

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE NOVEMBER 1, 2016 REGULAR BOARD MEETING**

Supervisor Stumbo called the meeting to order at approximately 7:03 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe, Trustees: Stan Eldridge, Scott Martin, M. Martin

Members Absent: Trustee Jean Hall Currie

Legal Counsel: Wm. Douglas Winters

PUBLIC HEARING

A. 7:00pm – RESOLUTION 2016-43, 2017 FISCAL YEAR BUDGET (PUBLIC HEARING SET AT THE OCTOBER 18, 2016 REGULAR MEETING)

Supervisor Stumbo declared the Public Hearing opened at 7:04PM

Supervisor Stumbo explained that there were several meetings on the budget. She said the adopted budget would be printed and available for any resident and it would be available on the Ypsilanti Township website. Supervisor Stumbo stated that each line item in the budget is explained.

There were no comments.

Supervisor Stumbo declared the Public Hearing closed at 7:05p.m.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Resolution 2016-43, 2017 Fiscal Year Budget (see attached).

Supervisor Stumbo stated it was the second year that Ypsilanti Township had an increase in revenue and our taxable value of 1.1%. Supervisor Stumbo said that meant it was the second year of stability in the Township. She said that from 2008 to 2014 Ypsilanti Township fell 34% in taxable value and with the American Center for Mobility and other growth in the Township she said Ypsilanti Township had weathered the storm and has a bright future.

The motion carried unanimously.

PUBLIC COMMENTS

Arloa Kaiser, Township Resident suggested that the township representative for the neighborhood watch meetings announce the snow removal ordinance so the residents would be warned about the change. Supervisor Stumbo stated that although the ordinance has not

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been approved yet, township residents have received a copy of the proposed ordinance at neighborhood watch meetings.

CONSENT AGENDA

A. MINUTES OF THE OCTOBER 18, 2016 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

1. STATEMENTS AND CHECKS FOR NOVEMBER 1, 2016 IN THE AMOUNT OF \$389,782.00

Clerk Lovejoy Roe made a motion, supported by Trustee S. Martin to approve the Consent Agenda.

The motion carried unanimously.

ATTORNEY REPORT

Supervisor Stumbo said the Attorney would do his report later because he was out of the room.

NEW BUSINESS

1. BUDGET AMENDMENT #15

Clerk Lovejoy Roe, supported by Treasurer Doe to approve Budget Amendment #15 (see attached).

The motion carried unanimously.

2. REQUEST AUTHORIZATION TO APPROVE THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN THE WILLOW RUN ARSENAL OF DEMOCRACY LANDHOLDINGS LIMITED PARTNERSHIP, ("WRAD"), AMERICAN CENTER FOR MOBILITY ("ACM"), AND THE CHARTER TOWNSHIP OF YPSILANTI

Attorney Winters stated that the Comprehensive Development Agreement had been discussed extensively in closed session prior to the regular board meeting this evening. He said that tonight would become a historical milestone not only in Ypsilanti Township but in the County and State of Michigan. Attorney Winters stated the township was at the beginning of a tremendous revolution in how transportation would be viewed and what would evolve over the next 20-30 years because of this agreement between the Charter Township of Ypsilanti, the Willow Run Arsenal of Democracy and the American Center for Mobility. Attorney Winters explained that Racer Trust acquired the property of the former GM plant and on

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November 4, 2016 Racer Trust would sell the property to WRAD-Willow Run Arsenal for Democracy and WRAD would lease the property to ACM-The American Center for Mobility to develop the autonomous vehicle research facility. He said that ACM was planning to invest \$80 million dollars into this development. Attorney Winters said that because federal dollars were involved in this project there was a commitment to follow the Federal Davis Bacon Act that ensures contractors pay their employees the prevailing wage and fringe benefits. He stated that with this development there would be many benefits for Ypsilanti Township including the creation of approximately 1500 jobs and residents of Ypsilanti Township and Washtenaw County would be given preference when hiring for services, materials, contractors, etc. Attorney Winters explained that although we have a Renaissance Zone which allows for the exemption of real and personal property taxes for a 15 year period, he said that it was not exactly exempted for 15 years because in year 13 they would pay 25% of taxes, year 14 they would pay 50% of taxes, and year 15 they would pay 75% of property taxes. Attorney Winters stated that during the initial 12 year period there would be significant tax revenue coming to the Township through the form of a payment in lieu of taxes, it's referred to as a PILOT, which includes recognition that the Township would have Fire, Police, and Fire Pension obligations and the PILOT payment would take into consideration the 10.03 mils that would normally be levied against the property if it was not for the Renaissance Zone. He said right now whatever investment would be made to this property it would have a payment equivalent to the 10.03 mils. He said as an example in 2017 before any investment was made, the Township would receive a PILOT payment of \$18,337.00 and that amount would be what the township would generate in tax revenue to the Township if there was not a Renaissance Zone. Attorney Winters said this agreement would require WRAD and ACM to pay the Township \$18,337.00 until investment was made into the property. He said once the investment was made from the \$80 million in to the property they would be paying the investment amount at 10.03 mils plus the \$18,337.00 to the Township each year. He said as an example in year 2 if there was a \$10 million dollar investment it would generate approximately \$50,000 in tax revenue to the Township but would add the \$18,337.00 to make the PILOT payment, \$68,000.00. Attorney Winters stated that if the \$80 million dollars was invested in the property as projected the payment to the Township would be approximately \$450,000.00 plus, a year to the Township. He said in addition to the payment obligations through the pilot process there would be a \$1 million dollar payment to the Township as an initial payment separate from the annual PILOT payment. He said on November 4, 2016 when the sale was completed the Township would receive from WRAD a payment of \$700,000.00 within 10 days after the closing. Attorney Winters stated the Township was in the process of doing mandated work from MDEQ on the Tyler Dam and Pond which would result in the lowering of Tyler Pond. He said because the lowering the Tyler Pond also ties into the ACM project the Township would receive an additional \$300,000.00 when the Tyler Dam project was completed which was estimated to be in December 2016. He said the work on the Tyler Dam and Pond was mandated from the State and required the Township to pay for the project which was estimated to be 2 million dollars. He said that the dollars coming to the Township from this agreement would be put toward the Townships' obligation to do the repairs to the Tyler Dam

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project. He said having these funds would alleviate the Township from having to assess its' residents in that district to help pay for the improvement. Attorney Winters said that when you have a special assessment district you have to assess all the property owners according to the amount of property they own. He said township residents would not be responsible to pay for the Tyler Dam improvements because of the development with ACM. He said that it was to the benefit of both entities to expedite this process to get the project up and running. He said we were in a race with other tax savvy countries who are working on developing autonomous vehicles across the world. Attorney Winters said that Ford Motor Company was committed to having an autonomous vehicle available to the public by 2020-2021. Attorney Winters stated this development in Ypsilanti Township was a tremendous opportunity for the Township to showcase to the entire world why this area was the premiere location for this type of facility.

John Maddox, President and CEO of ACM stated that approximately 35,000 people are killed from accidents on our roadways every year and its' been happening since the 1950's. He said it has almost been accepted, the number of people who die each year on our roads. Mr. Maddox explained that the connected and automated vehicle technology means that the technology is connected which means the vehicles talk to each other and to the roadside, automated means they drive themselves or at least some portion of the driving task is done by the vehicle. He said those two key technologies are critical and would have prevented many of the accidents that happen on our roadways. He said the technology won't eliminate all crashes and there are still a number of challenges ahead. He said it would take a number of years before we see the real high levels of automation. Mr. Maddox stated it would take a lot of work from car companies and other related transportation companies to prove the technology. He said that is what they would build at Willow Run and where the technology can be proven. Mr. Maddox said it would be a proving ground for the automated and connected vehicle technology. He said that manufacturers need a place to prove their vehicle first to themselves and then to others and where they can work together to create standards. Mr. Maddox stated that they are building a place where manufacturers can prove out their product, where we can all feel much more safe about the product that would be put out on public roads, and its' a place where manufacturers and government agencies can work together to create these standards. He said that ACM was a non-profit focused on vehicle safety testing and standards creation. Mr. Maddox explained the phases in building the facility over the next four years. He said they would build a facility that to the vehicle would look like the real world. He said they would have a highway loop but it would not be a speed testing facility. Mr. Maddox said the facility would look like a downtown city and they would also have residential areas where vehicles may drive up to 50 mph. He said the facility would include rural area and campus areas. He said the only real building they would put up would be in the campus area of the facility were they would have their office. Mr. Maddox thanked everyone for the partnership.

Eric Schner, Michigan Economic Development Corporation thanked everyone involved for the partnership and the vision for this development. He said November 4, 2016 would be a big day for making this a reality. Mr. Schner stated

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they believe companies would want to move into this community to be close to this facility. He said they have a similar entity with the EPA emission laboratory where many companies that were not in Michigan made their first investments in Michigan because they had to use that laboratory and believe the same would happen at ACM at Willow Run.

A motion was made by Treasurer Doe, supported by Trustee M. Martin to Approve Request Authorization to Approve the Comprehensive Development Agreement Between the Willow Run Arsenal of Democracy Landholdings Limited Partnership, (“WRAD”), American Center of Mobility (“ACM”), and the Charter Township of Ypsilanti.

Clerk Lovejoy Roe thanked ACM for coming to Ypsilanti Township and said she appreciated all those involved with making this happen. She said she appreciates Supervisor Stumbo and Attorney Winters for the long hours they spent working to get this development into Ypsilanti Township.

Supervisor Stumbo stated this was a historic moment in Ypsilanti Township. She said this will be the worlds’ largest proving ground. She said two years ago she walked the 300 acres with people from a company who were from the Netherlands and they were very excited with this site. She said they took a picture because she said she told them this was going to happen. She said they have a testing facility in the Netherlands but it was nothing compared to what will be built in Ypsilanti Township. Supervisor Stumbo stated it was amazing what could be done when people work together. She said that several meetings included Secretary Fox, Governor Snyder, Representatives from our state, CEO’s from Toyota, Ford, and GM where they worked together to bring ACM to Willow Run. She said it would preserve the name of Willow Run which was historic for Ypsilanti Township. She said that it was June, 2009 when it was announced GM was closing in Ypsilanti Township. She said it was a \$1 million dollar revenue loss to the Township but with the employees in Ypsilanti Township and our residents working together to get through the hard times the light and hope is here tonight and reality is that because this development is coming, the future is bright for Ypsilanti Township. Supervisor Stumbo thanked Mr. Maddox and Mr. Schner for coming and welcomed them to Ypsilanti Township.

The motion carried unanimously.

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- 3. REQUEST AUTHORIZATION OF FIVE (5) TERMINATION AND RELEASE OF EASEMENTS BY YPSILANTI COMMUNITY UTILITY AUTHORITY AND YPSILANTI TOWNSHIP WHICH WERE RECORDED 1) DECEMBER 6, 1949 IN LIBER 10101 PAGE 467 WAYNE COUNTY RECORDS, 2) OCTOBER 3, 1963 IN LIBER 1044 PAGE 612 WASHTENAW COUNTY RECORDS, 3) JUNE 24, 1963 IN LIBER 1032 PAGE 346 WASHTENAW COUNTY RECORDS, 4) FEBRUARY 19, 1964 IN LIBER 1060 PAGE 44 WASHTENAW COUNTY RECORDS AND 5) FEBRUARY 26, 1963 IN LIBER 1019 PAGE 98 WASHTENAW COUNTY RECORDS**

A motion was made by Clerk Lovejoy Roe, supported by Trustee S. Martin to Approve the Request Authorization of Five (5) Termination and Release of Easements by Ypsilanti Community Utility Authority and Ypsilanti Township which were Recorded 1) December 6, 1949 in liber 10101 Page 467 Wayne Count Records, 2) October 3, 1963 in Liber 1044 Page 612 Washtenaw County Records, 3) June 24, 1963 in Liber 1032 Page 346 Washtenaw County Records, 4) February 19, 1964 in Liber 1060 Page 44 Washtenaw County Records and 5) February 26, 1963 in Liber 1019 Page 98 Washtenaw County Records.

The motion carried unanimously.

- 4. REQUEST OF HABITAT FOR HUMANITY FOR FUNDS FOR THE RENOVATION OF 1540 MCCARTHY IN THE AMOUNT OF \$22,000.00 BUDGETED IN LINE ITEM #101-950-000-969-010**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve Request of Habitat for Humanity for Funds for the Renovation of 1540 McCarthy in the Amount of \$22,000.00 Budgeted in Line Item #101-950-000-969-010.

The motion carried unanimously.

- 5. REQUEST OF MIKE SARANEN, HYDRO OPERATIONS FOR AUTHORIZATION OF 1) ACCESS AGREEMENT BETWEEN WAYNE DISPOSAL AND YPSILANTI TOWNSHIP AND 2) CONSTRUCTION ACCESS AGREEMENT BETWEEN ARM HOLDINGS AND YPSILANTI TOWNSHIP**

A motion was made by Trustee S. Martin, supported by Treasurer Doe, to Approve Request of Mike Saranen, Hydro Operations for Authorization of 1) Access Agreement Between Wayne Disposal and Ypsilanti Township and 2) Construction Access Agreement Between Arm Holdings and Ypsilanti Township.

The motion carried unanimously.

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6. 1ST READING OF RESOLUTION 2016-58, PROPOSED ORDINANCE 2016-471, AN ORDINANCE AMENDING ORDINANCE 74, THE TOWNSHIP ZONING CODE, REGARDING DEFINITIONS TO UPDATE THE DEFINITION OF FAMILY AND DEFINE THE TERM ROOMING HOUSE

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to Approve 1st Reading of Resolution 2016-58, Proposed Ordinance 2016-471, and Ordinance Amending Ordinance 74, the Township Zoning Code, Regarding Definitions to Update the Definition of Family and Define the Term Rooming House (see attached).

S. Eldridge:	Yes	S. Martin:	Yes	Stumbo:	Yes
Lovejoy Roe:	Yes	Doe:	Yes	M. Martin:	Yes

The motion carried unanimously.

7. REQUEST OF BRIAN MCCLEERY, ASSISTANT ASSESSOR FOR APPROVAL TO ENTER INTO NEGOTIATIONS TO SELL TOWNSHIP OWNED PROPERTY LOCATED ON HUBBARD AVE. PARCEL #K-11-21-180-005

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve Request of Brian McCleery, Assistant Assessor for Approval to Enter into Negotiations to Sell Township Owned Property Located on Hubbard Ave. Parcel #K-11-21-180-005.

The motion carried unanimously.

8. RESOLUTION 2016-44 SUPERVISOR'S WAGE

9. RESOLUTION 2016-45, CLERK'S WAGE

10. RESOLUTION 2016-46, TREASURER'S WAGE

A motion was made by Trustee Martin, supported by Trustee Eldridge to Table Items 8, 9 and 10 until the next Board Meeting on Tuesday, November 15, 2016.

S. Eldridge:	Yes	S. Martin:	Yes	Stumbo:	Yes
Lovejoy Roe:	Yes	Doe:	Yes	M. Martin:	Yes

The motion carried unanimously.

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11. RESOLUTION 2016-47, TRUSTEE'S WAGE

A motion was made by Clerk Lovejoy Roe, supported by Trustee S. Martin to Approve the Resolution 2016-47, Trustee's Wage (see attached).

Supervisor Stumbo stated that the Trustees' would not have a salary but would be paid per meeting.

The motion carried unanimously.

12. RESOLUTION 2016-48, WAGES FOR NON-UNION AND CONFIDENTIAL EMPLOYEES

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve the Resolution 2016-48, Wages for Non-Union and Confidential Employees (see attached).

The motion carried unanimously.

13. RESOLUTION 2016-56, FEE SCHEDULE AND VALUATION DATA FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SIGN AND BIKE PATH PERMITS

A motion was made by Clerk Lovejoy Roe, supported by Trustee S. Martin to Approve the Resolution 2016-56, Fee Schedule and Valuation Data for Building, Electrical, Plumbing, Mechanical, Sign and Bike Path Permits (see attached).

Trustee S. Martin thanked Alex Mamo, Chief Building Official for the work involved in bringing this forward.

Mike Radzik, OCS Director stated the Fund balance in 2004 was \$750,000.00 and in 2011 it dropped over \$200,000.00, in the last three years 2012-2015 it slowly increased due to not replacing the staff we lost and the building of houses began to increase. He said having replaced some staff they are now using some of the Fund balance once again. He said they only want to bring in enough funds to support the Building Department and not make a profit. He said he feels the schedule will be cost effective and fair.

The motion carried unanimously.

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14. REQUEST TO SET A PUBLIC HEARING FOR TUESDAY, DECEMBER 6, 2016 AT APPROXIMATELY 7:00PM FOR THE CREATION OF A SPECIAL ASSESSMENT DISTRICT FOR THE TREMONT SUBDIVISION STREETLIGHTS

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve Request to Set a Public Hearing for Tuesday, December 6, 2016 at Approximately 7:00PM for the Creation of a Special Assessment District for the Tremont Subdivision Streetlights

The motion carried unanimously.

OTHER BUSINESS

AUTHORIZATION AND BIDS

1. REQUEST TO WAIVE THE FINANCIAL POLICY AND APPROVE THE QUOTE FROM ANN ARBOR AUDIO AS A SINGLE SOURCE PROVIDER FOR THE REPLACEMENT OF THE SOUND SYSTEM IN THE BOARD ROOM IN THE AMOUNT OF \$20,908.00 BUDGETED IN LINE ITEM #101-265-000-977-000

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve Request to Waive the Financial Policy and Approve the Quote from Ann Arbor Audio as a Single Source Provider for the Replacement of the Sound System in the Board Room in the Amount of \$20,908.00 Budgeted in Line Item #101-265-000-977-000.

Supervisor Stumbo stated that the new system would make things easier to hear and easier to use than the one we currently have. She said the system should be installed within the next 30 days.

The motion carried unanimously.

2. REQUEST AUTHORIZATION FOR THE PRINTING AND MAILING OF POSTCARDS FOR AN MDOT INFORMATIONAL MEETING REGARDING US12/DORSET AVENUE IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED \$1,600.00 BUDGETED IN LINE ITEM #101-267-000-900-000 FOR THE POSTCARDS AND POSTAGE BUDGETED IN LINE ITEM #101-267-000-730-000

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to Approve Request Authorization for the Printing and Mailing of Postcards for an MDOT Informational Meeting Regarding US12/Dorset Avenue Improvements in an Amount No to Exceed \$1,600.00 Budgeted in Line Item #101-267-000-900-000 for the Postcards and Postage Budgeted in Line Item #101-267-000-730-000.

The motion carried unanimously.

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A motion was made by Clerk Lovejoy Roe, supported by Trustee S. Martin to Adjourn.

The motion carried unanimously.

The meeting was adjourned at approximately 8:32p.m.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**Resolution No. 2016-43
Charter Township of Ypsilanti
2017 Fiscal Year Budget**

WHEREAS the Township Supervisor has prepared and submitted to the Township Board the proposed budgets for calendar year 2017; and

WHEREAS the Township Board has advertised the tentative millage rates in the Washtenaw Legal News and held the public hearing on November 1, 2016 on the budget and the tentative millage rates pursuant to Section 16 of the Uniform Budgeting Accounting Act (Truth in Budgeting); and

WHEREAS the Township Board has reviewed the proposed tax rates and budgets,

NOW THEREFORE BE IT RESOLVED that the Charter Township of Ypsilanti Board of Trustees adopts the 2017 Fiscal Year Budget by cost center, as follows:

General Fund Expenditures

101	Township Board	\$	144,194
137	Due Process		240,000
171	Supervisor		269,089
201	Accounting		295,779
202	Independent Auditing		31,000
209	Assessing		433,806
210	Legal Services		207,310
215	Clerk		465,358
227	Human Resources		207,848
247	Board of Review		2,055
253	Treasurer		374,377
265	Building Operations		474,099
266	Computer Support		535,537
267	General Services		145,100
371	Community Development		201,192
400	Planning Commission		4,716
410	Zoning Board of Appeals		1,894
446	Highways and Streets		332,613
762	RSD Administration		69,088
774	RSD Park and Grounds		581,319
780	RSD Storm Water Management		25,000
851	Fringes and Insurance		7,750
950	Community Stabilization		1,165,000
956	Other Functions		964,532
999	Other Financing Uses		843,455
	Total General Fund Expenditure by Department:	\$	8,022,111
Fire Department - Fund 206			
206	Fire Department	\$	3,593,124
220	Civil Service Commission		19,520
852	Pension and Insurance		1,393,100
970	Capital Outlay		65,000
975	Federal Grant Department		-
	Total Fire Department Fund by Department	Total:	\$ 5,070,744
Parks Commission - Fund 208		Total:	\$ 7,600
Bike Path, Sidewalk, Recreation, Roads, Operations - Fund 212			
212	BSR II-Operations	\$	753,519
230	BSR II-Recreation		0
584	BSR II-Golf Course		-
970	Capital Outlay		-
991	Debt Service		678,000
	Total BSR II Fund by Department	Total:	\$ 1,431,519
Environmental Clean Up - Fund 225		Total:	\$ 44,800
Environmental Services - Fund 226		Total:	\$ 2,617,429
Recreation - Fund 230		Total:	\$ 813,973
14B Court - Fund 236		Total:	\$ 1,480,766
Housing & Business Inspection - Fund 248		Total:	\$ 320,069
Building Department - Fund 249		Total:	\$ 725,942
Local Development Finance Authority - Fund 250		Total:	\$ 217,026
Hydro Station - Fund 252		Total:	\$ 390,343
Law Enforcement - Fund 266			
301	Sheriff Services	\$	6,718,289
304	Ordinance		303,415
	Total Law Enforcement Fund by Department	Total:	\$ 7,021,704

General Obligation Debt - Fund 301		\$	480,000
Debt Fund Series B Bonds - Fund 397	Total:	\$	507,000
Debt 2006 Bond - Fund 398	Total:	\$	230,740
Capital Improv-Seaver Infrastr - Fund 498	Total:	\$	7,714
Golf Course - Fund 584	Total:	\$	801,337
Compost - Fund 590	Total:	\$	455,385
Motor Pool - Fund 595	Total:	\$	250,031
Nuisance Abatement - Fund 893	Total:	\$	38,597
Grand Total:		\$	30,934,830

BE IT FURTHER RESOLVED that the revenues, transfers in and appropriations of prior year fund balances are estimated as follows:

Revenues:

Revenues		\$	8,288,806
Transfer-in			-
Appropriation of prior year fund balance			-
General Fund - 101	Total:	\$	8,288,806

Revenues		\$	4,960,088
Transfer-in			-
Appropriation of prior year fund balance			110,656
Fire Department Fund - 206	Total:	\$	5,070,744

Revenues		\$	7,500
Transfer-in			-
Appropriation of prior year fund balance			100
Parks Commission Fund - 208	Total:	\$	7,600

Revenues		\$	1,155,999
Transfer-in			363,455
Appropriation of prior year fund balance			-
Bike Path, Sidewalk, Recreation, Roads, Operations - 212	Total:	\$	1,519,454

Revenues		\$	-
Transfer-in			-
Appropriation of prior year fund balance			44,800
Environmental Clean Up Fund - 225	Total:	\$	44,800

Revenues		\$	2,469,825
Transfer-in			-
Appropriation of prior year fund balance			147,604
Environmental Services Fund - 226	Total:	\$	2,617,429

Revenues		\$	319,250
Transfer-in			494,723
Appropriation of prior year fund balance			-
Recreation Fund - 230	Total:	\$	813,973

Revenues		\$	1,517,300
Transfer-in			-
Appropriation of prior year fund balance			-
14B Court - 236	Total:	\$	1,517,300

Revenues		\$	283,600
Transfer-in			-
Appropriation of prior year fund balance			36,469
Building Rental Inspection Fund - 248	Total:	\$	320,069

Revenues		\$	604,600
Transfer-in			-
Appropriation of prior year fund balance			121,342
Building Department Fund - 249	Total:	\$	725,942

Revenues	\$	143,526	
Transfer-in		-	
Appropriation of prior year fund balance		73,500	
Local Development Finance Authority Fund - 250	Total:	\$	217,026
Revenues	\$	350,200	
Transfer-in		44,800	
Appropriation of prior year fund balance		-	
Hydro Station Fund - 252	Total:	\$	395,000
Revenues	\$	6,821,367	
Transfer-in		-	
Appropriation of prior year fund balance		200,337	
Law Enforcement Fund- 266	Total:	\$	7,021,704
Revenues	\$	-	
Transfer-in	\$	480,000	
Appropriation of prior year fund balance	\$	-	
General Obligation Debt Fund - 301	Total	\$	480,000
Revenues	\$	-	
Transfer-in		480,000	
Appropriation of prior year fund balance		27,000	
Debt Fund Series B Bonds - 397	Total:	\$	507,000
Revenues	\$	-	
Transfer-in		224,740	
Appropriation of prior year fund balance		6,000	
Debt 2006 Bond Fund - Fund 398	Total:	\$	230,740
Revenues	\$	-	
Transfer-in		-	
Appropriation of prior year fund balance		7,714	
Capital Improv-Seaver Infrastr - Fund 498	Total:	\$	7,714
Revenues	\$	532,200	
Transfer-in		188,796	
Appropriation of prior year fund balance		80,341	
Golf Course Fund - 584	Total:	\$	801,337
Revenues	\$	423,300	
Transfer-in		-	
Appropriation of prior year fund balance		32,085	
Compost Site Fund - 590	Total:	\$	455,385
Revenues	\$	245,620	
Transfer-in		-	
Appropriation of prior year fund balance		4,411	
Motorpool Fund - 595	Total:	\$	250,031
Revenues	\$	38,000	
Transfer-in		-	
Appropriation of prior year fund balance		597	
Nuisance Abatement Fund - 893	Total:	\$	38,597
	Grand Total:	\$	31,330,651

BE IT FURTHER RESOLVED that the Township Supervisor is authorized to approve transfers of budgetary funds within a cost center in consultation with the effected Department Director and/or the Accounting Director; and

BE IT FURTHER RESOLVED that increases to fund budgets must be authorized by the Township Board; and

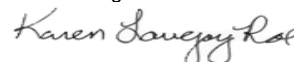
BE IT FURTHER RESOLVED that the following property tax revenues and tax rates be authorized and that the Township Treasurer is ordered to levy such funds and rates, and collect and deposit to the various specific uses and funds as required by ordinance or resolution;

Property Tax Revenues and Rates:

<u>Operating</u>	<u>Rate</u>	<u>Revenue</u>
General	1.0262	\$ 1,179,322
Fire Department	3.1068	\$ 3,570,374
Solid Waste	2.1425	\$ 2,462,188
Law Enforcement	5.9154	\$ 6,798,053
Bike Path, Sidewalk, Recreation, Roads, Operation	1.0000	\$ 1,149,213
Operating Total:	<u>13.1909</u>	<u>\$ 15,159,150</u>
<u>Debt</u>		
Fire Pension	1.2000	\$ 1,379,055
Debt Total:	<u>1.2000</u>	<u>\$ 1,379,055</u>
Grand Total:	<u><u>14.3909</u></u>	<u><u>\$ 16,538,205</u></u>

BE IT FURTHER RESOLVED that the Township will levy the 1% Tax Administration fee on property taxes collected by the Township Treasurer on behalf of other governmental units, as permitted by State Law.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2016-43 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on November 1, 2016.



**CHARTER TOWNSHIP OF YPSILANTI
2016 BUDGET AMENDMENT #15**

November 1 , 2016

101 - GENERAL OPERATIONS FUND

Total Increase \$87,700.00

Request to increase budget for legal services for court prosecution and domestic violence. The increase is necessary due to the increased number of drunk and drugged drivers and the domestic violence is higher than anticipated. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$41,700.00
		Net Revenues	<u><u>\$41,700.00</u></u>
Expenditures:	Legal Services - Prosecution	101-137-000-801.014	\$35,100.00
	Legal Services - Domestic Violence	101-137-000-801.020	\$6,600.00
		Net Expenditures	<u><u>\$41,700.00</u></u>

Request to increase legal services for the Township which were more this year than anticipated. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$46,000.00
		Net Revenues	<u><u>\$46,000.00</u></u>
Expenditures:	Legal Services	101-210-000-801.002	\$46,000.00
		Net Expenditures	<u><u>\$46,000.00</u></u>

Motion to Amend the 2016 Budget (#15):

Move to increase the General Fund budget by \$87,700 to \$8,843,957 and approve the department line item changes as outlined.

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2016-58 (In Reference to Ordinance 2016-471)

*Amending the Charter Township of Ypsilanti
Zoning Code Section 201, Ordinance 74, entitled "Definitions"*

Whereas, the Charter Township of Ypsilanti ("Township") Zoning Code currently contains a definition of the term "family" which the Township's Planning Commission has recommended be replaced with a definition of the term which clarifies the precise meaning of the term as it is used within the Township's Zoning Code; and

Whereas, the Township's Zoning Code does not contain a definition of the term "rooming house" and the Township Planning Commission has recommended that a definition of the term be included in the definitions section of the Township Zoning Code to clarify what is meant when the term is used within the Zoning Code; and

Whereas, Township Ordinance 2016-471, repeals the current definition of the term "family" that appears in the Township Zoning Code, and replaces it with a new, updated definition of the word "family" recommended by the Township Planning Commission; and

Whereas, Township Ordinance 2016-471, defines the term "rooming house" as used within the Zoning Code;

Now therefore, be it resolved that Ordinance 2016-471, is hereby adopted by reference.

PROPOSED ORDINANCE 2016-471

An Ordinance Amending Ordinance No. 74, the Township Zoning Code, Regarding Definitions

The Charter Township of Ypsilanti hereby ordains that Ordinance No. 74, **the Ypsilanti Township Zoning Code**, adopted May 18, 1994, shall be amended as follows:

I. **Delete** in its entirety the definition of “family” set forth in section 201 of the Township Zoning Code.

II. **Add** the following new definition:

Family:

1. A single individual or a number of individuals domiciled together whose relationship is of a continuing nontransient, domestic character and who are cooking and living together as a single, nonprofit housekeeping unit, related by the bonds of consanguinity, marriage, or adoption, together with servants of the principal occupants and not more than one (1) additional unrelated person, with all of such individuals being domiciled together as a single, domestic, housekeeping unit in a dwelling.
2. The functional equivalent of the domestic family, that is, persons living together in a dwelling unit whose relationship is of a permanent and distinct character and is the functional equivalent of a domestic family, with a demonstrable and recognizable bond which constitutes the functional equivalent of the bonds which render the domestic family a cohesive unit. This definition shall not include any rooming house, society, club, fraternity, sorority, association, lodge, coterie organization or group whose association is temporary or seasonal in character or nature. For the purposes of enforcement, it is presumed that a functional equivalent of a domestic family is limited to six (6) or fewer persons.

III. Add the following new definition to section 201 of the Zoning Code:

Rooming House:

1. A residential building where rooms or suites of rooms are rented, under separate concurrent rental agreements for compensation, by arrangement for definite periods, where the renters use common facilities, such as hallways and bathrooms. A rooming house shall not include hotels, motels, apartment houses, tourist

homes, one-family dwellings, two and multi-family dwellings or fraternity and sorority houses.

Severability

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a Court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

Non Exclusivity

The prohibitions and penalties provided for in this Ordinance shall be in addition to, and not exclusive of, other prohibitions and penalties provided for by other law, ordinance, or rule/regulation.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective date

This Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2016-471 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on November 1, 2016. The second reading is scheduled to be heard on December 6, 2016.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
RESOLUTION NO. 2016-47**

ESTABLISH TOWNSHIP TRUSTEES' SALARY

WHEREAS, a new policy was adopted at the October 18, 2016 Township Board meeting that included compensation for Township Trustees;

NOW THEREFORE BE IT RESOLVED that the salary of the office of Trustee will be \$0 annually.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2016-47 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on November 1, 2016.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2016-56

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

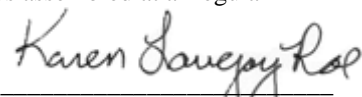
WHEREAS, the Township Board last reviewed Mechanical, Electrical and Plumbing permit fees on March 16, 2004 and Building permit fees on December 16, 2014.

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 2016-56 shall become effective January 1, 2017.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2016-56 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on November 1, 2016.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

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

**An administrative investigative fee of \$100 shall be assessed
if a permit was not obtained prior to the commencement of work**

2016 BUILDING PERMIT FEE SCHEDULE

Minimum Fee	\$50.00
Contractor Registration Fee.....	\$15.00
All Re-Inspection Fees	\$50.00
Permit Cancellation Fee	\$25 or 25% (whichever is greater)
Special Inspection	\$50
• After Hours Inspection (per hr. – 2-hr. minimum).....	\$55

FEE SCHEDULE BASED ON IMPROVEMENT COSTS AS FOLLOWS

- \$1.00 - \$3,000 \$50.00
- Each \$1,000 (or part of) over \$3,000 \$10.00

Improvement cost shall be determined by applying the following building valuation data. The most recent International Code Council's Building Valuation Data may be viewed at www.iccsafe.org/codes-tech-support/.../building-valuation-data/

Exceptions:

- Deck Valuation Costs per Square Foot..... \$20.00
- Basement Finish Valuation Costs per Square Foot..... \$30.00
- Roofing Valuation Costs per Square (100 square feet) \$200.00
- Siding Valuation Costs per Square (100 square feet) \$200.00

All other items 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.

PLAN REVIEWS

- New Single Family Residential..... \$50.00
- All other residential projects..... \$25.00
- Multi-Family, Commercial, Industrial: \$300 or 25% of building permit fee, whichever is greater
- Outside Plan Review Cost times 1.2

TEMPORARY CERTIFICATES OF OCCUPANCY

- One and Two-family Residential \$75.00
- Multi-family, Commercial, Industrial \$250.00

RE-OCCUPANCY (NON-RESIDENTIAL)

- Inspection and Certificate \$75.00

Other:

Zoning Permit shall be \$50.00 minimum (Signs face change, fences, driveways, and sheds over 100 square feet)

Code Inspections shall be a minimum of \$50.00 per inspection per trade.

BIKE PATH PERMITS

The bike path permit is a one-time charge, at the time of issuing building permits for new construction of homes, multi-family, commercial, and industrial buildings. These permit fees shall be used to pay for the costs of installing, constructing and maintaining the bike paths throughout the Township.

Fee Schedule as follows:

- \$501.00 to \$10,000..... \$35.00
- \$10,001 to \$50,000.....\$30.00 + \$5.00 for each \$1,000, or part thereof over \$10,000
- \$50,001 to \$100,000...\$50.00 + \$3.50 for each \$1,000, or part thereof over \$50,000.00
- \$100,001 and above.....\$67.50 + \$1.00 for each \$1,000, or part thereof over \$100,000

SECTION 6 - NEW CONSTRUCTION INSPECTIONS REQUIREMENTS

ELECTRICAL: SINGLE-FAMILY RESIDENTIAL

- Temporary Service, Rough Insp., Final Insp., and Permanent Service shall be required.
- A permanent/auxiliary generator will require a final inspection.

ELECTRICAL: MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL

- For a multiple-family structure or multi-tenant commercial or industrial buildings, a rough and final inspection shall be required for each designed unit in such a structure.
- For all other buildings of this class, inspections shall be required for each visit required from the electrical inspector. The inspector shall estimate the number of visits required.
- A separate inspection shall be required for a temporary service and final service.

MECHANICAL: SINGLE-FAMILY RESIDENTIAL

- Rough mechanical inspection, if applicable, final mechanical inspection and gas line, (if applicable), shall be required for each heating system. Gas line pressure test shall also be required. A rough fireplace and final fireplace shall be required for each heating system. A separate inspection shall be required for each cooling system. A heating or cooling unit without a distribution system shall require one inspection. A mobile home shall require two inspections, gas line and final.
- A permanent/auxiliary generator will require a final inspection.

MECHANICAL: MULTIPLE-FAMILY, COMMERCIAL, AND INDUSTRIAL

- Each heating and/or cooling unit shall require one inspection. Each heating and/or cooling unit with a distribution system shall require an additional inspection provided, however, that a combined distribution system shall only require one inspection. Where an underground inspection is required, an additional inspection shall be charged per building.
- A fireplace in a multiple-family building shall also require a rough fireplace and final fireplace inspection.
- Refrigeration units of one horsepower or greater shall require one inspection per unit plus one inspection for each distribution system.

PLUMBING: SINGLE-FAMILY RESIDENTIAL

- Requires five (5) inspections: water /sewer service, sump line, underground plumbing, rough plumbing and final plumbing.

PLUMBING: MULTIPLE-FAMILY, COMMERCIAL, AND INDUSTRIAL

- Each unit in a multiple-family structure or in a multi-tenant structure shall require a rough and final inspection. An additional inspection for underground plumbing shall be required for each unit in a strip center. A multiple-family structure or multi-tenant building shall require an additional inspection for underground plumbing at the rate of one inspection per building/unit. An additional inspection shall be required for water and sewer service.
- All other commercial and industrial buildings shall be charged at a rate of one inspection for each visit required from the plumbing inspector. The inspector shall estimate the number of visits required.

BUILDING: ALL CONSTRUCTION

Building inspections shall follow the schedule below to the extent applicable:

- Basement Footing (setback per zoning req.) = before footing is poured
- Foundation Wall Reinforcement (when required)
- Backfill = before foundation wall is backfilled and before the slab floors are poured with sill plates in place and anchor bolts.
- Garage Footing = before footing is poured.
- Garage slab = prior to the pouring of concrete slab with sub base and forms installed
- Basement Slab = prior to pouring of concrete slab with sub base and vapor barrier in place and provisions for a passive radon system have been installed.
- Rough = before any framing is covered and after rough electrical, plumbing, and mechanical inspections have been approved, and any masonry flashing has been installed.
- Insulation = prior to covering insulation.
- Drywall = before drywall is taped.
- Fireplace = Masonry - when damper and first flue liner are in place.
- Porch slab - prior to pouring concrete slab with forms installed.
- Brick Flashing
- Final = after final electrical, mechanical, and plumbing have been approved.
- Lot Grade = verifying lot grade per grade certificate and master grading plan if within larger development and prior to lot stabilization.
- Final Certificate of Occupancy = after all inspections are approved and prior to occupancy. May take approximately 5 business days to process.
- Lot stabilization = after lot grade is approved to insure disturbed ground is stabilized to prevent soil erosion.

2016 ELECTRICAL PERMIT FEE SCHEDULE

Administration Fee (non-refundable)	\$25
Minimum Permit Fee	\$50
Exception – Re-connection for Furnace/AC & Signs.....	\$30
Permit Cancellation Fee	\$25 or 25% (whichever is greater)
Special Inspection	\$50
• After Hours Inspection (per hr. – 2-hr. minimum).....	\$55
Circuits	
• General (Lighting/Power) Dedicated/Special Equipment (each).....	\$10
Lighting Fixtures (up to 25).....	\$10
Pools	\$50
Service (New, changes, etc.)	
• Up to 400 AMP	\$50
• Over 400 AMP	\$65
• Interruptible.....	\$35
Feeders/Bus Ducts	
• First 100'	\$20
• Each Additional 100'	\$10
Transfer Switches (Automatic/Manual)	
• Up to 100 AMP	\$30
• Over 100 AMP	\$45
Motors/Generator/Power Units/Inverters/Wind Turbines/HVAC Units	
• Up to 20 HP or KVA	\$25
• 21-50 HP or KVA	\$30
• Over 50 HP or KVA.....	\$35
Fire Alarms	
• Alarm Devices (Horns/Strobes).....	\$10
• Heat/Smoke Detectors	\$4
• Panel	\$15

2016 PLUMBING PERMIT FEE SCHEDULE

Administration Fee (non-refundable)	\$25
Minimum Permit Fee	\$50
Exception – Water Heater Replacement.....	\$30
Permit Cancelation Fee	\$25 or 25% (whichever is greater)
Special Inspection	\$50
• After Hours Inspection (per hr. – 2-hr. minimum).....	\$55
All Fixtures (per fixture)	\$10
• Including sumps, drains, stacks, hose bibbs, sinks, water closets and all water connected appliances	
Residential Water Heater	\$30
Commercial Water Heater	\$50
Backflow Preventer	
• Up to 2”	\$10
• Over 2”	\$30
Water Distribution (Inside of building)	
• Up to 2”	\$25
• Over 2”	\$35
Water Service (Outside of building)	
• Up to 2”	\$25
• Over 2”	\$35
Back Flow Preventer for Irrigation.....	\$50
Sub Soil Drainage System.....	\$25
Sewer & Drains (Sanitary/Storm)	
• Up to 8”	\$30
• Over 8”	\$50
Medical Gas System.....	\$50
Contractor Registration.....	\$15

2016 MECHANICAL PERMIT FEE SCHEDULE

Administration Fee (non-refundable)	\$25
Minimum Permit Fee	\$50
Exception – Water Heater Replacement.....	\$30
Permit Cancellation Fee	\$25 or 25% (whichever is greater)
Special Inspection	\$50
• After Hours Inspection (per hr. – 2-hr. minimum).....	\$55
New Fire Sprinkler System Plan Review.....	\$300.00
Fire Sprinkler Limited Area Plan Review (up to 20 heads	\$100.00
(Add-On, Replacement or Alteration)	
Fire sprinkler Limited Area Plan Review (> 20 heads)	\$100.00 + \$.75/head
(Add-On, Replacement or Alteration)	
Fire Sprinkler Hydrostat Test	\$100.00
Kitchen Hood System Plan Review and Wet Test	\$125.00
Paint Booth Plan Review and Test	\$125.00
Furnace/Boiler.....	\$50.00
Resident Water Heater	\$30.00
Swimming Pool Heater/Boiler	\$40.00
Commercial Water Heater	\$50.00
Make-up Air Unit/Air Handlers	\$40.00
Gas Fired Appliances	\$30.00
(including but not limited to: gas, logs, lights, pre-fab units	
Wall Furnaces/Room Heater	\$30.00
Wood/Coal Burning Equipment	\$50.00
Kitchen/Bath Exhaust Fans	\$25.00
Heat Pumps/Air Conditioners (including split system).....	\$30.00
Humidifiers/Air Cleaners	\$20.00
Duct/Additions, Alterations – Residential	\$25.00
Duct/Additions, Alterations – Commercial.....	\$30.00
Residential Duct System	\$40.00
Commercial Duct System	\$60.00
Fire Dampers (each).....	\$10.00
Chimney Damper	\$10.00
V.A.V. Boxes	\$20.00
Unit Heaters/PTAL Units	\$20.00

GAS/PROCESS PIPING

New Installation (each opening).....	\$10.00
Gas Pressure Test.....	\$30.00
LP Gas System & Storage.....	\$50.00
Commercial Gas Piping.....	\$45.00
Residential Unit/Hydronic Hearing.....	\$30.00
Chillers	\$35.00
Cooling Towers	\$35.00
Compressors.....	\$35.00
Generators	\$35.00

Building Valuation Data – June 2016

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. Please be advised that the BVD is normally updated at six-month intervals, but the BVD normally provided in February was delayed. The next BVD will be issued in August, per our normal schedule. 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 2015 *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 = \$160.26/sq. ft. Permit Fee:
Business = 16,000 sq. ft. x \$160.26/sq. ft x 0.0075
= \$19,231

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 ^{a, b, c, d}

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.92	219.10	213.80	205.04	192.95	187.36	198.56	176.18	169.73
A-1 Assembly, theaters, without stage	207.97	200.15	194.85	186.09	174.15	168.55	179.61	157.38	150.92
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	209.94	202.13	196.83	188.07	176.32	170.72	181.59	159.54	153.09
A-3 Assembly, general, community halls, libraries, museums	175.12	167.31	161.01	153.25	140.50	135.90	146.77	123.72	118.27
A-4 Assembly, arenas	206.97	199.15	192.85	185.09	172.15	167.55	178.61	155.38	149.92
B Business	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
I-1 Institutional, supervised environment	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
I-2 Institutional, hospitals	304.80	298.11	292.36	283.95	268.92	N.P.	277.65	251.09	N.P.
I-2 Institutional, nursing homes	211.20	204.51	198.75	190.34	177.26	N.P.	184.05	159.42	N.P.
I-3 Institutional, restrained	206.08	199.38	193.63	185.22	172.62	166.14	178.93	154.78	147.16
I-4 Institutional, day care facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	182.28	175.70	170.83	162.68	150.87	146.84	162.68	135.49	131.23
R-2 Residential, multiple family	152.86	146.27	141.41	133.25	122.04	118.01	133.25	106.66	102.41
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63

- Private Garages use Utility, miscellaneous
- Unfinished basements (all use group) = \$15.00 per sq. ft.
- For shell only buildings deduct 20 percent
- N.P. = not permitted