

RESOLUTION NO. 49-17

A RESOLUTION AMENDING BUILDING CODE FEES UNDER THE INTERNATIONAL BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, FUEL GAS, PROPERTY MAINTENANCE AND ENERGY CONSERVATION CODES AND THE NATIONAL ELECTRIC CODE IN THE CITY OF GRAND JUNCTION, COLORADO

Recitals:

On the February 13, 2012, City Council adopted the 2012 Edition of the International Code set, including the International Building, Residential, Plumbing, Mechanical, Fuel Gas, Property Maintenance and Fire Code, plus the 2009 Edition of the Energy Conservation Code and the National Electric Code as adopted by the State of Colorado. Each of the codes provide for imposition of certain fees and charges for inspection, permitting, services and other expenses of the administration of the codes. Those fees were set on the same date by Resolution 09-12. The fees set forth in Table 108-A Fee Schedule and the table captioned *Other Inspections and Fees* included within Resolution 09-12 no longer adequately reflect the overall costs associated with the administration of the codes.

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

As concerns the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Property Maintenance Code, International Energy Conservation Code, and the National Electrical Code, Table 108-A *Fee Schedule* and the table captioned *Other Inspections and Fees*, which were attached and incorporated as a part of Resolution 09-12 are hereby repealed and replaced with the attached Exhibit "A" consisting of Table 1A, Table 1B, Table 2, Table 3A and Table 3B which are all incorporated herein. Those fees shall constitute the fees and charges applicable in the City of Grand Junction under the adopted codes unless otherwise established by separate ordinance or other resolution.

Any fees set by prior resolution in conflict with those adopted herein are hereby repealed and all other fees not in conflict or specifically modified herein shall remain in full force and effect.

PASSED AND ADOPTED this 16th day of August, 2017.

ATTEST:



President of the Council



Interim City Clerk

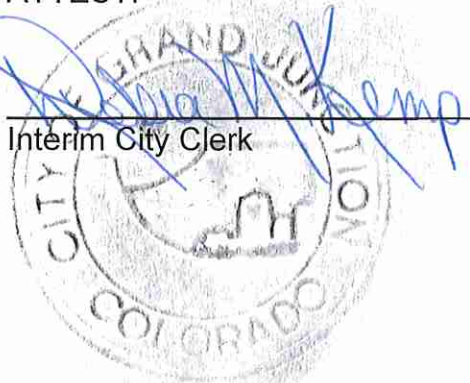


TABLE 1A FEE SCHEDULE

<u>Fee #</u>	<u>Fee Description</u>	<u>Fee Value</u>
1	<p>Permit Fees: 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.</p> <p>Permit Fees generally include the permit and the inspections to support a project. Re-inspection and additional plan review fees may also apply.</p> <p>Plan Review Fees in addition to the Permit Fee: New Commercial Construction, Addition, or Alteration to a Commercial Building</p> <p>New One and Two Family Residence (R-3). Applies to new one and two residential projects. The Building Department has the discretion to apply this fee or a portion thereof.</p> <p>Third Party Plan Review. 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.</p> <p>The Building Department may assess an additional fee associated for the Building Department's additional review.</p>	<p>Table 2</p> <p>50% of Value of the Calculated Permit Fee</p> <p>Maximum 15% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department</p> <p>Maximum 20% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department</p>

TABLE 1B FEE SCHEDULE

Fees Related to Inspections

2	Inspections outside of normal hours. (2 hour minimum)	\$50.00 per hour per person
3	Inspections or plan reviews for which no fee is specifically indicated.	\$45.00 per hour per person
4	Re-inspection fee	\$50.00 first re-inspection \$250.00 for additional re-inspection on same violation
5	Same day re-inspection if staff is available	\$100.00 in addition to required Re-inspection fee (4)
6	When inspections are required after Temporary Certificate of Occupancy expires	\$750.00

Project Specific Permit Fees

7	Demolition Permit	\$35.00
8	Move on Houses Permit Fee	Table 2 ^[2]
9	Signs Illuminated and Non Illuminated Permit Fee	Table 2 ^[1]
10	Mechanical, Electrical, Plumbing, Hot Tubs, Pools & Spa Permit Fee	Table 2 ^[1]
11	Manufactured Homes Permit Fee	\$100.00
12	Manufactured Home on required Permanent Foundation Permit Fee	\$150.00
13	International Residential Code ("IRC") Certified Homes Permit Fee	\$150.00
14	Office / Construction Trailer Permit Fee	\$150.00 Per Section
15	Change in Use / Occupant Valuation Permit Fee under \$2,000 Valuation	\$35.00
	\$2000 Valuation and over	Table 2 ^[1]
16	Decks, Patio Covers, Storage Sheds, & Open Carports Permit Fee	
	Less than 400 square feet in area and accessory to residences	\$35.00
	Plumbing, Electrical & Mechanical	Table 2 ^[1]
	Over 400 sq. ft.: Valuation Calculated at \$15.00 per sq. ft.	Table 2

^[1] "Total Valuation" is the actual cost of project labor and materials.

^[2] "Total Valuation" is determined by Table 3A and 3B.

TABLE 2 FEE SCHEDULE

TOTAL VALUATION	PERMIT FEE (All Permit Fees Rounded up to the next dollar)
Up to \$500.00	\$35.00
\$500.01 to \$2,000	\$35.00 for the first \$500.00 plus \$2.20 for each additional \$100.00 or fraction thereof, to and including \$2,000
\$2,000.01 to \$25,000	\$68.00 for the first \$2,000 plus \$9.90 for each additional \$1,000.00 or fraction thereof, to and including \$25,000
\$25,000.01 to \$50,000	\$295.70 for the first \$25,000 plus \$7.20 for each additional \$1,000.00 or fraction thereof, to and including \$50,000
\$50,000.01 to \$100,000	\$475.70 for the first \$50,000 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000
\$100,000.01 to \$500,000	\$725.70 for the first \$100,000.00 plus \$3.90 for each additional \$1,000.00 or fraction thereof, to and including \$500,000
\$500,000.01 to \$1,000,000	\$2,285.70 for the first \$500,000.00 plus \$3.30 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000
\$1,000,000.01 AND UP	\$3,935.70 for the first \$1,000,000.00 plus \$2.20 for each additional \$1,000.00 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.

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	99.75	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	N P
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 3B 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	77.74	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, multiple 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	84.30	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) = \$15.00 per sq. ft.
3. For shell only buildings, deduct 20 percent.
4. N.P. = not permitted
5. Complete unfinished residential basement \$40.00 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.