

**RESOLUTION NO. 43-25**

**A RESOLUTION AMENDING BUILDING CODE FEES FOR THE 2024 EDITIONS, OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL PLUMBING AND FUEL GAS CODE AS ADOPTED BY THE STATE OF COLORADO, THE NATIONAL ELECTRIC CODE AS ADOPTED BY THE STATE OF COLORADO, THE MODEL ELECTRIC READY AND SOLAR READY CODE AS ADOPTED BY THE STATE OF COLORADO, AND THE 2021 INTERNATIONAL ENERGY CONSERVATION IN THE CITY OF GRAND JUNCTION, COLORADO**

**RECITALS:**

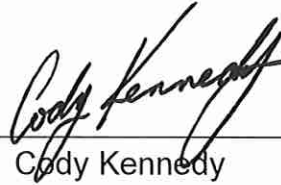
On August 16, 2017, City Council last approved changes to the standard fees for the imposition of certain fees and charges for inspection, permitting, services and other expenses of the administration of the adopted Building Codes. Those fees were set by Resolution No. 48-17. After review and much deliberation with the building industry of the valley, in general, the building industry supported the increase in fees so long as the total revenue covered but did not exceed the cost to staff and equip the Building Department to meet current needs. The limited proposed changes to the fee schedule have been included to account for the increase in costs since 2017.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:**

As concerns the 2024 Editions, of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as Adopted by the State of Colorado, the National Electric Code as Adopted by the State of Colorado, the Model Electric Ready and Solar Ready Code as Adopted by the State of Colorado, and the 2021 International Energy Conservation Code International Building Code ("Building Codes") adopted by Ordinance No. 5268, Resolution No. 48-17 is hereby repealed and replaced with this Resolution and the attached Exhibit "A" consisting of Table 1A, Table 1B including Project Specific Permit Fees, Table 2, and Table 3A which are all incorporated herein. Those fees shall constitute the fees and charges applicable in the City of Grand Junction under the adopted Building Codes as adopted and becoming of September 1, 2025, unless otherwise established by separate ordinance or other resolution.

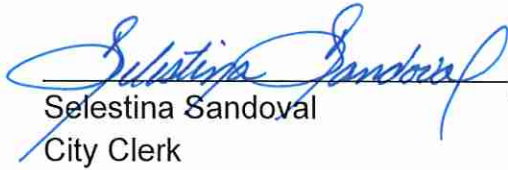
Any fees set by prior resolution in conflict with those adopted herein are hereby repealed as of the effective date hereof, September 1, 2025, and all other fees not in conflict or specifically modified herein shall remain in full force and effect.

PASSED AND ADOPTED this 16<sup>th</sup> day of July 2025.



Cody Kennedy  
President of the City Council

ATTEST:



Selestina Sandoval  
City Clerk



# EXHIBIT "A"

Table 1A- Mesa County Building Department Fees

Fee #	Fee Description	Fee Value
1	Applies to any project subject to the "Group" and "Type of Construction" identified by the 2003 International Building Code. The fee associated with any project type separately listed in this table will supersede this Permit Fee.	Table 2
	Permit Fees generally include the permit and the inspections to support a project. Re-inspection and additional plan review fees may also apply.	
	<b>Plan Review Fees in addition to the Permit Fee:</b> New Commercial Construction, Addition, or Alteration to Commercial Building	Maximum 50% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department
	<b>New One- and Two-Family residences and Townhouses (R-3):</b> Applies to new one and two family and townhouse projects. The Building Department has the discretion to apply this fee or a portion thereof.	Maximum 15% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department
	<b>Residential Submittal Fee:</b> Applies to residential projects that hold a risk of non-issuance after staff intake and review, as determined by the Building Official.	Maximum of \$250 non-refundable fee, to be applied to the permit fee at the time of issuance
	<b>Third Party Plan Review:</b> The Building Department may require certain projects to have plan reviews completed by a third party. Any costs between the applicant and the third party reviewer are negotiated and charged directly between the parties. The Building Department may assess an additional fee associated for the Building Department's additional review.	Maximum 20% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department



**Table 1B- Fees Related to Administration/Inspections**

<b>Fee #</b>	<b>Fee Description</b>	<b>Fee Value</b>
2	Inspections outside of normal business hours (2 hour minimum)	\$60. <sup>00</sup> per hour per person
3	Inspections or plan review for which no fee is specifically indicated	\$50. <sup>00</sup> per hour per person
4	Re-inspection Fee	\$50. <sup>00</sup> first re-inspection \$100. <sup>00</sup> for addition re-inspection on same violation
5	Same day inspection if staff is available	\$100. <sup>00</sup> in addition to required Re-inspection fee (4)
6	When inspections are required after Temporary Certificate of Occupancy expires Extensions before TCO expires	\$250. <sup>00</sup> \$100. <sup>00</sup>
7	Administrative functions not covered in other fees (i.e. condemnations, oversight of unsafe conditions, etc.)	\$75. <sup>00</sup> per hour per person

**Project Specific Permit Fees**

<b>Fee #</b>	<b>Fee Description</b>	<b>Fee Value</b>
7	Demolition Permit	\$50. <sup>00</sup>
8	Move on Houses Permit Fee	Table 2 <sup>(2)</sup>
9	Signs Illuminated and Non Illuminated Permit Fee	Table 2 <sup>(1)</sup>
10	Mechanical, Electrical, Plumbing, Hot Tubs, Pools & Spas Permit Fee	Table 2 <sup>(1)</sup>
11	Manufactured Home (HUD) Permit Fee (Utilities Only)	\$150. <sup>00</sup>
12	Manufactured Home (HUD) on required Permanent Foundation Permit Fee	\$200. <sup>00</sup>
13	International Residential Code (IRC) Certified Homes Permit Fee on required Permanent Foundation and Utilities only  IRC Certified Homes with On-Site Construction Inspections Verified by Mesa County Building Department	\$200. <sup>00</sup>  Table 2 <sup>(1)</sup>
14	Office/ Construction Trailer Permit Fee	\$150. <sup>00</sup> per section
15	Change in Use/ Occupation Valuation Permit Fee Under \$2,000 Valuation  Over \$2,000 Valuation	\$50. <sup>00</sup>  Table 2 <sup>(1)</sup>
16	First reactivation of expired permit	\$50.00
17	Additional reactivation or release of non-compliance	\$50.00 per trade included

**Project Specific Permit Fees (continued)**

16	Decks, Patio Covers, Storage Sheds & Open Carports Permit Fee Less than 400 sq. ft. in area and accessory to residences	\$50. <sup>00</sup>
	Plumbing, Electrical & Mechanical	Table 2 <sup>(1)</sup>
	Over 400 sq. ft. in area: Valuation Calculated at \$15. <sup>00</sup> per sq. ft.	Table 2
	Intermodal Shipping Container Shed/Storage with No Utilities or Attached Construction	\$50. <sup>00</sup>
	Work Commencing before Permit Issuance (at Building Official discretion)	2x Permit Fee

(1) "Total Valuation" is the actual cost of project labor and materials.

(2) "Total Valuation" is determined by Table 3A and 3B.

**Table 2- Permit Fee Schedule**

<b>Total Valuation</b>	<b>Permit Fee (All Permit Fees Rounded up to the next dollar)</b>
Up to \$1200. <sup>00</sup>	\$50. <sup>00</sup>
\$1200. <sup>01</sup> to \$2,000	\$50. <sup>00</sup> for the first \$1200. <sup>00</sup> plus \$2. <sup>20</sup> for each additional \$100. <sup>00</sup> or fraction thereof, to and including \$2,000
\$2,000. <sup>01</sup> to \$25,000	\$68. <sup>00</sup> for the first \$2,000. <sup>00</sup> plus \$9. <sup>90</sup> for each additional \$1,000. <sup>00</sup> or fraction thereof, to and including \$25,000
\$25,000. <sup>01</sup> to \$50,000	\$295. <sup>70</sup> for the first \$25,000. <sup>00</sup> plus \$7. <sup>20</sup> for each additional \$1,000. <sup>00</sup> or fraction thereof, to and including \$50,000
\$50,000. <sup>01</sup> to \$100,000	\$475. <sup>70</sup> for the first \$50,000. <sup>00</sup> plus \$5. <sup>00</sup> for each additional \$1,000. <sup>00</sup> or fraction thereof, to and including \$100,000
\$100,000. <sup>01</sup> to \$500,000	\$725. <sup>70</sup> for the first \$100,000. <sup>00</sup> plus \$3. <sup>90</sup> for each additional \$1,000. <sup>00</sup> or fraction thereof, to and including \$500,000
\$500,00. <sup>01</sup> to \$1,000,000	\$2,285. <sup>70</sup> for the first \$500,000. <sup>00</sup> plus \$3. <sup>30</sup> for each additional \$1,000. <sup>00</sup> or fraction thereof, to and including \$1,000,000
\$1,000,000. <sup>01</sup> And up	\$3,935. <sup>70</sup> for the first \$1,000,000. <sup>00</sup> plus \$2. <sup>20</sup> for each additional \$1,000. <sup>00</sup> or fraction thereof

**Notes:**

1. To determine the Total Valuation for new construction or additions, select the applicable Square Foot Construction Cost multiplier in Table 3A and 3B- Building Valuation Data. The product of the identified multiplier and the area, in square feet, of the outside dimension of the proposed construction project is the Total Valuation.

2. The Total Valuation for remodels is the actual labor and material cost of the project

3. Table 3A- Building Valuation Data

Group	Type of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, Theaters, with stage	160.69	153.29	149.76	143.55	133.59	132.90	138.98	123.75	119.25
A-1 Assembly, Theaters, without stage	148.41	141.02	137.48	131.28	121.31	120.63	126.71	111.47	106.98
A-2 Assembly nightclubs	118.34	115.03	112.14	107.94	100.98	99.751	104.00	91.98	88.94
A-2 Assembly, restaurants, bars, banquet halls	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
A-3 Assembly, churches	149.66	142.27	138.73	132.52	122.51	121.82	127.96	112.67	108.17
A-3 Assembly, general, community halls, libraries, museums	119.71	111.78	107.24	102.03	91.08	91.39	97.46	81.24	77.74
A-4 Assembly, arenas	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
B Business	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
E Educational	128.37	124.05	120.50	115.17	106.24	103.73	111.36	94.92	91.38
F-1 Factory and industrial, moderate hazard	74.13	70.68	66.42	64.36	55.62	56.61	61.75	47.42	45.06
F-2 Factory and industrial, low hazard	73.13	69.68	66.42	63.36	55.62	55.61	60.75	47.42	44.06
H-1 High Hazard, explosives	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	NP
H234 High Hazard	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	40.88
H-5 HPM	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
I-1 Institutional, supervised environment	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
I-2 Institutional incapacitated	200.36	196.04	192.30	187.07	175.32	NP	182.81	164.96	NP
I-3 Institutional, restrained	137.99	133.67	129.93	124.70	114.47	112.98	120.44	104.12	98.94



**Table 3A- Building Valuation Data (continued)**

Group	Type of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
1-4 Institutional, day care facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
M Mercantile	88.15	84.83	80.95	71.74	70.26	70.02	73.81	61.26	59.22
R-1 Residential, hotels	120.33	116.24	113.15	108.61	99.80	99.75	105.41	91.83	88.25
R-2 Residential, multi-family	100.33	96.24	93.15	88.61	79.95	79.90	85.56	71.98	68.40
R-3 Residential, one and two-family	96.19	93.52	91.22	88.71	84.51	84.36	87.22	80.46	74.68
R-4 Residential, care/ assisted living facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
S-1 Storage, moderate hazard	68.75	65.29	61.04	58.97	50.43	51.42	56.36	42.23	39.88
S-2 Storage, low hazard	67.75	64.29	61.04	57.97	50.43	50.42	55.36	42.23	38.88
U Utility, miscellaneous	52.28	49.43	46.49	44.17	38.31	38.31	41.69	31.50	29.99

**Notes:**

1. Private Garages use Utility, miscellaneous Group
2. Unfinished basements (all use groups) = \$15.<sup>00</sup> per sq. ft.
3. For shell only buildings, deduct 20 percent
4. N.P. = Not Permitted
5. Complete unfinished residential basements \$40.<sup>00</sup> per sq. ft.
6. The values in this table are from the 2003 International Building Code (IBC). This reference to the 2003 IBC is intended to only apply to the values listed in this Table. For all other requirements of the Mesa County Building Code, including the definition of any Group or Construction Type, the version of the IBC that applies is the one adopted by the Building Department.