

RESOLUTION NO. R20-087

A RESOLUTION ADOPTING THE AMENDED ADMINISTRATIVE FEE SCHEDULE FOR BUILDING SAFETY DIVISION PERMITS AND SERVICES PURSUANT TO CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS, OF THE ARVADA CITY CODE

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

Section 1. Administrative Fee Schedule for Building Safety Division Permits and Services pursuant to Chapter 18, Buildings and Building Regulations of the Arvada City Code, which is in substantially the same form as that attached below, is hereby amended.

Section 2. Any prior version of said Fee Schedules inconsistent with that set forth below is amended to conform.

Section 3. The Fee Schedules set forth herein shall be effective January 1, 2021.

Section 4. This resolution shall be effective upon its approval by the City Council.

APPROVED AND ADOPTED this 19th day of October, 2020.

Marc Williams

Marc Williams, Mayor

ATTEST:

Kristen R. Rush, City Clerk

City Clerk



APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

By: *Emily Grogg*

RM

ADMINISTRATIVE FEE SCHEDULE

FOR

**BUILDING SAFETY DIVISION PERMITS AND SERVICES AS
REFERENCED IN CHAPTER 18 OF THE ARVADA CITY CODE
EFFECTIVE JANUARY 1, 2021**

	<u>Page</u>
Building Permits (Table 18-1).....	1
Building Valuation (Table 18-2)	2
Miscellaneous Inspections and Other Fees (Table 18-3)	3
Foundation Only Permits (Table 18-4)	4
Miscellaneous Permits – Residential (Table 18-5).....	4
Roofing Valuation – Estimated (Table 18-6)	5
Plan Review (Table 18-7).....	6
Temporary Certificate of Occupancy (Table 18-8).....	7
Contractor Licensing (Table 18-9)	7

BUILDING PERMITS Table 18-1

Total Valuation	Fee
\$1.00 to \$500.00	\$26.00
\$501.00 to \$2,000.00	\$26.00 for the first \$500.00 plus \$3.37 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$76.55 for the first \$2,000.00 plus \$15.49 or each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$432.82 for the first \$25,000.00 plus \$11.17 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$712.07 for the first \$50,000.00 plus \$7.74 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,099.07 for the first \$100,000.00 plus \$6.20 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,579.07 for the first \$500,000.00 plus \$5.25 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,204.07 for the first \$1,000,000.00 plus \$4.04 for each additional \$1,000.00 or fraction thereof.

Combination permit defined. A permit that is issued to the general contractor or the primary contractor and includes the subcontractor's valuation and fees as a part of the permit. Only a combination permit shall be issued where more than one category of work, such as building, electrical, plumbing, or HVAC, is involved. Exception: The building official may allow separate permits to be issued when a general contractor is not required for the scope of work involved, or when the building official finds good cause.

Separate commercial permits. When work is done by a subcontractor and is not part of a combination permit, the valuation used to determine the permit fee will be based on the actual contract value of the work being done. If the work is part of a combination permit and the subcontractor's contract value is unknown, the value will be assumed to be ten (10) percent of the overall combination permit valuation for each contractor.

Residential combination permits for single family detached or attached homes. When a combination permit is issued for a new single-family dwelling unit, the fee assessed for the electrical, heating, and plumbing subcontractors shall be equal to thirty (30) percent of the calculated building permit fee.

BUILDING VALUATION
Table 18-2^{a,b,c,d,e}

Numbers represent estimated dollar cost per square foot (.09 m²) of construction.

91.3% of August 2020 ICC Building Valuation table, as per RS Means Building Construction Cost Data, 78th annual addition, 2020	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.29	218.63	212.96	204.34	191.89	186.34	197.78	178.45	172.01
A-1 Assembly, theaters, without stage	207.34	199.68	194.00	185.39	172.93	167.39	178.82	159.50	153.06
A-2 Assembly, nightclubs	175.26	170.33	166.28	159.50	150.59	146.43	153.97	136.30	131.77
A-2 Assembly, restaurants, bars, banquet halls	174.35	169.41	164.45	158.59	148.77	145.52	153.06	134.47	130.86
A-3 Assembly, churches	209.70	202.04	196.37	187.75	175.63	170.98	181.19	162.20	155.76
A-3 Assembly, general, community halls, libraries, museums	175.48	167.82	161.23	153.52	140.16	135.53	146.96	126.72	121.20
A-4 Assembly, arenas	206.43	198.77	192.18	184.47	171.11	166.48	177.91	157.67	152.15
A-5 Assembly, amusement/stadiums	206.43	198.77	192.18	184.47	171.11	166.48	177.91	157.67	152.15
B Business	182.84	176.17	170.31	161.95	147.81	142.28	155.58	130.04	124.24
E Educational	191.64	185.01	179.70	171.95	160.22	152.11	166.04	140.10	135.81
F-1 Factory and industrial, moderate hazard	107.37	102.43	96.75	92.98	83.57	79.67	89.11	68.74	64.78
F-2 Factory and industrial, low hazard	106.46	101.52	96.75	92.07	83.57	78.76	88.20	68.74	63.87
H-1 High Hazard, explosives	100.42	95.48	90.71	86.03	77.74	72.92	82.16	62.90	0.00
H234 High Hazard	100.42	95.48	90.71	86.03	77.74	72.92	82.16	62.90	58.03
H-5 HPM	182.84	176.17	170.31	161.95	147.81	142.28	155.58	130.04	124.24
I-1 Institutional, supervised environment	180.62	174.43	169.01	162.43	149.08	144.99	162.57	134.19	129.95
I-2 Institutional, hospitals	306.34	299.68	293.82	285.45	270.66	--	279.08	252.89	--
I-2 Institutional, nursing homes	212.84	206.18	200.32	191.95	178.50	--	185.58	160.73	--
I-3 Institutional, restrained	207.90	201.24	195.38	187.01	174.23	167.79	180.64	156.46	148.84
I-4 Institutional, day care facilities	180.62	174.43	169.01	162.43	149.08	144.99	162.57	134.19	129.95
M Mercantile	130.51	125.58	120.61	114.75	105.34	102.10	109.22	91.05	87.44

R-1 Residential, hotels	182.33	176.14	170.72	164.14	150.56	146.47	164.28	135.67	131.43
R-2 Residential, multiple family	152.72	146.53	141.11	134.53	122.08	117.99	134.67	107.19	102.95
R-3 Residential, one- and two-family	142.28	138.42	134.97	131.55	126.85	123.50	129.39	118.73	111.81
R-4 Residential, care/assisted living facilities	180.62	174.43	169.01	162.43	149.08	144.99	162.57	134.19	129.95
S-1 Storage, moderate hazard	99.51	94.56	88.88	85.11	75.91	72.01	81.25	61.07	57.12
S-2 Storage, low hazard	98.59	93.65	88.88	84.20	75.91	71.10	80.34	61.07	56.20
U Utility, miscellaneous	77.30	72.87	68.16	65.09	58.44	54.60	62.12	46.28	44.09
Basement Finish -- Added Cost	--	--	--	--	--	--	--	--	22.91
Canopies (banks, gas stations)	--	--	--	--	--	--	--	--	44.11
Carports	--	--	--	--	--	--	--	--	18.90
Decks	--	--	--	--	--	--	--	--	20.03
Deck (with patio cover)	--	--	--	--	--	--	--	--	25.20
Sunspaces	--	--	--	--	--	--	--	--	44.08
Offices (tenant finish)	34.69	34.69	34.69	34.69	34.69	34.69	34.69	34.69	34.69
R-2, R-3 Detached Garage Monolithic Slab	--	--	--	--	--	--	--	--	29.16

- a. Private garages attached or with a full foundation – use Utility, miscellaneous
- b. Commercial open or enclosed parking garages - use S-2 Storage, low hazard
- c. Unfinished basements (all use groups) = \$16.04 per SF
- d. Add 0.5 percent to total cost for each story over three
- e. Deduct 20 percent for shell-only buildings

Buildings or structures not listed above shall be valued at contract price submitted by the contractor or actual value as submitted by the architect.

USE TAX CALCULATION

Use Tax calculations are based on the building valuation, using 58% materials and 42% labor. The source for the materials / labor split is RS Means Building Construction Cost Data 2020, City Cost Indexes for the Denver, Colorado area.

MISCELLANEOUS INSPECTIONS AND OTHER FEES

Table 18-3

Temporary construction power	\$49.00
Residential service change	\$49.00
Detached signs	\$45.00
Attached signs	\$24.50
Electrical fee for signs (not required for disconnect/reconnect of electrical for replacement signs)	\$45.00
Fences exceeding 6' in height based on actual valuation	Use Table 18-1
Commercial cell sites based on actual valuation	Use Table 18-1

Permit fees for temporary membrane structures, tents, and canopies	\$65.00 per installation/event
Inspections outside of normal business hours (minimum charge - two (2) hours)	\$65.00 per hour*
Reinspection fees assessed under provisions of Chapter 18 of the Arvada City Code	\$65.00*
Inspections for which no fee is specifically indicated (minimum charge one-half (1/2) hour)	\$65.00 per hour*
Additional plan review required by changes, additions or revisions to plans (minimum charge - one-half (1/2) hour).	\$65.00 per hour*
Issuance of new permit following suspension or abandonment of previously permitted work (minimum charge - one (1) hour)	\$65.00 per hour*
Issuance of new permit for change of contractor on existing job (minimum charge – one (1) hour)	\$65.00 per hour*
Use of outside consultants for plan checking and inspections, or both	Actual costs (including administrative and overhead costs)

* Or the total hourly cost to the city, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and benefits of the employees involved.

Fees for other miscellaneous permits and commercial work shall be based on actual contract value of the work as per Table 18-1.

**FOUNDATION ONLY PERMITS
Table 18-4**

One- and two-family buildings	\$233.00
Multifamily buildings	\$348.00
Commercial buildings	\$581.00

**MISCELLANEOUS PERMITS– RESIDENTIAL *
Table 18-5**

Air Conditioners**	\$45.00
Awnings	\$45.00
Demolition	\$56.00 (minor-interior) \$112.00 (major-building)
Electric Wind Generator	\$45.00
Evaporative Coolers/Heat Pumps	\$45.00
Furnace Replacement**	\$45.00

Gas Logs/Inserts	\$45.00
Hot Tubs & Above-Ground Pools (In-Ground Pools--use Table 7-19a)	\$45.00
House Moving	\$184.00
Lawn Sprinklers	\$45.00
Replacement Windows (no structural alterations) (if structural alterations use Table 18-1)	\$45.00
Residential Elevator or Dumbwaiter/Chairlift	\$111.00
Retaining Walls Greater than 4' or Supporting a Surcharge	\$45.00
Roofing	Use Table 18-1
Siding	\$45.00
Solar Hot Water	\$45.00
Solar Photovoltaic Panels	\$45.00
Water Heaters**	\$45.00
Wood Burning Stoves	\$45.00

* The permit fees assessed under Table 18-1 cover the cost of all permit fees related to the specific permit type.

Exception: Minor electric wiring is included, but a service change or upgrade is not included in this permit fee.

** If permit application includes installation of more than one appliance listed in Table 18-5, the fee is \$67.50.

Fees for plumbing permits, mechanical permits, electrical permits, and other miscellaneous permits and commercial work shall be based on actual contract amount of the work as determined by Table 18-1.

ROOFING VALUATION *

Table 18-6

3-tab	\$154.00 per 100 sf (9.3 m ²)
T-Lock	\$154.00 per 100 sf (9.3 m ²)
Shakes (untreated)	\$358.00 per 100 sf (9.3 m ²)
Light-weight tile roofs	\$358.00 per 100 sf (9.3 m ²)
Dimensional shingles	\$205.00 per 100 sf (9.3 m ²)

Other, special roofs and treated shakes	Use actual contract amount**
---	------------------------------

*The valuation used for calculating roofing permit fees shall be determined by the actual contract amount, excluding the tear-off, or if the amount is unknown, by applying the above estimated costs per 100 sf (9.3 m²).

** If the contractor/homeowner submits a copy of the contract or proof of actual material cost, with the material cost clearly identified, the contract amount used to calculate the permit fee will be calculated using 58% as the material cost and 42% as the labor cost.

PLAN REVIEW FEES
Table 18-7

The plan review fees specified in this section are separate fees from other permit fees assessed in this administrative fee schedule and are in addition to those other permit fees.

Plan review fee (residential)	65% of building permit fee (Use Table 18-1 and 18-3)
Plan review fee (modifications to existing single-family dwellings)	\$32.50
Electrical, plumbing, mechanical, fire protection or elevator permit (not part of combination permit)	50% of total permit fee (Use Table 18-1 and 18-3)
Commercial buildings	65% of building permit fee (Use Table 18-1 and 18-3)
Additional plan review (incomplete/changed submittal documents)	Use Table 18-3
Deferred submittals items as defined in section 18-40 of the Arvada City Code	Use Table 18-3

Plan review fees for "stock" or "repeat" plans (stock or repeat plans are plans of buildings that have been reviewed and are subsequently built in multiple locations) shall be assessed as follows:

One- and two-family buildings	\$175.00
Multifamily buildings	\$200.00

TEMPORARY CERTIFICATE OF OCCUPANCY FEES
Table 18-8

For all buildings or portions thereof – original TCO	\$200.00*
For all buildings or portions thereof – extension TCO	\$200.00*

* \$100.00 will be refunded if a certificate of occupancy is issued prior to the thirty (30) day expiration of the temporary certificate of occupancy or any extensions thereof.

CONTRACTOR LICENSING FEES

Table 18-9

Class I-B Builder's Unlimited License	\$200.00
Class II-B Builder's License	\$150.00
Class III-B Builder's Miscellaneous License	\$75.00
Class IV-B Builder's Subcontractor's License	\$75.00
Class V-B Homeowner's "Limited" Building License	\$75.00
Class VI-P Plumbing License (3 year)	\$150.00
Class VII-M Mechanical License	\$75.00
Class VIII-D Building Moving License	\$75.00
Class IX-R Builders Roofing License	\$75.00
Limited License	50% of regular license fee