

## **RESOLUTION 17-115**

### **A RESOLUTION TO AMEND BUILDING PERMIT FEE SCHEDULE TO INCLUDE A PLAN REVIEW FEE FOR THE CITY OF SPRING HILL**

**WHEREAS**, the Board of Mayor of Mayor and Alderman approved Resolution 02-18 in July 2002 to establish a building valuation cost of \$45.00 per square foot of building space to insure adequate funding for the City of Spring Hill building inspection and code enforcement services; and

**WHEREAS**, the Board of Mayor and Aldermen adopted Ordinance 13-19 in October 2013 to adopt the 2012 International Building Code and other related codes published by the International Code Council in 2012, with local amendments; and

**WHEREAS**, the Board of Mayor and Aldermen approved Resolution 14-19 in February 2014 setting forth a Building Permit Fee Schedule in accordance with the 2012 International Code Council codes adopted by the City of Spring Hill; and

**WHEREAS**, the City of Spring Hill continues to experience significant growth and development in 2017 as reflected in the issuance of 694 building permits as of November 1, 2017 including the processing of forty-three (43) non-residential permits requiring on average approximately 22 days to review and fully process the associated construction plans for issuance of a building permit for said non-residential projects; and

**WHEREAS**, the Building and Codes Department works diligently with limited staff resources to review residential and non-residential construction plans for the issuance of building and related permits; and

**WHEREAS**, the City of Spring Hill provides certain services and incurs certain costs in the review of construction plans and related documents for the issuance of building and related permits; and

**WHEREAS**, approval of a Plan Review Fee by the Board of Mayor and Alderman would provide necessary financial resources for the Building and Codes Department to hire additional plan review staff to improve the time required for permit issuance by the City of Spring Hill as well as the option for the applicant to engage a third-party consultant as an alternative for an expedited plan review process for permit issuance; and

**WHEREAS**, the Board of Mayor and Aldermen deems it necessary and appropriate that these fees adequately reflect the costs associated with these services and on December 4, 2017 the Budget and Finance Committee recommended favorably with conditions to adopt the Resolution.

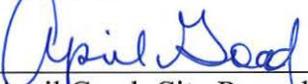
**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, that a Plan Review Fee shall be charged for all construction proposed within the City of Spring Hill as follows:

1. Non-Residential Construction shall be equal to one-fifth (1/5) or twenty (20) percent of the Building Permit Fee when standard plan review is performed by the City of Spring Hill. This fee shall cover the initial submittal and one (1) resubmittal.
2. On-request plan review services performed by a third-party review in lieu of standard plan review performed in-house by the City of Spring Hill will be available for multifamily residential construction and non-residential construction. The applicant engaging a third-party plan review service shall pay One hundred (100) percent of the plan review fee charged by the third-party reviewer for all plan review services rendered and shall pay to the City of Spring Hill a \$100.00 administrative fee for the use of a third-party review service.
3. Plan Review Fee shall be paid by the applicant prior to review of construction plan documents by the City of Spring Hill or third-party reviewer. All required fees including those owed to the third-party reviewer and to the City of Spring Hill shall be paid prior to issuance of a building permit.
4. The City of Spring Hill shall establish third-party reviewer services for the purpose of performing plan review services as an option for applicants seeking multifamily residential and non-residential construction plan review services.
5. The Plan Review fee shall become effective sixty (60) days from the date third-party plan reviewer services have been established by the City of Spring Hill.

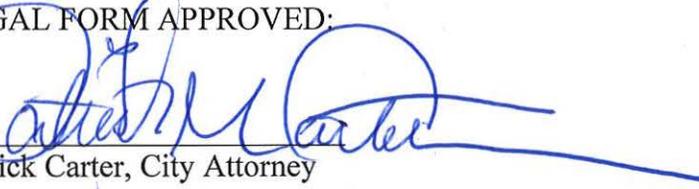
**Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 18<sup>th</sup> day of December, 2017.**

  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney



**REQUEST:** *Approval of Resolution 17-115*  
**SUBMITTED BY:** Chuck Downham, Assistant City Administrator  
Chris Brooks, Building & Codes Director  
**DATE:** December 18, 2017  
**RE:** Amend Permit Fee Schedule to Include Plan Review Fee  
**ATTACHMENTS:** Resolution 17-115 and Supporting documentation

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**PURPOSE:**

To approve Resolution 17-115 to amend the Building Permit Fee Schedule to include a Plan Review Fee.

**BACKGROUND:**

In 2016, the City of Spring Hill issued 59 building permits for non-residential construction projects. In 2017, as of November 1, 2017 the City of Spring Hill has issued 43 building permits that includes 14 new commercial projects and 29 build-out projects. In addition, the City of Spring Hill also issues building permits for a variety of single family attached construction including townhomes and multifamily all requiring the detailed review of construction plans prior to the issuance of a building permit. The Building and Codes Department also reviews all single-family detached plans prior to the issuance of a building permit – as of November 1, 2017 the city has issued a total of 694 building permits in 2017 which if this pace continues through the end of the calendar year will surpass the 699 total building permits issued in 2016.

Plan review for non-residential projects based on current workload averages just over three weeks taking approximately 22 days to complete the plan review process for issuance of a building permit. This time period varies depending upon the complexity of the non-residential project all while City staff is also working to maintain a 3 to 5-day turnaround for residential building permits which comprise the majority of permits issued by the City. The City currently has one staff member performing plan review for not only non-residential (commercial, office and industrial) projects but all residential projects as well as the variety of miscellaneous permits issued by the Building and Codes Department on a regular basis.

The provision of a Plan Review Fee as part of the building permit fee structure will provide much needed financial resources to provide the city with the opportunity to hire additional plan review staff resources and/or contract with a third-party plan review service to assist with the review and processing of building permit applications with a particular focus upon the review of non-residential plans which typically require the most staff time and resources.



Based on the findings in the *FY2016 Annual Report* published by the Tennessee Municipal Benchmarking Project (attached) the average number of plan reviewers per 1,000 population for the municipalities surveyed was 0.12 plan reviewers. Based upon the projected population of 40,000 residents in the City of Spring Hill, the City should have the equivalent of three (3) FTE plan reviewers further supporting the need for additional plan review resources for the Building and Codes Department.

There are many communities throughout middle Tennessee as well as other parts of Tennessee that charge a plan review fee as part of the fee structure for the issuance of building permits. In many instances, the plan review fee charged is equal to one-half (1/2) the building permit while others have varying forms of plan review fees based upon building valuation. The implementation of a plan review fee would be consistent with other jurisdictions including Franklin, Brentwood, and Williamson County. Many of the jurisdictions surveyed also charge a plan review fee for single-family detached and duplexes but, City staff does not recommend implementing the plan review fee for all types of residential building permits at this time. However, given the number of residential permits being issued on an annual basis the Building and Codes Department may follow up at a future date with the Board of Mayor and Aldermen to explore a plan review fee for residential building permits of all types.

The Budget and Finance Committee did not provide a recommendation to the Board of Mayor and Aldermen during their November 6, 2017 meeting noting insufficient information from which to make a recommendation. The committee requested the following additional information for consideration during the regular meeting of the Board of Mayor and Aldermen.

1. Building Permit revenues by project for the past 6 months to project anticipated revenues realized with adoption of a plan review fee.

*Response: Staff was able to prepare tabulations on the fees paid for non-residential (i.e., commercial, office, industrial, warehousing, etc.) from January 1 through December 11, 2017 that totaled approximately \$572,200. The total fees collected reflects both commercial build-out as well as new construction and does not include townhome or multifamily building permits.*

2. Examples of building permit fee calculations with and without the plan review fee.

*Response: Staff has attached examples of building permit fees with and without a plan review fee for a \$250K, \$500K, \$1M and \$5M example project. The tables have been updated from the Work Session presentation to reflect a plan review fee equal to one-fifth (or 20 percent) of the building permit fee.*



3. Current building valuation tables from the International Code Council (ICC) to compare with the \$45/sf building valuation adopted in 2002 by Resolution 02-18 to determine if building valuations need to be revised.

*Response: Staff has attached building valuation tables published by ICC for 2002, 2008, 2010, 2014, and 2017 to show the progression of building valuations over the past 15 years since the City adopted the \$45/sf building valuation. Each of the published building valuation tables are based on the various editions of the building code in place at the time the table was prepared. The City adopted the 2012 International Codes. The attached 2017 building valuation table published by the ICC is based upon the 2015 International Building Code. If there is interest by the Board of Mayor and Aldermen to consider adopting a more recent building valuation table, Staff can prepare a separate follow up report and recommendation at a later date for consideration by the Budget and Finance Committee and Board of Mayor and Aldermen.*

4. Comparison of plan review fees for various jurisdictions around middle Tennessee.

*Response: Staff has provided a comparison table illustrating the plan review fees that have been adopted by various jurisdictions in middle Tennessee. The proposed plan review fee for Spring Hill is comparable with those charged by other jurisdictions.*

City staff reviewed commercial building permit revenues received in 2015, 2016, and to date in 2017 and the fee revenues varied from nearly \$354,000 (2015) to \$1.176M (2016) to \$572,200 (2017 to date) for an average of just over \$700,000 annually for the past three years. After further analysis of the actual revenues for non-residential (commercial) building permit fees collected over the past three years, City staff recommends the initial recommended plan review fee of one-half the building permit fee be reduced to one-fifth (or 20 percent) of the building permit fee for standard plan review services performed in-house by City staff. City staff also recommends that the standard in-house plan review fee only be applicable for non-residential projects while providing the option for applicants to engage a third-party plan review service for multifamily residential and non-residential projects to expedite plan review.

Using the commercial building permit fees generated from January 1 to December 11, 2017 estimated to be \$572,200, the revised plan review fee of one-fifth the building permit fee would provide approximately \$114,400 in plan review fees that could be utilized to further enhance in-house plan review services provided by City staff including additional staff resources. The reduction from one-half to one-fifth will provide sufficient financial resources for additional staff. In addition to utilizing in-house plan review services, an applicant will also have the option to engage a third-party plan review service for commercial and multifamily projects to perform an expedited plan review whereby the cost for such service is paid fully by the applicant along with a recommended \$100 administrative fee paid to the City of Spring Hill for overseeing the plan review services performed by the third-party review service.



Expanding further upon the response to Item 3 above, City staff does not recommend adoption of a more up-to-date building valuation table at this time as a means for generating additional revenues for the purpose of hiring additional plan review staff and/or retaining third-party plan review services. If the City were to take such an approach to adopt as an example the attached 2012 building valuation table that is reflective of the City's currently adopted building code, the difference in building valuation from the current \$45/square foot valuation universally applied to all forms of construction would be substantial on the order of 2 times to as much as 4 times or more depending upon the use and type of construction. The use of a building valuation table such as that published by the ICC provides building valuation across the broad spectrum of use and construction types that has not been the practice of the City. In order to adopt a building valuation table such as the 2012 edition, the permit fee structure of the City will likely need to be adjusted to equalize transitioning from the \$45/square foot valuation to the more comprehensive building valuation values provided for the full range of uses and construction types.

During the December 4, 2017 Budget and Finance Committee meeting, the committee discussed in detail the implementation of a plan review fee. The Budget and Finance Committee recommended approval of Resolution 17-115 with the condition that the resolution be further amended to reflect an optional third-party review service be made available for applicants seeking a more expedited plan review process. The establishment of third-party review services will take a few months to put in place including organizing how such services will be managed and the preparation of a solicitation for third-party plan review services and the selection of one or more qualified firms to perform such services. During the Board of Mayor and Aldermen meeting on December 4, 2017, members of the Board recommended staff revise the resolution to reflect an effective date after the third-party review services have been established. In response, City staff has revised the resolution to reflect an effective date 60 days following the establishment of third-party plan review services by the City to provide adequate notification to design professionals and developers in the community.

#### **FINANCIAL IMPACT:**

The proposed plan review fee would be calculated on the basis of the dollar amount charged for the building permit fee whereby the plan review fee would equal to one-fifth (1/5) or twenty (20) percent of the building permit fee. For example, a building permit fee calculated to be \$2,500 would result in a plan review fee calculated at one-fifth (1/5) or 20 percent the building permit fee would be \$500. If the building permit fees received from January 1 to December 11, 2017 are representative of the average building permit fees expected for non-residential building permits in a given year, the Building & Codes Department could generate approximately \$114,400 in additional revenue that could be utilized for additional staff resources. The plan review fees generated would provide sufficient financial resources for the hiring of additional plan review staff while also providing the opportunity for an applicant to utilize a third-party plan review service to assist with expediting plan review and permitting services for multifamily residential and non-residential projects.



**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 17-115 to amend the Building Permit Fee Schedule to include a plan review fee equal to one-fifth or twenty (20) percent of the calculated building permit fee for non-residential building projects for plan review services performed in-house by City staff and that the City provide the opportunity for an applicant to utilize third-party plan review services for multifamily and non-residential building projects to help expedite the permit process with the applicant paying 100% of all third-party plan review fees plus a \$100.00 payable to the City of Spring Hill as an administrative fee for such services. The Plan Review fee would go into effect 60 days following establishment of third-party plan review services by the City.

**ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):**

The Board of Mayor and Aldermen will need to act upon Resolution 17-115 to amend the Building Permit Fee Schedule to include a plan review fee equal to one-fifth (1/5) or twenty (20) percent of the calculated building permit fee for non-residential building projects for plan review services performed in-house by City staff. In addition, Resolution 17-115 provides the opportunity for an applicant to engage a third-party plan review services to help expedite the permit process with the applicant paying 100% of all third-party plan review fees plus a \$100.00 administrative fee payable to the City of Spring Hill for overseeing such services. Once third-party review services have been properly established by the Building and Codes Department and after a 60-day period has passed in order to provide public notice of the plan review fees, the Building Permit Fee Schedule will be updated to reflect the plan review fee requirements for services provided by the City as well as the availability of a third-party plan reviewer. During the 60-day period the Building & Codes department will notify contractors and design professionals of the plan review fee.

# BUILDING VALUATION DATA

At the request of numerous building officials, *Building Standards™* offers the following building valuation data representing average costs for most buildings. Because residential buildings are the most common for many cities, two general classes are considered for these, one for "average" construction and the other for "good." Adjustments should be made for special architectural or structural features and the location of the project. Higher or lower unit costs may often result.

The unit costs are intended to comply with the definition of "valuation" in Section 223 of the 1997 *Uniform Building Code™* and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be omitted.

The determination of plan check fees for projects reviewed by the International Conference of Building Officials will be based on valuation computed from these figures, which were established in April 2002.

Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average
<b>April 2002</b>							
<b>1. APARTMENT HOUSES:</b>		<b>7. DWELLINGS:</b>		<b>13. JAILS:</b>		<b>20. RESTAURANTS:</b>	
Type I or II F.R.*	\$88.70	Type V—Masonry	\$75.70	Type I or II F.R.	\$159.10	Type III—1-Hour	\$97.40
(Good)	\$109.20	(Good)	\$96.90	Type III—1-Hour	145.50	Type III—N	94.10
Type V—Masonry		Type V—Wood Frame..	67.30	Type V—1-Hour	109.10	Type V—1-Hour	89.20
(or Type III)	72.40	(Good)	\$92.40			Type V—N	85.70
(Good)	\$88.70	Basements—		<b>14. LIBRARIES:</b>			
Type V—Wood Frame..	63.80	Semi-Finished	20.10	Type I or II F.R.	116.40	Type I or II F.R.	111.20
(Good)	\$82.00	(Good)	\$23.20	Type II—1-Hour	85.20	Type II—N	75.90
Type I—Basement Garage	37.40	Unfinished	14.60	Type III—1-Hour	81.00	Type III—1-Hour	81.20
		(Good)	\$17.70	Type III—N	85.50	Type III—N	78.10
<b>2. AUDITORIUMS:</b>		<b>8. FIRE STATIONS:</b>		Type V—1-Hour	84.50	Type V—1-Hour	76.10
Type I or II F.R.	104.80	Type I or II F.R.	114.40	Type V—N	81.00	Type V—N	72.60
Type II—1-Hour	75.90	Type II—1-Hour	75.30	<b>15. MEDICAL OFFICES:</b>			
Type II—N	71.80	Type II—N	71.00	Type I or II F.R.*	119.50	Type II—N	67.20
Type III—1-Hour	79.80	Type III—1-Hour	82.40	Type II—1-Hour	92.20	Type III—1-Hour	70.10
Type III—N	75.70	Type III—N	78.90	Type II—N	87.60	Type V—1-Hour	59.70
Type V—1-Hour	76.30	Type V—1-Hour	77.30	Type III—1-Hour	100.00	Canopies	28.00
Type V—N	71.20	Type V—N	73.30	Type III—N	93.10	<b>23. STORES:</b>	
<b>3. BANKS:</b>		<b>9. HOMES FOR THE ELDERLY:</b>		Type V—1-Hour	90.20	Type I or II F.R.*	82.40
Type I or II F.R.*	148.10	Type I or II F.R.	103.70	Type V—N	87.00	Type II—1-Hour	50.40
Type II—1-Hour	109.10	Type II—1-Hour	84.20	<b>16. OFFICES**:</b>			
Type II—N	105.60	Type II—N	80.60	Type I or II F.R.*	106.80	Type II—N	49.30
Type III—1-Hour	120.40	Type III—1-Hour	87.70	Type II—1-Hour	71.50	Type III—1-Hour	61.30
Type III—N	116.10	Type III—N	84.10	Type II—N	68.10	Type III—N	57.50
Type V—1-Hour	109.10	Type V—1-Hour	84.70	Type III—1-Hour	77.20	Type V—1-Hour	51.60
Type V—N	104.50	Type V—N	81.80	Type III—N	73.80	Type V—N	47.70
<b>4. BOWLING ALLEYS:</b>		<b>10. HOSPITALS:</b>		Type V—1-Hour	72.30	<b>24. THEATERS:</b>	
Type II—1-Hour	51.00	Type I or II F.R.*	163.20	Type V—N	68.10	Type I or II F.R.	109.80
Type II—N	47.60	Type III—1-Hour	135.10	<b>17. PRIVATE GARAGES:</b>			
Type III—1-Hour	55.50	Type V—1-Hour	128.90	Wood Frame	24.30	Type III—1-Hour	80.00
Type III—N	51.90	<b>11. HOTELS AND MOTELS:</b>		Masonry	27.40	Type III—N	76.20
Type V—1-Hour	37.40	Type I or II F.R.*	101.00	Open Carports	16.60	Type V—1-Hour	75.30
<b>5. CHURCHES:</b>		Type III—1-Hour	87.50	<b>18. PUBLIC BUILDINGS:</b>			
Type I or II F.R.	99.20	Type III—N	83.40	Type I or II F.R.*	123.40	Type I or II F.R.*	49.40
Type II—1-Hour	74.50	Type V—1-Hour	76.20	Type II—1-Hour	100.00	Type II or V—1-Hour	29.30
Type II—N	70.80	Type V—N	74.70	Type II—N	95.60	Type II or V—N	27.50
Type III—1-Hour	81.00	<b>12. INDUSTRIAL PLANTS:</b>		Type III—1-Hour	103.80	Type III—1-Hour	33.20
Type III—N	77.40	Type I or II F.R.	56.90	Type III—N	100.20	Type III—N	31.60
Type V—1-Hour	75.70	Type II—1-Hour	39.60	<b>19. PUBLIC GARAGES:</b>			
Type V—N	71.20	Type II—N	36.40	Type I or II F.R.*	48.90	<b>EQUIPMENT</b>	
<b>6. CONVALESCENT HOSPITALS:</b>		Type III—1-Hour	43.60	Type I or II Open Parking*	36.70	<b>AIR CONDITIONING:</b>	
Type I or II F.R.*	139.20	Type III—N	41.10	Type II—N	28.00	Commercial	4.20
Type II—1-Hour	96.60	Tilt-up	30.00	Type III—1-Hour	37.00	Residential	3.50
Type III—1-Hour	99.00	Type V—1-Hour	41.10	Type III—N	32.90	<b>SPRINKLER SYSTEMS..</b>	
Type V—1-Hour	93.30	Type V—N	37.60	Type V—1-Hour	33.70	2.60	

\*Add 0.5 percent to total cost for each story over three. \*\*Deduct 20 percent for shell-only buildings. \*\*\*Deduct 11 percent for mini-warehouses.

**REGIONAL MODIFIERS**

The following modifiers are recommended for use in conjunction with the building valuation data. Additionally, certain local conditions may require further modifications. To use these modifiers, merely multiply the listed cost per square foot by the appropriate regional modifier. For example, to adjust the cost of a Type III One-hour hotel building of average construction for the Iowa area, select Regional Modifier 0.80 and unit cost from valuation data, \$87.50:

$$0.80 \times 87.50 = \$70.00(\text{adjusted cost per square foot})$$

Eastern U.S.	Modifier	Eastern U.S. (cont.)	Modifier	Central U.S. (cont.)	Modifier	Western U.S.	Modifier
Connecticut	1.00	Pennsylvania		Kansas	0.87	Alaska	1.20
Delaware	0.93	Philadelphia	1.05	Kentucky	0.83	Arizona	0.87
District of Columbia	0.90	Other	0.88	Louisiana	0.78	California	
Florida	0.80	Rhode Island	0.97	Michigan	0.91	Los Angeles	1.00
Georgia	0.77	South Carolina	0.77	Minnesota	0.91	San Francisco Bay Area	1.16
Maine	0.86	Vermont	0.88	Mississippi	0.74	Other	0.97
Maryland	0.86	Virginia	0.83	Missouri	0.87	Colorado	0.92
Massachusetts	0.97	West Virginia	0.91	Nebraska	0.83	Hawaii	1.24
New Hampshire	0.86			North Dakota	0.86	Idaho	0.87
New Jersey	1.03	<b>Central U.S.</b>		Ohio	0.87	Montana	0.84
New York		Alabama	0.76	Oklahoma	0.78	Nevada	0.93
New York City	1.20	Arkansas	0.75	South Dakota	0.84	New Mexico	0.79
Other	0.90	Illinois	0.97	Tennessee	0.79	Oregon	0.94
North Carolina	0.78	Indiana	0.91	Texas	0.77	Utah	0.84
		Iowa	0.87	Wisconsin	0.92	Washington	0.97
						Wyoming	0.84

**RESOLUTION 02-18**

**A RESOLUTION TO INCREASE BUILDING PERMIT FEES TO INSURE ADEQUATE FUNDING FOR THE CITY OF SPRING HILL BUILDING INSPECTION AND CODES ENFORCEMENT SERVICES**

**WHEREAS**, the current building permit fees are inadequate to meet the needs for inspection and codes enforcement services; and

**WHEREAS**, the building permit fee needs to be increased to meet the expanding needs of the City planning department; and

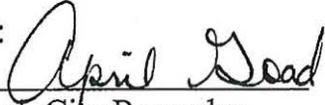
**NOW, THEREFORE BE IT RESOLVED**, by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, that the building permit fee is hereby increased to base such fees on a calculated cost of \$45.00 per square foot of building space.

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately upon its adoption.

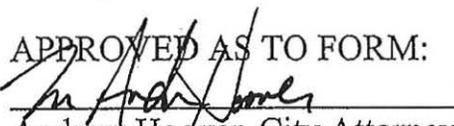
**Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 15<sup>th</sup> day of July, 2002.**

  
Ray Williams, Mayor

ATTEST:

  
April Goad, City Recorder

APPROVED AS TO FORM:

  
Andrew Hoover, City Attorney

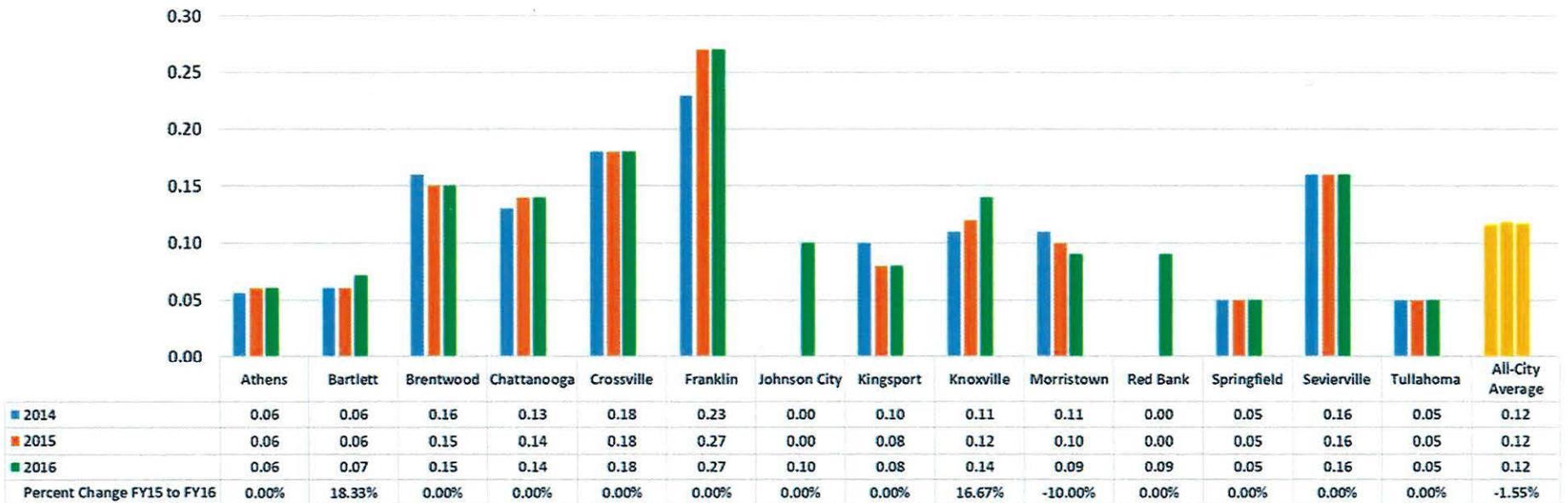
Comparison -- \$1,000,000 Commercial Retail-Restaurant (New construction w/ restrooms and commercial kitchen)		Comparison -- \$5,000,000 Commercial Retail (New construction w/ restrooms and kitchen)	
Existing Fee Structure	Proposed Fee Structure	Existing Fee Structure	Proposed Fee Structure
Building Permit	Building Permit	Building Permit	Building Permit
\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation	\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation	\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation	\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation
\$15.00 + (\$999,000/\$1,000 x \$5.00) = \$5,010.00	\$15.00 + (\$999,000/\$1,000 x \$5.00) = \$5,010.00	\$15.00 + (\$4,999,000/\$1,000 x \$5.00) = \$25,010.00	\$15.00 + (\$4,999,000/\$1,000 x \$5.00) = \$25,010.00
Plan Review Fee = None	Plan Review Fee = One-half Building Permit Fee	Plan Review Fee = None	Plan Review Fee = One-fifth Building Permit Fee
	\$5,010 x 0.2 = \$1,002.00		\$25,010 x 0.2 = \$5,002
Plumbing Permit	Plumbing Permit	Plumbing Permit	Plumbing Permit
Non-Residential - \$50.00/Bathroom + \$50.00/Kitchen + \$10.00/Each Additional Fixture w/ Drain	Non-Residential - \$50.00/Bathroom + \$50.00/Kitchen + \$10.00/Each Additional Fixture w/ Drain	Non-Residential - \$50.00/Bathroom + \$50.00/Kitchen + \$10.00/Each Additional Fixture w/ Drain	Non-Residential - \$50.00/Bathroom + \$50.00/Kitchen + \$10.00/Each Additional Fixture w/ Drain
2 Bathrooms = \$50.00 x 2 = \$100.00	2 Bathrooms = \$50.00 x 2 = \$100.00	4 Bathrooms = \$50.00 x 4 = \$200.00	4 Bathrooms = \$50.00 x 4 = \$200.00
1 Kitchen = \$50.00 x 1 = \$50.00	1 Kitchen = \$50.00 x 1 = \$50.00	1 Kitchen = \$50.00 x 1 = \$50.00	1 Kitchen = \$50.00 x 1 = \$50.00
2 Additional Fixtures = \$10.00 x 2 = \$20.00	2 Additional Fixtures = \$10.00 x 2 = \$20.00	2 Additional Fixtures = \$10.00 x 2 = \$20.00	2 Additional Fixtures = \$10.00 x 2 = \$20.00
Subtotal = \$170.00	Subtotal = \$170.00	Subtotal = \$270.00	Subtotal = \$270.00
Mechanical Permit	Mechanical Permit	Mechanical Permit	Mechanical Permit
\$20,000 mechanical system valuation	\$20,000 mechanical system valuation	\$50,000 mechanical system valuation	\$50,000 mechanical system valuation
\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation	\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation	\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation	\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation
\$15.00 + (\$19,000/\$1,000 x \$5.00) = \$110.00	\$15.00 + (\$19,000/\$1,000 x \$5.00) = \$110.00	\$15.00 + (\$49,000/\$1,000 x \$5.00) = \$260.00	\$15.00 + (\$49,000/\$1,000 x \$5.00) = \$260.00
Subtotal = \$110.00	Subtotal = \$110.00	Subtotal = \$260.00	Subtotal = \$260.00
<b>Total Permit Fee = \$5,290.00</b>	<b>Total Permit Fee = \$6,292.00</b>	<b>Total Permit Fee = \$25,540.00</b>	<b>Total Permit Fee = \$30,542.00</b>

Comparison -- \$250,000 Commercial Retail-Restaurant (New construction w/ restrooms and commercial kitchen)		Comparison -- \$500,000 Commercial Retail-Restaurant (New construction w/ restrooms and commercial kitchen)	
Existing Fee Structure	Proposed Fee Structure	Existing Fee Structure	Proposed Fee Structure
<b>Building Permit</b>	<b>Building Permit</b>	<b>Building Permit</b>	<b>Building Permit</b>
\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation	\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation	\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation	\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation
\$15.00 + (\$249,000/\$1,000 x \$5.00) = \$1,245.00	\$15.00 + (\$249,000/\$1,000 x \$5.00) = \$1,245.00	\$15.00 + (\$499,000/\$1,000 x \$5.00) = \$2,495.00	\$15.00 + (\$499,000/\$1,000 x \$5.00) = \$2,495.00
<b>Plan Review Fee = None</b>	<b>Plan Review Fee = One-fifth Building Permit Fee</b>	<b>Plan Review Fee = None</b>	<b>Plan Review Fee = One-fifth Building Permit Fee</b>
	\$1,245 x 0.2 = \$249.00		\$2,495 x 0.2 = \$499.00
<b>Plumbing Permit</b>	<b>Plumbing Permit</b>	<b>Plumbing Permit</b>	<b>Plumbing Permit</b>
Non-Residential - \$50.00/Bathroom + \$50.00/Kitchen + \$10.00/Each Additional Fixture w/ Drain	Non-Residential - \$50.00/Bathroom + \$50.00/Kitchen + \$10.00/Each Additional Fixture w/ Drain	Non-Residential - \$50.00/Bathroom + \$50.00/Kitchen + \$10.00/Each Additional Fixture w/ Drain	Non-Residential - \$50.00/Bathroom + \$50.00/Kitchen + \$10.00/Each Additional Fixture w/ Drain
2 Bathrooms = \$50.00 x 2 = \$100.00	2 Bathrooms = \$50.00 x 2 = \$100.00	2 Bathrooms = \$50.00 x 2 = \$100.00	2 Bathrooms = \$50.00 x 2 = \$100.00
1 Kitchen = \$50.00 x 1 = \$50.00	1 Kitchen = \$50.00 x 1 = \$50.00	1 Kitchen = \$50.00 x 1 = \$50.00	1 Kitchen = \$50.00 x 1 = \$50.00
2 Additional Fixtures = \$10.00 x 2 = \$20.00	2 Additional Fixtures = \$10.00 x 2 = \$20.00	2 Additional Fixtures = \$10.00 x 2 = \$20.00	2 Additional Fixtures = \$10.00 x 2 = \$20.00
Subtotal = \$170.00	Subtotal = \$170.00	Subtotal = \$170.00	Subtotal = \$170.00
<b>Mechanical Permit</b>	<b>Mechanical Permit</b>	<b>Mechanical Permit</b>	<b>Mechanical Permit</b>
\$20,000 mechanical system valuation	\$20,000 mechanical system valuation	\$20,000 mechanical system valuation	\$20,000 mechanical system valuation
\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation	\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation	\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation	\$15.00 for first \$1,000 + \$5.00/\$1,000 valuation
\$15.00 + (\$19,000/\$1,000 x \$5.00) = \$110.00	\$15.00 + (\$19,000/\$1,000 x \$5.00) = \$110.00	\$15.00 + (\$19,000/\$1,000 x \$5.00) = \$110.00	\$15.00 + (\$19,000/\$1,000 x \$5.00) = \$110.00
Subtotal = \$110.00	Subtotal = \$110.00	Subtotal = \$110.00	Subtotal = \$110.00
<b>Total Permit Fee = \$1,525.00</b>	<b>Total Permit Fee = \$1,774.00</b>	<b>Total Permit Fee = \$2,775.00</b>	<b>Total Permit Fee = \$3,274.00</b>

DESCRIPTION	SPRING HILL		MT. RUIET	FRANKLIN	BRENTWOOD	WILLIAMSON COUNTY		METRO NASHVILLE
	CURRENT FEE	PROPOSED FEE				CURRENT FEE	PROPOSED FEE	
Building Permit Fees								
Residential			Plan Review Fee = One-half Building Permit Fee	Plan Review Fees – \$100,000 - \$50,000: \$100,000 - \$50,000 Value + 0.000%: \$1,000,001 or greater - \$1,500 plus value over First \$5M + 0.000% Plan Review Fee (for consultant reviews plus) - \$300 plus 100% of consultant cost. Additional plan review cycles after initial and late re-review - 50% of calculated plan review fee	Plan Review Fees – \$0 - \$100,000: \$100,000 - \$50,000 Value + 0.000%: \$1,000,001 or greater - \$1,500 plus value over First \$5M + 0.000% Plan Review Fee (for consultant reviews plus) - \$300 plus 100% of consultant cost. Additional plan review cycles after initial and late re-review - 50% of calculated plan review fee	Plan Review Fees – \$0 - \$100,000: \$100,000 - \$50,000 Value + 0.000%: \$1,000,001 or greater - \$1,500 plus value over First \$5M + 0.000% Plan Review Fee (for consultant reviews plus) - \$300 plus 100% of consultant cost. Additional plan review cycles after initial and late re-review - 50% of calculated plan review fee	Plan Review Fees – \$0 - \$100,000: \$100,000 - \$50,000 Value + 0.000%: \$1,000,001 or greater - \$1,500 plus value over First \$5M + 0.000% Plan Review Fee (for consultant reviews plus) - \$300 plus 100% of consultant cost. Additional plan review cycles after initial and late re-review - 50% of calculated plan review fee	Plan Review Fee (One/Two Family Exempt) - \$0 - \$875,000 - One Half Building Permit Fee. \$875,001 - \$5M - \$1338.54 for lot \$2756 + \$0.1875/1,000 valuation. \$5,000,001 or greater - \$8,181.82 for lot \$5M + \$0.075/1,000 valuation (charged in addition to building permit fee)
Permit valuation based on minimum \$45,000/PF			\$1,000 and less - \$13.00 for each inspection. Minimum charge of \$15.00. \$1,001 to \$50,000 - \$15.00 for first \$1,000 plus \$1.00 for each additional \$1,000. \$50,001 to \$100,000 - \$15.00 for first \$50,000 plus \$1.00 for each additional \$1,000. \$100,001 to \$500,000 - \$45.00 for first \$100,000 plus \$3.00 for each additional \$1,000. \$500,001 and up - \$1,800.00 for first \$500,000 plus \$2.00 for each additional \$1,000. Valuation determined by permit current published "Building Valuation Data (with-out regional modification) as published by International Code Council	New Construction and additions to detached, single-family dwellings (includes NEP permits) - \$0.30/PF under roof including storage areas New Construction and additions to detached, single-family dwellings (includes NEP permits) - \$0.30/PF under roof including storage areas Applies to all structures except new detached SF dwellings and additions (includes building and NEP permits). \$1 to \$999 - \$30.00; \$1,000 - \$4,999 - \$30 for first \$1,000 + \$8.30/1,000 valuation; \$5,000 - \$14,999 \$48 for first \$5,000 + \$9.75/1,000 valuation; \$15,000 - \$19,999 - \$33 for first \$15,000 + \$4.75/1,000 valuation; \$20,000 - \$29,999 - \$33 for first \$20,000 + \$4.00/1,000 valuation; \$30,000 - \$39,999 - \$43 for first \$30,000 + \$2.50/1,000 valuation; \$40,000 - \$49,999 - \$43 for first \$40,000 + \$2.50/1,000 valuation; \$50,000 - \$59,999 - \$43 for first \$50,000 + \$2.50/1,000 valuation; \$60,000 - \$69,999 - \$43 for first \$60,000 + \$2.50/1,000 valuation; \$70,000 - \$79,999 - \$43 for first \$70,000 + \$2.50/1,000 valuation; \$80,000 - \$89,999 - \$43 for first \$80,000 + \$2.50/1,000 valuation; \$90,000 - \$99,999 - \$43 for first \$90,000 + \$2.50/1,000 valuation; \$100,000 and above - \$2.38 for first \$1M + \$1.2/1,000 valuation	Plan Review Fees – \$0 - \$100,000: \$100,000 - \$50,000 Value + 0.000%: \$1,000,001 or greater - \$1,500 plus value over First \$5M + 0.000% Plan Review Fee (for consultant reviews plus) - \$200 plus 100% of consultant cost. Additional plan review cycles after initial and late re-review - 50% of calculated plan review fee	\$2,000 or less - \$15.00	\$1,000 or less - \$15.00	\$3,000 or less - \$43.33
First \$50,000 valuation	\$160.00							
From \$50,000 to \$100,000 valuation	\$160.00 + \$4.00/1,000 Valuation (includes HVAC)							
From \$100,000 valuation	\$460.00							
From \$100,000 valuation	\$460.00 + \$1.00/1,000 Valuation (includes HVAC)							
Commercial (New, Addition, Build-out, and Remodel)	Permit valuation based on minimum \$45,000/PF	Plan Review Fee (except single family detached residential equal to one-half (1/2) the building permit fee (charged in addition to building permit fee))	Plan Review Fee = Building Permit Fee	Plan Review Fees – \$0 - \$100,000: \$100,000 - \$50,000 Value + 0.000%: \$1,000,001 or greater - \$1,500 plus value over First \$5M + 0.000% Plan Review Fee (for consultant reviews plus) - \$200 plus 100% of consultant cost. Additional plan review cycles after initial and late re-review - 50% of calculated plan review fee	Plan Review Fees – \$0 - \$100,000: \$100,000 - \$50,000 Value + 0.000%: \$1,000,001 or greater - \$1,500 plus value over First \$5M + 0.000% Plan Review Fee (for consultant reviews plus) - \$200 plus 100% of consultant cost. Additional plan review cycles after initial and late re-review - 50% of calculated plan review fee	Plan Review Fees – \$0 - \$100,000: \$100,000 - \$50,000 Value + 0.000%: \$1,000,001 or greater - \$1,500 plus value over First \$5M + 0.000% Plan Review Fee (for consultant reviews plus) - \$200 plus 100% of consultant cost. Additional plan review cycles after initial and late re-review - 50% of calculated plan review fee	Plan Review Fees – \$0 - \$100,000: \$100,000 - \$50,000 Value + 0.000%: \$1,000,001 or greater - \$1,500 plus value over First \$5M + 0.000% Plan Review Fee (for consultant reviews plus) - \$200 plus 100% of consultant cost. Additional plan review cycles after initial and late re-review - 50% of calculated plan review fee	Plan Review Fee (One/Two Family Exempt) - \$0 - \$875,000 - One Half Building Permit Fee. \$875,001 - \$5M - \$1338.54 for lot \$2756 + \$0.1875/1,000 valuation. \$5,000,001 or greater - \$8,181.82 for lot \$5M + \$0.075/1,000 valuation (charged in addition to building permit fee)
1st \$1,000 valuation	\$15.00 for first \$1,000 + \$1.00/1,000 valuation							
10,000 SF or less - \$0.30/PF; 10,001 to 30,000 SF - \$0.20/PF; 30,001 to 50,000 SF - \$0.15/PF; 50,001 to 100,000 SF - \$0.10/PF; 100,001 to 200,000 SF - \$0.06/PF; 200,001 to 400,000 SF - \$0.04/PF; 400,001 SF or greater - \$0.03/PF								
\$1,000 or greater valuation	\$15.00 for first \$1,000 + \$1.00/1,000 Valuation							

# Building Code Enforcement Services

*Resource Benchmark – Building Codes Inspectors/Certified Plan Reviewer  
FTE per 1000 Population (P.BC031f)*



## Important Points

- The BVD is not intended to apply to 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</sup>

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	229.26	221.37	216.01	207.16	194.94	189.29	200.61	178.00	171.48
A-1 Assembly, theaters, without stage	210.11	202.22	196.86	188.01	175.94	170.29	181.46	158.99	152.48
A-2 Assembly, nightclubs	179.28	174.08	169.68	162.81	153.48	149.24	157.08	138.97	134.26
A-2 Assembly, restaurants, bars, banquet halls	178.28	173.08	167.68	161.81	151.48	148.24	156.08	136.97	133.26
A-3 Assembly, churches	212.12	204.22	198.87	190.01	178.14	172.49	183.47	161.20	154.68
A-3 Assembly, general, community halls, libraries, museums	176.94	169.04	162.69	154.83	141.96	137.30	148.28	125.01	119.50
A-4 Assembly, arenas	209.11	201.22	194.86	187.01	173.94	169.29	180.46	156.99	151.48
B Business	182.98	176.21	170.40	161.91	147.69	142.14	155.55	129.66	123.97
E Educational	194.27	187.38	182.00	173.88	162.37	154.12	167.88	141.89	137.57
F-1 Factory and industrial, moderate hazard	109.64	104.60	98.57	94.77	85.03	81.17	90.78	71.30	66.75
F-2 Factory and industrial, low hazard	108.64	103.60	98.57	93.77	85.03	80.17	89.78	71.30	65.75
H-1 High Hazard, explosives	102.63	97.58	92.55	87.75	79.22	74.36	83.76	65.48	N.P.
H234 High Hazard	102.63	97.58	92.55	87.75	79.22	74.36	83.76	65.48	59.94
H-5 HPM	182.98	176.21	170.40	161.91	147.69	142.14	155.55	129.66	123.97
I-1 Institutional, supervised environment	183.95	177.72	172.57	165.30	152.29	148.15	165.39	136.43	132.19
I-2 Institutional, hospitals	307.93	301.16	295.35	286.86	271.68	N.P.	280.50	253.65	N.P.
I-2 Institutional, nursing homes	213.36	206.59	200.78	192.29	179.07	N.P.	185.93	161.04	N.P.
I-3 Institutional, restrained	208.19	201.43	195.62	187.12	174.39	167.85	180.76	156.37	148.68
I-4 Institutional, day care facilities	183.95	177.72	172.57	165.30	152.29	148.15	165.39	136.43	132.19
M Mercantile	133.57	128.37	122.97	117.10	107.27	104.03	111.38	92.75	89.05
R-1 Residential, hotels	185.63	179.39	174.24	166.97	153.72	149.58	167.06	137.86	133.61
R-2 Residential, multiple family	155.74	149.50	144.35	137.09	124.57	120.43	137.17	108.71	104.47
R-3 Residential, one- and two-family <sup>d</sup>	145.23	141.28	137.64	134.18	129.27	125.87	131.94	120.96	113.85
R-4 Residential, care/assisted living facilities	183.95	177.72	172.57	165.30	152.29	148.15	165.39	136.43	132.19
S-1 Storage, moderate hazard	101.63	96.58	90.55	86.75	77.22	73.36	82.76	63.48	58.94
S-2 Storage, low hazard	100.63	95.58	90.55	85.75	77.22	72.36	81.76	63.48	57.94
U Utility, miscellaneous	78.63	74.24	69.76	66.20	59.84	55.88	63.23	47.31	45.09

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$21.00 per sq. ft.