \$2,000.00 Construction Value at Building Permit Fee Schedule

## **MECHANICAL PERMITS:**

**Based on Tonnage-New Residential/Commercial Units  
Minimum Fee** **\$35.00**

<b>Up to 2 ½ Ton</b>	<b>35.00</b>
<b>3 Ton</b>	<b>40.00</b>
<b>3 ½ Ton</b>	<b>45.00</b>
<b>4 Ton</b>	<b>50.00</b>
<b>4 ½ Ton</b>	<b>55.00</b>
<b>5 Ton</b>	<b>60.00</b>

<b>Change Outs - Mobile Home/Residential/Commercial</b>	
<b>Up to 3 Ton</b>	<b>\$35.00</b>
<b>3 ½ Ton</b>	<b>40.00</b>
<b>4 Ton</b>	<b>45.00</b>
<b>4 ½ Ton</b>	<b>50.00</b>
<b>5 Ton</b>	<b>55.00</b>
<b>Duct Changes (Remodel)</b>	<b>35.00</b>

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

**Range/Grease Hoods/Fire Suppression Systems – Each** **\$35.00**  
**Residential/Commercial Fireplace** **35.00**

**Site Work Installations up to \$2,000.00 Construction Value** **35.00**  
**Over \$2,000.00 Construction Value at Building Permit Fee Schedule**

## MINIMUM BUILDING VALUATION:

Using Type IV Unprotected (Construction Cost per Square Foot) (Utilizing the March 31, 2001 Building Valuation Data as published by the Southern Building Code Congress International, Inc. and updated every six months for good construction) (Single Family Residence - utilizing Type VI - good construction)

### ASSEMBLY (A) (Good)

Church-----	\$77.00
Restaurant-----	80.00
Theater-----	71.00

### BUSINESS (B)

Office-----	70.00
Banks-----	70.00
Professional Buildings-----	70.00
Service Station-----	79.00

### RESIDENTIAL

Hotel/Motel (R-1)-----	66.00
Apartment (R-2)-----	61.00
Multi-Family (R-2)-----	61.00
Single Family Residential Dwelling (1 & 2 Family) (R-3) Good Construction (Type VI)	66.00

### Storage (S)

Auto Parking Structure (Only Type II Allowed by Code)-----	35.00
Private Garage/Shed-----	33.00
Carport-----	15.00
Warehouse-----	31.00
Barn (Enclosed)-----	9.00
Barn (Not Enclosed/No Floor)-----	5.00
Barn (Agricultural)-----	\$50.00 Fee
Porch/Deck-----	10.00

### Education (E)

Schools-----	70.00
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### Institutional (I)

Convalescent Homes-----	87.00
Hospitals-----	87.00

### Mercantile (M)

Retail Stores-----	54.00
Mall Stores-----	64.00

### Factory -Industrial (F)

Assembly Plants-----	32.00
Manufacturing Plants-----	32.00
Factories-----	32.00

(Construction Costs for renovations/remodeling are at 1/3<sup>rd</sup>. of the new cost per sq. ft.)

FOR OCCUPANCIES NOT LISTED SEE CHAPTER 3 OF THE FLORIDA BUILDING CODE