

RESOLUTION 18-R-24 adopting a Schedule of Fees for Permits Issued by the City of Murfreesboro Building and Codes Department.

WHEREAS, Murfreesboro City Code, Section 7-2(H), International Building Code - Amended, states that "The fees for all work on buildings, structures, electrical, gas, mechanical and plumbing systems or alterations thereto requiring a permit shall be set by the City Council"; and,

WHEREAS, Murfreesboro City Code, Section 7-5(B), Standard Excavation and Grading Code - Amended, states that "The fees for grading permits shall be set by the City Council"; and,

WHEREAS, Murfreesboro City Code, Section 7-8(E), International Mechanical Code - Amended, states that "The fees for mechanical work permits shall be set by the City Council"; and,

WHEREAS, Murfreesboro City Code, Section 7-12(I), International Residential Code - Amended, states that "The fees for all work on buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations thereto requiring a permit shall be set by the City Council"; and,

WHEREAS, Murfreesboro City Code, Section 7-15(E), International Energy Conservation Code - Amended, states that "Permit fees shall be set by the City Council"; and,

WHEREAS, Murfreesboro City Code, Section 11-9(D), City Electrical Code—Fees, states that "Permit fees for the installation of any electrical system or part thereof, including but not limited to the installation of both new electrical systems and additions, alterations and repairs to existing electrical systems, the installation of electrical fixtures, equipment and devices and appurtenances thereto, shall be as adopted by the City Council"; and,

WHEREAS, Murfreesboro City Code, Section 15-2(F), International Fuel Gas Code - Amended, states that "Permit fees shall be set by the City Council"; and,

WHEREAS, Murfreesboro City Code, Section 23-2(D), International Plumbing Code - Amended, states that "Permit fees shall be set by the City Council"; and

WHEREAS, the current amount of all such permit fees were established in 2014 and no longer cover the actual staff and out-of-pocket costs to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. The following Commercial, Industrial, and Multifamily Building Permit Fees are hereby adopted:

(A) Application and Scope. The building permit fees set forth herein shall apply to commercial, industrial, and multifamily structures, except two-family residential dwellings and multiple single-family dwellings not more than three stories high with separate means of egress. Building permits are required as prescribed by the International Building Code, as amended, for all construction, alteration, or repairs (other than ordinary maintenance repairs), fences, and accessory buildings and structures.

(B) Base Fee. The building permit fees for commercial, industrial, and multifamily structures (excluding two-family residential dwellings and multiple single-family dwellings not more than three stories high with separate means of egress) shall be calculated as follows and shall be rounded up to the next dollar amount:

<u>TOTAL VALUATION</u>	<u>FEE</u>
\$101.00 TO \$2,000.00	\$22.00 per thousand or fraction thereof
\$2,001.00 to \$15,000.00	\$46.00 for the first \$2,000.00 plus \$14.00 for each additional thousand or fraction thereof, to and including \$15,000.00
\$15,001.00 to \$50,000.00	\$220.00 for the first \$15,000.00 plus \$11.20 for each additional thousand or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$614.00 for the first \$50,000.00 plus \$9.00 for each additional thousand or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,064.00 for the first \$100,000.00 plus \$5.60 for each additional thousand or fraction thereof, to and including \$500,000.00
\$500,001.00 and up	\$3,314.00 for the first \$500,000.00 plus \$3.40 for each additional thousand or fraction thereof

Valuation is defined as the cost of construction including structural, electrical, plumbing, mechanical, gas, interior finish, site preparation and development, architectural and design fees, overhead, and profit. The valuation is based on the contract amount. The City reserves the right to require a copy of the contract should the valuation be less than seventy-five percent (75%) of the national average for the type of construction appearing in the Building Valuation Data – August 2013 published by the International Code Council.

(C) Partial Permits. An administrative fee of \$75.00 shall be assessed for each partial permit approved by the Building & Codes Director.

(D) Final Inspection Deposit Agreement. All applicants obtaining a commercial, industrial, or multifamily building permit pursuant to the International Building Code, as amended, for a building or structure that already has an electric meter shall execute a final inspection deposit agreement and tender a \$400.00 deposit with the City. Such deposit shall be refunded in full upon permit holder's obtaining certificate of occupancy for the building or structure for which the permit was issued.

(E) Additional Certificates of Occupancy. All applicants requesting more than one original Certificate of Occupancy for a Building Permit will be assessed a fee in the amount of \$200.00 for each additional Certificate issued.

SECTION 2. The following One- and Two-Family Dwelling and Multiple Single-Family Dwelling Building Permit Fees are hereby adopted:

(A) Application and Scope. The building permit fees set forth herein shall apply to one- and two-family residential dwellings and multiple single-family dwellings not more than three stories high with separate means of egress. Building permits are required as prescribed by the International Residential Code, as amended, for all construction, alteration, repairs (other than ordinary maintenance repairs), fences, and accessory buildings.

(B) Base Fee for New Construction. The building permit fees for the construction of a new one- and two-family residential dwelling or a multiple single-family dwelling not more than three stories high with separate means of egress shall be calculated as follows and shall be rounded up to the next dollar amount:

<u>TOTAL SQUARE FEET*</u>	<u>FEE</u>
Less than 1000 sq.ft.	Minimum fee of \$325.00
1000 sq.ft. to 2000 sq.ft.	\$325.00 plus \$0.36 per sq.ft. over 1000 sq.ft.
2001 sq.ft. to 3000 sq.ft.	\$675.00 plus \$0.47 per sq.ft. over 2000 sq.ft.
More than 3000 sq.ft.	\$1150.00 plus \$0.52 per sq.ft. over 3000 sq.ft.

*For purposes of calculating the fee for a particular dwelling, "total square feet" shall equal the square footage of heated areas (all levels) plus one-third (1/3) of the square footage of unheated areas and areas under roof, calculated as follows:

- Heated areas are measured along outside of exterior walls.
- Unheated areas and areas under roof such as garage, unfinished basements, expandable spaces, carports, and covered patios shall be measured along their outside walls of supports.
- Valuation is defined as the cost of construction, including structural, electrical, plumbing, mechanical, gas, interior finish, site preparation and development, architectural and design fees, overhead, and profit. The valuation is based on the contract amount. The City reserves the right to require a copy of the contract should the valuation be less than seventy-five percent (75%) of the national average for the type of construction appearing in the Building Valuation Data – August 2013 published by the International Code Council.

(C) Base Fee for Additions or Alterations to Primary Structures and Construction and Alteration of Accessory Buildings and Structures. The building permit fees for additions to or alterations to one- and two-family residential dwellings and multiple single-family dwellings not more than three stories high with separate means of egress and for the construction or alteration of accessory buildings and structures (other than swimming pools) on any such residential property shall be calculated as follows and shall be rounded up to the next dollar amount: \$10.00 per \$1,000 valuation with a minimum fee of \$20.00. Ordinary maintenance repairs to existing buildings and structures are exempt from this requirement.

(D) Base Fee for Swimming Pools on Residential Property. The building permit fee for a swimming pool constructed on a property on which a one- and two-family residential dwelling is located shall be \$50.00 for above ground pools and \$100.00 for in- ground or partially in-ground pools.

(E) Final Inspection Deposit Agreement. All applicants obtaining a building permit pursuant to the International Residential Code, as amended, for a building or structure that already has an electric meter shall execute a final inspection deposit agreement and tender a \$100.00 deposit with the City. Such deposit shall be refunded in full upon permit holder's obtaining certificate of occupancy for the building or structure for which the permit was issued. Persons applying for a permit for a residential fence, deck, patio, or detached portable structures are exempt from this requirement unless the detached structure requires the issuance of a certificate of occupancy.

(F) Additional Certificates of Occupancy. All applicants requesting more than one original Certificate of Occupancy for a Building Permit will be assessed a fee in the amount of \$200.00 for each additional Certificate issued.

SECTION 3. The following Mechanical Permit Fees are hereby adopted:

(A) Mechanical Permits Issued under the International Residential Code: The fee for mechanical permit issued under the International Residential Code shall be \$75.00 per dwelling unit.

(B) Mechanical Permits Issued under the International Mechanical Code: The fee for mechanical permit issued under the International Mechanical Code shall be:

TYPE OF INSPECITON	FEE
Inspection of new heating, ventilating, duct work, air conditioning, and refrigeration systems and replacements of any such existing system with a system whose capacity is comparable to that of the system being replaced.	\$60.00 for the first one thousand dollars or fraction thereof, of valuation of the installation plus \$6.00 for each additional one thousand dollars or fraction thereof
Inspection of repairs, alterations, and additions to an existing system	\$50.00 for the first one thousand dollars or fraction thereof, of valuation of the installation plus \$4.00 for each additional one thousand dollars or fraction thereof
Inspection of boilers (based upon BTU input)	
33,000 BTU (1 BHp) to 165,000 BTU (5 BHp)	\$20.00
165,001 BTU (5 BHp) to 330,000 BTU (10 BHp)	\$30.00
330,001 BTU (10 BHp) to 1,165,00 BTU (52 BHp)	\$60.00
1,165,001 BTU (52 BHp) to 3,300,000 BTU (98 BHp)	\$70.00
Over 3,300,000 BTU	\$80.00

(C) Self-Contained Air-Conditioning Units. In all buildings, except one and two family dwellings, where self-contained air conditioning units of less than two tons are to be installed, the fee charged shall be that for the total cost of all units combined.

SECTION 4. The following Electrical Permit Fees are hereby adopted:

(A) All Properties other than Residential One- and Two-Family and Multiple Single-Family Dwellings. The following fees shall apply to electrical permits issued for any property other than one- and two-family residential dwellings and multiple single-family dwellings not more than three stories high with separate means of egress:

ITEM	FEE
Rough-In Inspections	
0 Amps – 1000 Amps	\$30.00/insp.
Over 1000 Amps	\$35.00/insp.
Temporary Poles & Service Releases	
0Amps – 200 Amps	\$30.00
201Amps – 400 Amps	\$40.00
401Amps – 600 Amps	\$50.00
601 Amps – 1000 Amps	\$90.00

Over 1000 Amps	\$120.00
Final Inspections	
0 Amps – 200 Amps	\$30.00/insp.
201 Amps – 400 Amps	\$40.00/insp.
401 Amps – 600 Amps	\$50.00/insp.
601 Amps – 1000 Amps	\$90.00/insp.
Over 1000 Amps	\$350.00/insp.
Flat Fee for the following permits:	
Occupancy Final	\$75.00/insp.
HVAC Permit	\$30.00/Air Handling Unit
HVAC – VAV Boxes	\$5.00 per VAV/30.00 base fee
Sign Permit Fee	\$40.00
Temporary Service Entrance Agreement*	\$35.00 administrative fee and \$30.00 inspection fee, plus \$400 deposit refundable upon obtaining certificate of occupancy

* A permit holder requesting temporary gas and electrical service at the same time will be charged a single administrative fee of thirty-five dollars (\$35.00).

(B) Residential One- and Two-Family and Multiple Single-Family Dwellings. The following fees shall apply to electrical permits issued for one- and two-family residential dwellings and multiple single-family dwellings not more than three stories high with separate means of egress:

ITEM	FEE
Electrical Permit Base Fee:	\$35.00
New Construction (Only) One And Two Family Dwellings <i>Electrical Permit Base Fee Required</i>	
0 Amps – 200 Amps	\$80.00/unit*
201 Amps- 400 Amps	\$100.00/unit
Over 400 Amps	\$120.00/unit
Required Temporary Service Release, Rough-In and Final Inspections	Included
New Construction (Only) Multi-Family Dwellings <i>Electrical Permit Base Fee Required</i>	
0 Amps – 200 Amps	\$80.00/unit
201 Amps – 400 Amps	\$100.00/unit
Over 400 Amps	\$120.00/unit
Required Rough In and Final Inspection & First Re-inspection	Included
Remodel And Addition To One And Two Family Dwellings <i>(No Base Fee)</i>	
0 Amps – 200Amps	\$80.00/unit
201 Amps – 400 Amps	\$100.00/unit
Over 400 Amps	\$120.00/unit
Required Inspection & First Re-inspection	Included
Pools And Hot Tubs (No Base Fee)	
Above ground pools and Hot Tubs (includes Rough-In and Final Inspections)	\$60.00
In-ground Pools (includes Rough-In and Final Inspections)	\$80.00
Step system and Pump	\$30.00
HVAC/Unit <i>(No Base Fee)</i>	\$30.00
Temporary Pole <i>(No Base Fee)</i>	\$30.00
Service Repair or Change Out	\$30.00

*Note: "unit" means dwelling unit.

SECTION 5. The following Gas Permit and Inspection Fees are hereby adopted:

- (A) Base Fee. The fee for issuing a gas permit shall be thirty dollars (\$30.00).
- (B) Inspection Fee. Except as provided in subsection (C) below for the inspection of temporary gas service, the total fee for inspecting the gas piping at a single location (including both rough and final piping inspection) shall be eight dollars (\$8.00) for each gas outlet.
- (C) Temporary Service Entrance Agreement. Parties holding a gas permit for any building and structure other than a one- and two-family residential dwelling or multiple single-family dwellings not more than three stories high with separate means of egress that wish to establish temporary gas service to the building or structure prior to obtaining a certificate of occupancy shall be required to sign a temporary service entrance agreement and shall be charged a thirty-five dollar (\$35.00) administrative fee, a thirty dollar (\$30.00) inspection fee, and a two hundred dollar (\$200.00) deposit, refundable upon obtaining a certificate of occupancy. A permit holder requesting both temporary gas and electrical service at the same time will be charged a single administrative fee of thirty-five dollars (\$35.00).

SECTION 6. The following Plumbing Permit Fees are hereby adopted:

- (A) Base Fee: The base fee for any plumbing permit issued under the International Plumbing Code or the International Residential Code, as amended, for all construction, alteration, or repairs (other than ordinary maintenance repairs) shall be \$40.00.
- (B) Additional Fees: The following additional fees shall be added to the base fee in accordance with the work permitted under the permit:

ITEM	FEE
For each plumbing fixture, floor drain or trap (including water and drainage piping).	\$8.00
For each building sewer.	\$30.00
For each building sewer having to be placed or repaired.	\$30.00
For each cesspool.	\$10.00
For each septic tank, step system septic tank and seepage pit or drainfield.	\$20.00
For each water heater and/or vent.	\$15.00
For installation, alteration, or repair of water piping and/or water treating equipment.	\$25.00
For repair or alteration of drainage of vent piping	\$25.00
For vacuum breakers or backflow protection devices installed subsequent to the installation of the piping or equipment served	\$8.00

SECTION 7. The following Grading Permit Fees are hereby adopted:

VOLUME OF SOIL EXCAVATED OR GRADED	FEE
50 cubic yards or less	\$40.00

51 to 100 cubic yards	\$60.00
101 to 1000 cubic yards	\$60.00 for the first 100 cubic yards, plus \$18.00 for each additional 100 cubic yards or fraction thereof
1001 to 10,000 cubic yards	\$156.00 for the first 1000 cubic yards, plus \$8.00 for each additional 1000 cubic yards or fraction thereof
10,001 to 100,000 cubic yards	\$264.00 for the first 10,000 cubic yards, plus \$35.00 for each additional 10,000 cubic yards or fraction thereof
100,001 cubic yards or more	\$750.00 for the first 100,000 cubic yards, plus \$40.00 for each additional 10,000 cubic yards or fraction thereof

SECTION 8. The following Additional Fees are hereby adopted:

- (A) Additional Building Permit Fees. The following additional fees shall be added to the base fee for building permits issued pursuant to the International Building Code and International Residential Code in accordance with the work permitted under the permit:


<u>ITEM</u>	<u>FEE</u>
Moving any building or structure	\$150.00
Demolition of any one- and two-family residential dwelling building or structure	\$75.00
Demolition of buildings or structures other than one- and two-family dwellings	½ of Building Permit Fee (min. \$75.00)
Erecting a temporary structure or tent	\$75.00

- (B) Final Inspection Deposit Agreement. All applicants obtaining a demolition or moving permit shall execute a final inspection deposit agreement and tender a \$500.00 deposit with the City. Such deposit shall be refunded in full upon permit holder's passing a final inspection of the site. The final inspection will not be passed until all structures including driveways, sidewalks and accessory buildings are removed from the site, the lot is grading to drain and is seeded and strawed. Any structures to remain must be approved prior to issuance of the permit and noted on the final inspection agreement.

- (C) Fee for Re-Inspection. When a property has twice failed an inspection required under a permit or has failed inspection due to work not being complete unless a Conditional Certificate of Occupancy is issued before the next re-inspection, the permit holder will be required to pay a re-inspection fee of seventy-five dollars (\$75.00) prior to each re-inspection. The Building & Codes Director may waive the assessment of a re-inspection fee where the permit holder has demonstrated good and reasonable cause for the failed inspection(s).

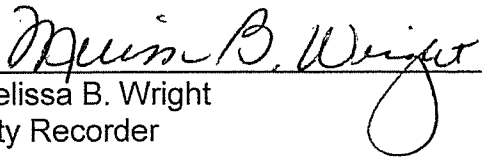
SECTION 9. This Resolution shall be effective on August 27, 2018, the public welfare and the welfare of the City requiring it.

Passed: August 16, 2018



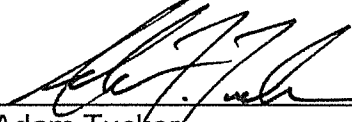
Shane McFarland, Mayor

ATTEST:



Melissa B. Wright
City Recorder

APPROVED AS TO FORM:



Adam Tucker
Interim City Attorney