

Planning & Development Department

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HOW TO CALCULATE COMMERCIAL BUILDING PERMIT FEES

A single permit will be issued for new construction and major renovation projects. The prime contractor is responsible for providing the name, business license number, and state license number for the plumber, electrician, mechanical, gas piping and fire sprinkler subcontractors.

For structures, the valuation of any proposed construction will be determined either by contract price indicated on the permit application or by utilizing the per square foot value determined from the Standard Building Valuation Data table published by the International Code Council, whichever is greater. This value will then be applied to the fee schedule. To view the data table from the ICC, you can visit their website at www.iccsafe.org.

The current fee schedule is listed below:

Total Valuation	Fee
\$1,000 and less	\$35.00
\$1,001 to \$200,000	\$35 for the first \$1,000 plus \$5 for each additional \$1,000 or portion thereof, to and including \$200,000
\$201,000 to \$1 million	\$1,030 for the first \$200,000 plus \$3 for each additional \$1,000 or portion thereof, to and including \$1 million
Above \$1 million	\$3,430 for the first \$1,000,000, plus \$2 for each additional \$1,000 or portion thereof
Plan Review Fee*	25% of the permit fee, max. \$16,000 (rounded up to next whole dollar)
* When the valuation of the proposed construction exceeds \$1,000 and a plan is required to be submitted, a plan checking fee is required. Plan checking fee is 25% of the building permit fee with a maximum fee of \$16,000 and is paid at the time the permit is picked up.	

The current per square foot values from the Standard Building Valuation Data table from the ICC are as follows for a new building with occupancy groups M and S-1, type IIB construction:

M (IIB)	\$155.07
S-1 (IIB)	\$114.76

To determine the value for a new commercial building with these occupancy types see the example below:

24,288 sq. ft. - M	$24,288 \times \$155.07 = \$3,766,340.16$
10,640 sq. ft. - S-1	$+10,640 \times \$114.76 = \$1,221,046.40$
Total Value	\$4,987,386.56

Note: For shell only buildings, the valuation will be reduced by 20%.

This value or your contract amount, whichever is greater, is applied to the fee schedule above. The calculated Permit Fee is **\$11,406**. Any plans that go through residential or commercial plan review, a plan review fee is charged with the permit. (25% of the calculated permit fee)

Plan Review Fee	$\$11,406 \times 25\% =$	\$2852
+ Permit Fee		\$11406
Total Permit Fee		\$14,258

Penalty for Work Without a Permit

When work for which a permit is required is commenced before obtaining a permit, the Building Official shall charge a double fee before the issuance of the required permit.