

# **CHARTER TOWNSHIP OF YPSILANTI RESOLUTION NO. 2019-08**

## **FEE SCHEDULE AND VALUATION DATA FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SIGN AND BIKE PATH PERMITS**

**WHEREAS**, Section 6 and 22 of Act 230 of the Public Acts of 1972, being the State Construction Code Act of 1972 provides for the establishment and collection of fees; and

**WHEREAS**, Article II of the Buildings and Building Regulations Code of the Charter Township of Ypsilanti assures responsibility for the administration and enforcement within the township of the State Construction Code Act of 1972 as amended, and the building, plumbing, mechanical, and electrical codes promulgated thereunder, as amended; and

**WHEREAS**, the Township Board has established other permits to be administered by the Building Department and establishes fees for said permits; and

**WHEREAS**, the Township Board last reviewed Building, Mechanical, Electrical and Plumbing permit fees on November 1, 2016.

**NOW, THEREFORE, BE IT RESOLVED** that the attached said fees, valuation data and inspection policy are hereby established.

**BE IT FURTHER RESOLVED** that all previous resolutions regarding fees or valuation data for building, electrical, plumbing, mechanical, sign or bike path permit fees are hereby revoked.

**BE IT FURTHER RESOLVED** that Resolution No. 2019-08 shall become effective May 6, 2019.

## BUILDING PERMIT FEES

Administration Fee (non-refundable) - \$25  
 Minimum Permit Fee (not including administration fee) - \$50  
 Permit Cancellation Fee - \$25 or 25% (whichever is greater)

DESCRIPTION	FEE	DESCRIPTION	FEE
<b>SPECIAL INSPECTION</b>		<b>TEMPORARY CERTIFICATE OF OCCUPANCY</b>	
Special Inspection	\$50	One and Two Family Residential	\$75
After Hours Inspections (per hr. - 2 hr. min)	\$55	Multi-Family, Commercial & Industrial	\$250
<b>FEE BASED ON IMPROVEMENT COSTS</b>		<b>RE-OCCUPANCY (NON-RESIDENTIAL)</b>	
\$1.00 - \$3,000	\$50	Inspection and Certificate	\$75
Each \$1,000 (or part of) over \$3,000	\$10	<b>BIKE PATH (One time charge)</b>	
<b>EXCEPTIONS</b>		\$501 - \$10,000	\$35
Deck Valuation Cost per Square Foot - Wood	\$20	\$10,001 - \$50,000	\$30 + \$5 for each \$1,000 or part thereof over \$10,000
Deck Valuation Cost per Square Foot - Composite	\$40	\$50,001 - \$100,000	\$50 + \$3.50 for each \$1,000 or part thereof over \$50,000
Basement Finish Valuation per Square Foot	\$30	\$100,001 and above	\$67.50 + \$1 for each \$1,000 or part thereof over \$100,000
Roofing Valuation Cost Per Square (100 sq. ft.)	\$300	<b>OTHER</b>	
Siding Valuation Cost per Square (100 sq. ft.)	\$350	Zoning Permit - \$50 minimum	
<b>PLAN REVIEW</b>		Sign face change, fences, driveways and sheds of 100 sq. ft.	
New Single Family Residential	\$50	Code Inspection - \$50 minimum	
All Other Residential Projects	\$25	(per each trade inspection)	
Multi-Family, Commercial, Industrial (or 25% of building permit fee, whichever is greater)	\$300		

Improvement cost shall be determined by applying the following building valuation data. The most recent International Code Council Building Valuation Data may be view at: <https://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-valuation-data/>

All other item not provided for in the Building Valuation Data shall bear reasonable costs to actual value (not material costs) and are subject to the review and possible adjustment of the Building Official

Section 6 and 22 of Act 230 of the Public Acts of 1972, being the State Construction Code Act of 1972 provides for the establishment and collection of fees.

Article II of the Buildings and Building Regulations Code of the Charter Township of Ypsilanti assures responsibility for the administration and enforcement within the township of the State Construction Code Act of 1972 as amended, and the building, plumbing, mechanical, and electrical codes promulgated thereunder, as amended.

## FIRE SUPPRESSION PERMIT FEES

Administration Fee (non-refundable) - \$25  
 Minimum Permit Fee (not including administration fee) - \$50  
 Permit Cancellation Fee - \$25 or 25% (whichever is greater)

DESCRIPTION	FEE
<b>FIRE SUPPRESSION</b>	
Fire Sprinkler Plan Review	\$400
Fire Sprinkler Inspection (up to 20 heads)	\$100
Fire Sprinkler Inspection (over 20 heads)	\$100 + \$.75 ea.
Fire Sprinkler Hydrostat Test	\$100
Kitchen Hood System Plan Review & Wet Test	\$150
Paint Booth Plan Review and Test	\$150
Inspection Fee (Wet Test / Paint Booth)	\$50 ea.

## FIRE ALARM PERMIT FEES

Administration Fee (non-refundable) - \$25  
 Minimum Permit Fee (not including administration fee) - \$50  
 Permit Cancellation Fee - \$25 or 25% (whichever is greater)

DESCRIPTION	FEE
<b>FIRE ALARMS</b>	
Fire Alarms / 1 - 10 Devices	\$50
Fire Alarms / 11 - 20 Devices	\$100
Fire Alarms / more than 20 Devices	\$100 + \$5 ea.
Fire Alarm Plan Review	\$100
Fire Alarm Test (Bldg., Fire, Elec.)	\$150

# ELECTRICAL PERMIT FEES

Administration Fee (non-refundable) - \$25  
 Minimum Permit Fee (not including administration fee) - \$50  
 Permit Cancellation Fee - \$25 or 25% (whichever is greater)

DESCRIPTION	FEE	DESCRIPTION	FEE
1. A/C Residential	\$20	18. Power Units - Up to 10 hp kva	\$8
A/C Interruptible meter	\$20	(Motor / > 10 - 20 hp/kva	\$12
2. A/C Commercial, GEO Thermal		Transformers) > 20 - 40 hp/kva	\$15
up to 5 ton	\$22	> 40 - 60 hp/kva	\$20
over 5 ton - up to 40 ton	\$40	> 60 - 75 hp/kva	\$40
over 40 ton	\$60	> 75 - 100 hp/kva	\$60
3. Ceiling Fan / Exhaust Fan	\$8	> 100 hp/kva	\$80
4. Circuits 1 to 60 (EACH)	\$11	19. Pump (sump & fire)	\$8
61 & up (EACH)	\$3	20. Re-Inspection	\$50
5. Dishwasher	\$10	Renewal	\$50
6. Disposal	\$10	21. Rough Inspection	\$25
7. Electric Dryer / Range / Oven		3 Roughs	\$60
220 / 240 Pwr Unit, Water Heater (1st unit)	\$17	4-5 Roughs	\$75
Additional Units each	\$15	Each addition rough over 5	\$15
8. Electrical Space Heating / First Room	\$17	22. Service New, 100 amp or less	\$20
Each Additional Room	\$15	(service ent cables) >100 - 200 amp	\$27
9. Each Feeder up to 100 ft. (Busway)	\$38 ea.	>200-400 amp	\$50
Over 100 ft., ea. 100 ft. increment up to 1000 ft.	\$18 ea.	>400-800 amp	\$70
Over 1000 ft., ea. 100 ft. increment	\$4 ea.	>800	\$100
10. Fixtures - 25 lamps or tubes		Temporary Service _____ amp	\$50
(1000 wt. floodlights, cluster of floodlights,	\$15 each set	Commercial Service Relocate/Chg. Ser _____ amp	\$80
clusters of floodlights=1000 wt., neon type		23. ***Smoke Detectors - First 5 = \$20 and	***
gas tube lamp - lamp shall be considered as		each add'l 4 or faction thereof = \$7	
one power unit)		24. Special Inspection - general	\$50
11. Furnace	\$12	Carnivals, circus, road shows	\$100
12. Garage Door Opener	\$8	25. Standby Generator 0-5 kw/kva	\$40
13. General Repair	\$40	Load Calculations required 5-30 kw/kva	\$60
14. Hot Tub / Spa	\$30	for whole house generators Over 30 kw/kva	\$60
Hydro massage Tub	\$15	26. Other - call for fees	\$40
15. Low Volt Burglar ___ CCTV ___		27. Annual Maintenance Permit	
Data ___ Phone ___ Security ___	\$40 each system	Commercial / Industrial < 25,000 sq. ft.	\$75
Commercial requires 1 Rough-Minimum		25,001 to 50,000 sq. ft.	\$100
16. Pool Wiring - Above & In ground		50,001 to 100,000 sq. ft.	\$150
With one motor	\$43	over 100,000 sq. ft. call for fees	
Each additional motor	\$4	28. Solar Panel (each)-Needs Plan Review	\$10
17. Office / Modular / Furniture		and Building Permit	
Each cubical or work up to 50	\$8		
Each cubical or work up to 50	\$5		
Each power pole	\$8		

## MECHANICAL PERMIT FEES

Administration Fee (non-refundable) - \$25

Minimum Permit Fee (not including administration fee) - \$50

Permit Cancellation Fee - \$25 or 25% (whichever is greater)

DESCRIPTION	FEE	DESCRIPTION	FEE
1. Appurtenances-Humidifiers, Air Cleaners with furnace	\$13	13. Duct Smoke Detectors	
Without furnace	\$25	First 5 detectors or less (each unit)	\$20
2. Make-Air Unit / Air Handlers	\$40	Each additional detector	\$7
3. Boiler (Res-see gas fired equipment)		14. Exhaust Fans - Residential	\$20
4. Chimney, Factory built/liner	\$30	Kitchen/bath (etc.) fans	
Installed with new furnace	\$15	14. (a) Commercial Bath Fans	\$20
Each add'l at same occupancy	\$12	15. Fuel-Oil Fired Equipment (burners, tanks) & solid fuel appliances) Room	\$40
5. Commercial kitchen hoods, dip tanks, spray booths, ind furn. Ea. sys	\$50	Heaters (stoves/portable & wood burning fireplace)	
6. Commercial hood plan review	\$150	All other under 5 GPH	\$35
+\$25 per page	\$25 ea.	All other over 5 GPH	\$50
7. Compressor (see Refrigeration)		Alterations to existing	\$30
8. Dampers - Automatic & fixed vent dampers with furnace	\$20	16. Gas Fired Appliance - Burners	Make:
9. Dampers only	\$30	Model #	BTU:
10. Dampers Fire/Smoke (Commercial)		Less than 75,000 BTU	\$50
First 5 units - each unit	\$10	75,001 to 500,000 BTU	\$60
Each additional unit (same location)	\$4	Over 500,000 BTU	\$70
11. Duct/pipe alteration-comm minor	\$50	(call if over 5 units at same location)	
Complete-commercial	\$75	17. Gas Piping - Residential	\$30
VAV boxes each	\$20	Commercial Under 2" each 60'	\$40
12. Duct/pipe alteration (Residential)	\$25	Commercial Over 2" each 60'	\$60
Complete residential and/or over 2 branch ducts or registers	\$50	Pressure Test - Residential	\$30
18. Generator	\$35	Pressure Test - Commercial (each)	\$30
19. Refrigeration Installation	Make:	Not Ready/Disapproved (res/comm)	\$50
Model #	H/P	20. Re-inspection	\$50
Remote systems activated by motors of 5hp or less	\$30	21. Renewal or Transfer	\$50
Systems activated by motors or engines over 5hp to 30 hp	\$60	22. Water Heater - Replacement Only	\$30
Over 30hp	\$120	23. GENERAL REPAIRS	\$40
		24. Extra Rough Inspections (each)	\$40
		25. Special Inspections, Geo Thermal Systems or Mini Splits	\$50
		26. Plan Review (if applicable)	

## PLUMBING PERMIT FEES

Administration Fee (non-refundable) - \$25  
 Minimum Permit Fee (not including administration fee) - \$50  
 Permit Cancellation Fee - \$25 or 25% (whichever is greater)

DESCRIPTION	FEE	DESCRIPTION	FEE	
1. Air Admit Valve	\$12	24. Underground Irrigation	\$50	
2. Bathtubs	\$12	with backflow device		
3. Backflow Preventers **	\$20	25. Underground Inspection	\$30	
4. Catch Basins / Manholes	\$15	26. Urinals	\$12	
5. Dishwashing Machine	\$12	27. Water Closet (Toilet)	\$12	
6. Drinking Fountains	\$12	28. Water Heater (Not Tankless)	\$25	
7. Floor Drain Traps	\$12	29. Water Heater Commercial	\$50	
8. Garbage Disposal	\$12	30. Water Heater (Tankless)	\$25	
9. Hose Bibbs	\$12	31. Water Dist Size	Water Service	
10. Laundry Trays	\$12			Per 100 ft. each
11. Lavatories (bathroom sink)	\$12	1/2"	3/4"	\$20
12. Medical Gas System More than 1 system at same time	\$50	3/4"	1"	\$22
	\$20 ea.	1"	1 1/4"	\$25
13. Medical Pressure Test	\$30	1 1/4"	1 1/2"	\$35
14. Passive Radon System	\$12	1 1/2"	2"	\$50
15. Pump / Waterlift / Ejector	\$12	2"	2 1/2"	\$65
16. Reinspection fee Renewal fee	\$45	2 1/2"	3"	\$80
	\$50	3"	4"	\$100
17. Replacement Piping (same size)	\$30	Exceeding 4"	Exceeding 4"	\$180
18. Showers	\$12	32. Water Treatment Device	\$12	
19. Sinks	\$12	33. Additional Rough	\$25	
20. Special Equip - humidifier/beverage mach.	Call	34. General Repairs	\$40	
21. Stacks (new alteration) (soil, waste, vent)	\$12	35. Other (call for fee)		
22. Subsoil drains	\$30	** Certification test report required for main & bypass devices. If part of Fire Suppression, permit not subject to minimum or admin fee.		
23. Sump / Interceptors	\$12			
<b>The following can be pulled by excavators, etc. (Exterior Only)</b>				
Sanitary Sewer <b>NEW</b> Each 60 ft.	Storm Sewer Each 60 ft.		Sanitary Sewer Repair - Up to 10 ft.	\$30
			Over 10' up to 50'	\$50
Up to 6"	Up to 6"	\$50	Each add'l 50' or fraction thereof at the same time	\$30
8"	8"	\$60		
10"	10"	\$70	Manholes / Catch Basins (each)	\$30
12"	12"	\$80	Crock to iron / Lead Connection	\$30
14"	14"	\$100	Cap off of Sewer / Open Piping	\$30
16"	16"	\$120	Water Service Connection - see Water	
Over 16"	Over 16"	\$150	Distribution for price	

## Building Valuation Data – FEBRUARY 2019

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2019. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2018 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.  
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$175.70/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$175.70/sq. ft x 0.0075  
= \$21,084

## 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 (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	246.61	238.50	232.82	223.18	209.86	203.80	216.12	191.69	184.50
A-1 Assembly, theaters, without stage	225.65	217.54	211.85	202.22	189.15	183.09	195.16	170.98	163.79
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	226.69	218.58	212.89	203.26	191.60	185.54	196.20	173.43	166.24
A-3 Assembly, general, community halls, libraries, museums	190.63	182.52	175.84	167.20	153.09	148.07	160.14	134.97	128.78
A-4 Assembly, arenas	224.65	216.54	209.85	201.22	187.15	182.09	194.16	168.98	162.79
B Business	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
E Educational	209.43	202.23	196.97	188.01	175.28	166.43	181.55	153.08	148.70
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	N.P.
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	330.92	323.73	317.81	308.81	292.72	N.P.	302.06	273.22	N.P.
I-2 Institutional, nursing homes	229.68	222.49	216.58	207.57	193.53	N.P.	200.83	174.02	N.P.
I-3 Institutional, restrained	224.86	217.67	211.75	202.75	188.96	181.94	196.00	169.45	161.29
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family <sup>d</sup>	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	85.30	80.55	75.51	71.75	64.72	60.49	68.56	51.18	48.73

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$22.45 per sq. ft.