

**FEE SCHEDULE FOR  
BUILDING DEVELOPMENT SERVICES  
CITY OF SPRINGFIELD  
July 1, 2011**

**COMMERCIAL CONSTRUCTION**

- **NEW COMMERCIAL CONSTRUCTION AND BUILDING ADDITIONS:**

Minimum information required to calculate the Commercial Building Permit Fee:

- Use Group
- Type of Construction
- Gross Floor Area of Building (Square Footage)
- Gross Area Modifier = **85**

Type of Construction Factor will be from a matrix of numbers based on Use Group and Type of Construction as established by July 2009 IBC Fee Calculation Data and as amended by adoption of this fee ordinance. Copy available from Building Development Services.

**Gross Area of Building X Gross Area Modifier (85) X Type of Construction Factor =  
Construction Factor used to Calculate Building Permit Fee**

	1 <sup>st</sup> 50,000 of Construction Factor X 0.004	= Bldg. Permit Fee A
Plus	2 <sup>nd</sup> 50,000 of Construction Factor X 0.003	= Bldg. Permit Fee B
Plus	3 <sup>rd</sup> 50,000 of Construction Factor X 0.002	= Bldg. Permit Fee C
Plus	For anything over 150,000 X 0.001	= Bldg. Permit Fee D
Total Building Permit Fee		= A + B + C + D or minimum of <b>\$100.00</b> , whichever is greater

- **COMMERCIAL INFILLS AND REMODELS/RENOVATIONS:**

The “Construction Factor” will be calculated in the same manner as for a new building, except the “Factor” will be multiplied by **0.30** and then the above formula will be used to calculate the Building Permit Fee.

**Square Footage (Area involved in alteration only) x Gross Area Modifier (85) x 0.30 =  
Construction Factor used to calculate Building Permit Fee**

- **COMMERCIAL SHELL BUILDINGS:**

A “shell building,” with no defined tenant infill spaces, has been added as a sub-category to the “Business” use group and the “Type of Construction Factor” has been established as a similar to an S-1, Storage, moderate hazard use. This will reduce the permit fee for the shell to a more comparable complexity of construction.

- **COMMERCIAL PROVISIONAL (FOUNDATION ONLY) BUILDING PERMIT FEE:**

30% of the calculated Building Permit Fee or minimum Building Permit Fee, whichever is greater. This fee is charged in addition to the normal building permit fee.

- **COMMERCIAL MINIMUM BUILDING PERMIT FEE: \$100.00 includes issuance of Certificate of Occupancy.**

- **COMMERCIAL PLAN REVIEW FEE:**

70% of Building Permit Fee, or minimum of \$132.00, whichever is greater (non-refundable). This fee is due at time of application submission.

- **COMMERCIAL PLAN REVIEW RE-SUBMITTAL REVIEW FEE: (Prior to permit issuance)**

\$250.00 (non-refundable) for 4<sup>th</sup> submittal, \$500.00 (non-refundable) for 5<sup>th</sup> and each thereafter. If the re-submittal of the design documents is due solely to an error or omission by the City, no additional fee or penalty will be assessed.

Penalty Fee for Failure to submit Change Orders/Field Directives for Review prior to work performed after permit issuance: \$250.00 for the 1<sup>st</sup> infraction, \$500.00 for each thereafter. This is for those instances in which changes in the design are made in the field prior to plan revisions being submitted to the Department of Building Development Services. This fee is not applicable to aesthetic changes.

- **COMMERCIAL STORM WATER DETENTION PERMIT FEE: \$100.00**

- **COMMERCIAL MECHANICAL, ELECTRICAL AND PLUMBING PERMIT FEES:**

40% of the Building Permit Fee, or minimum of \$100.00, whichever is greater.

**COMMERCIAL EQUIPMENT CHANGE OUTS: \$100.00**

(Furnace, A/C, Water Heater replacement like for like)

- **COMMERCIAL GAS PERMIT FEES:**

Gas pressure of 2# or less: \$100.00

Gas pressure over 2#: \$185.00

Commercial Air Test Only: \$100.00

- **COMMERCIAL FIRE SPRINKLER SYSTEM :**

New Fire Sprinkler System Permit Fee: \$200.00

Modifications to existing System Permit Fee: \$100.00

- **FIRE SPRINKLER SYSTEM PLAN REVIEW FEE: \$ 50.00 (Non-refundable)**

- **COMMERCIAL COMMUNICATION TOWERS:**

Permit fee \$50.00 for first 100 feet of height plus \$20.00 for each additional 100 feet or fraction thereof. Or a minimum of \$150.00, whichever is greater.

- **COMMUNICATION TOWER PLAN REVIEW FEE:**

New Towers: \$275.00 per tower regardless of height. (Non-refundable)

Co-location Projects: \$85.00 per antenna assembly. (Non-refundable)

- **FLOODPLAIN DEVELOPMENT PERMIT FEE:**

If a building or structure is part of the plan, the Floodplain Development Permit will be issued at no additional cost. If the project is for filing/grading the floodplain, the Floodplain Development Permit fee will be calculated at \$0.01 per square foot of disturbed area within the floodplain with a minimum permit fee of \$100.00.

- **PLAN REVIEW FEE FOR FLOODPLAIN DEVELOPMENT: \$100.00** (Non-refundable) Grading and Filling of Floodplain Areas Only. (If a building is being constructed as part of the project this plan review fee is not applied.)

- **RE-INSPECTION FEES:**

For the first 2 re-inspections: \$200.00 per re-inspection.

For any re-inspection after 2; \$500.00 per re-inspection.

- Re-Inspections are defined as:**
- 1) Work not ready for inspection, i.e. work not installed or constructed when inspector arrives on site.
  - 2) Re-inspecting previously inspected work that has not been corrected.
  - 3) Jobsite not accessible after 2<sup>nd</sup> attempt, when contractor has control of access.
  - 4) Failure to have a set of Approved Plans & Specs on Site; 1<sup>st</sup> time warning, 2<sup>nd</sup> and all future times, re-inspection fee will be assessed.

**Penalty for calling for inspection when work has been done but not in substantial conformance with the adopted Codes or approved plans: \$250.00 for 1<sup>st</sup> time per project, \$500.00 for each thereafter.**

- **OVERTIME INSPECTION FEES:** \$45.00 per hour, minimum of 2 hours.

- **SIGNS:**
  - **PERMANENT SIGN PERMIT FEE:**     **\$50.00** for any sign, new installation or alteration of any kind.
    - **PERMANENT SIGN PLAN REVIEW FEE:**     **\$50.00** (Non-refundable)
  - **TEMPORARY SIGN/BANNER PERMIT FEE:** **\$25.00** per 30-day period or fraction thereof
  
- **PARKING LOTS: (STAND ALONE FACILITIES):**

1<sup>st</sup> 20,000 square feet multiplied by 0.0015, or **\$100.00**, whichever is greater. Remaining area over 20,000 square feet multiplied by 0.0010.
  
- **COOPERATIVE PARKING AGREEMENT FEES:**

**\$50.00 plus the cost of recording** the documents with the Greene County Recorder of Deeds.
  
- **FUEL TANK PERMIT FEES:**

**\$100.00** per tank regardless of size if not part of a building plan.
  
- **COMMERCIAL LAWN SPRINKLER SYSTEM, PLUMBING PERMIT FEE:**     **\$100.00**
  
- **COMMERCIAL WRECKING PERMIT FEE:**     **\$100.00**
  
- **FENCE PERMITS:**

**No cost permit** is required for all fences up to 6' 11" in height. Fences 7' 0" and higher **Permit Fee \$100.00**. Fences 7' and higher will require installation data and site plan review.
  
- **VENDOR SITE PERMIT FEE:**                     **\$100.00**
  - **VENDOR SITE PLAN REVIEW FEE:**                     **\$132.00**
  
- **SPECIAL EVENT & PROMOTION PERMIT FEES:**                     **\$ 45.00**
  
- **SIDE WALK CAFÉ PERMIT FEES:**                     **\$604.00**
  
- **COMMERCIAL BOARDED UP BUILDING PERMIT FEE:**                     **\$200.00 PER 6 MONTHS**

- **CERTIFICATE OF OCCUPANCY FOR CHANGE OF USE:**

PERMIT FEE: \$30.00

Penalty Fee for structure occupied prior to issuance of Certificate of Occupancy: \$250.00

- **SPECIAL PERMIT FEE FOR WORK AS DESCRIBED IN A CERTIFICATE OF APPROPRIATENESS:**  
\$25.00

- **MOBILE HOME AND TRAVEL TRAILER PARKS:**

Filing fee for park: \$100.00

Plus fee for each trailer space: \$25.00

Building and structures within the park are considered commercial structures and building, electrical, plumbing, fuel gas, and mechanical permits will be calculated accordingly.

- **PENALTY FEE FOR WORK DONE WITHOUT A PERMIT:**

The required permit fee X 2, plus \$200.00. (This will not be applied to emergency work performed when City offices are closed)

- **BUILDING OR WRECKING PERMIT REQUIRED BY DANGEROUS BUILDING PROCEEDINGS:**

Required BLD Permit Fee X 2

**Permits Required by Zoning Ordinance:** Unless specifically identified elsewhere in this schedule, all permits, plan reviews, site plan reviews or approvals provided by the Department of Building Development Services as listed in Chapter 36, Article III, known as the Land Development Code in Article I, the Zoning Ordinance, shall be assessed a fee equal to the minimum building permit fee or minimum plan review fee.