

BUILDING INSPECTION FEES

ASSESSING DEPARTMENT:

Planning, Building & Economic Development

COLLECTION DEPARTMENT:

Treasurer

DESCRIPTION:

Fees for permits are levied on building construction in accordance with the Virginia Uniform Statewide Building Code. See fees' schedule below.

(1) Determination of Total Valuation. For purposes of determining fees under the provisions of Chapter 7, Section 7-44 of the City Code, the total valuation shall be the greater of the actual contract price submitted on the permit application or an applicable amount based on the total square footage of the structure to be built multiplied times the square foot cost data prescribed on the Building Valuation Data Table (a) which is attached as part of this fee compendium. For renovations, remodel work or special construction the contract price shall be used for the total cost of construction.

"Total Cost of Construction" means Fair Market Value and includes the actual cost incurred by the owner, all contractors, subcontractors and other parties for labor, material, equipment, profit and incidental expenses for the entire project. This does not include the cost of design services unless those services are included in a construction contract. A copy of contracts may be requested and used to resolve any discrepancies that arise.

(2) 2.00% Levy. Local building departments are required to collect a 2.00% levy of fees charged for permit issued under the Virginia Uniform Statewide Building Code (USBC) and transmit those fees quarterly to the Virginia Department of Housing and Community Development (DHCD) to support training programs of the Virginia Code Academy.

(3) Combination Permits. Whenever a building permit is to be issued and there are mechanical trades also being performed, a combination permit shall be issued. The total cost of construction is to include these trades and subcontractors performing the work shall be listed on the combination permit and licenses verified prior to their performing their portion of the work and requesting inspections.

SERVICE CHARGE:

Type Permit (3)	Total Valuation (1)	Fee (2)
Building; Electrical; Mechanical (HVAC); Gas; Elevator (new and retrofit); Tanks (removal and installation); Fire Suppression Systems; Alarm Systems; Demolition; Utility	\$0.01 to \$1,000	\$45
	\$1,000.01 - \$50,000	\$45 for the first \$1,000 plus \$5 for each additional thousand or fraction thereof, to and including \$50,000.
	\$50,000.01 - \$100,000	\$290 for the first \$50,000 plus \$4 for each additional thousand or fraction thereof, to and including \$100,000.
	\$100,000.01 - \$250,000	\$490 for the first \$100,000 plus \$3.50 for each additional

Commercial.		thousand or fraction thereof, to and including \$250,000.
	\$250,000.01 - \$500,000	\$1,015 for the first \$250,000 plus \$3.25 for each additional thousand or fraction thereof, to and including \$500,000.
	\$500,000.01 and up	\$1,827.50 for the first \$500,000 plus \$3.00 for each additional thousand.

Type Permit (3)	Total Valuation(1) /Fee(2)	Description
Plumbing (Water/Sewer Affidavits)	\$0.01 to \$1,000 - \$45.00	Affidavits in lieu of inspection of replacement water/sewer lines up to \$2,500 total valuation of construction.
	\$1,000.01 to 2,000 - \$50.00	
	\$2,000.01 to \$2,500 - \$55.00	

Plan Review	When the details of the proposed construction requires a plan to be submitted to the Building Commissioner, a Plan Review Fee shall be paid to the Inspections Division at the time of submission of the plans and specifications for review. The Plan Review Fee shall be equal to one-tenth (10%) of the building permit fee as shown in this schedule. The Plan Review Fee may be revised during the technical review process and the Plan Review Fee is in addition to the permit fee. Sit plan review fees as required by applicable Zoning Ordinance regulations may also apply to some projects.
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	Fee(2)	
Certificate of Occupancy	Permanent	\$30.00
	Temporary - First	\$45.00
	Temporary - 1st Renewal (Approval by Building Commissioner is required)	\$75.00
	Temporary - 2nd & Subsequent Renewals (Approval by Building Commissioner is required)	\$125.00 (per renewal if approved)
	Change of Use	\$30.00

Permit Cancellation Fee	In the case of a revocation of a permit or abandonment or discontinuance of a building project, refunds for the portion of the work that was not completed will be made after written application to the Building Commissioner. An inspection of the site may be required to determine the status of the work. Calculations for the percentage of work complete and amount of refund will be made by the Building Commissioner. A minimum fee of \$90.00 will be retained by the city for each permit to cover the administrative costs for issuance and cancellation of the permit and inspection of the site. For total permit fees less than \$90.00, no refund will be made.
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		Fee(2)
Manufactured & Modular Homes (to include temporary construction office trailers)	Single-wide	\$75.00
	Double-wide	\$100.00
	Triple-wide or greater	\$125.00

Existing Elevators Must be inspected by VA state qualified elevator inspector	Re-Certification Permit (renewed annually)	\$45.00
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Tent & Membrane Structures over 900 sq ft.		\$50.00
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Cross Connection (per device) Must be inspected by VA state qualified cross-connection device worker.	Initial inspection and annual certification	\$45.00
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Reinspection Fee		\$45.00
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Building Moving Fee		\$100.00
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Asbestos Removal Permit		\$45.00
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Amusement Devices These fees are mandated by the Virginia Amusement Device Regulations	Kiddie Rides	\$25.00
	Circular ride or flat-ride less than 20 feet in height	\$35.00
	Ride which cannot be inspected as a circular ride or flat-ride due to complexity or height	\$55.00
	Ride that exceeds 30 feet in height	\$150.00

Board of Building Code Appeals Application for appeal from a decision of the Building Official		\$75.00
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Commencing Work Without A Permit Fee	Any person who commences any work for which a permit is required, prior to obtaining the permit, shall pay a sum equal to twice the normal permit fee up to the maximum of \$250.00 and payment thereof shall not relieve such person from prosecution as described in Title 36, Chapter 6, Section 106 of the Code of Virginia for violating the building code by commencing work without the permit (emergency repairs excluded if guidelines in the USBC are followed.)
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