

**12C. ORDINANCE AMENDMENT
PERMIT FEES**

This public hearing is held pursuant to § 15.2-1427, Code of Virginia, 1950, as amended to receive public comment on an ordinance to amend Article II, Chapter 4 of the Southampton County Code as it relates to building and related trade permit fees.

The notice of public hearing was published in the Tidewater News on July 6 and July 13, 2014 as required by law. After conclusion of the public hearing, the Board of Supervisors will consider the comments offered this evening and will proceed to approve, deny or defer action on the proposed ordinance.

MOTION REQUIRED:

If the Board is so inclined, a motion is required to adopt the attached ordinance.

Mike Johnson

From: Beth Lewis <blewis@franklinva.com>
Sent: Monday, June 16, 2014 11:18 AM
To: Mike Johnson
Cc: anne@raileyandrailey.com
Subject: fee changes
Attachments: Fees changes FY 2014-2015. (1).doc

Mike,

Attached are the fee changes adopted by the Franklin City Council in conjunction with the adoption of the FY 15 budget. We'd ask that the County adopt the same fees so as to keep things consistent. The changes are:

- Requiring a plan review fee for accessory buildings. The county used to charge such a fee, Franklin didn't. When we became a shared services department, that fee was dropped, as Franklin's experience was overwhelmingly for small sheds on in-town sized lots that were limited in area. Now that Franklin sees both the number of such buildings in the county and the complexity of such reviews (some buildings are 3-5,000 square feet in area, two stories) they understand the need for review fees. Any accessory building no larger than 250 square feet (changing to 256 square feet July 14) does not need a building permit and therefore does not pay a plan review fee. As the size of the accessory building increases and the complexity of the plan review increases, the fee increases. This is a fee to be paid by the users of the services.
- Fee for repeated reviews. Once the plan review is completed and the submitter has a complete list of changes, he/she can submit amended plans. If they are still not correct and they get another set of review comments, the third and any subsequent reviews require a new fee.
- Building permit fees increasing for the smaller buildings, but again nothing under 250 feet, going to 256 square feet July 14, needs a permit. This compiles all the designations under building permit fees, rather than spelling out decks, etc., separately.
- Increases the fee for commercial electrical work to match residential work, may have been a typographic error.
- Delete annual operating permits for residential landscape irrigation systems.
- Adds zoning review fees for building permits. Franklin charges such a fee now, this adds it for the county.

If these can get amended as the schedule permits, the fee schedules can be common for both localities.

Thanks,
Beth

Beth Lewis, AICP
Community Development Deputy Director
Franklin Southampton Community Development Department
207 West Second Avenue
Franklin, VA 23851

1 AN ORDINANCE TO AMEND ARTICLE II, CHAPTER 4 OF THE SOUTHAMPTON
2 COUNTY CODE AS IT RELATES TO CERTAIN PERMIT FEES
3

4 - - - - -
5

6 BE IT ORDAINED by the Board of Supervisors of Southampton County, Virginia that the
7 Southampton County Code be, and hereby is, amended as illustrated herein below:
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9

10 **Sec. 4-35. Permit fees.**

11 (e) *Additional fee for special plan review.*

12
13
14 (1) An additional fee shall be paid by the applicant when plans of special design are
15 filed with the department of community development, and the determination of the
16 building official is that, in order to satisfy safety and liability issues, such plans need to
17 be forwarded to the International Code Council (ICC) or other approved agency for
18 review. The fee for this review shall be the fee charged by the ICC or other approved
19 agency and shall be in addition to any other fees required by this section.

20 (2) Plan reviews conducted by the local building department ~~for structures other than~~
21 ~~accessory structures for one- and two-family dwellings (R-4 and R-5);~~ the fees shall be as
22 follows based on gross floor area. Gross floor area shall be the floor area within the
23 perimeter of the outside walls of the building under construction without deduction for
24 hallways, floor openings, closets, and thickness of walls, columns or other features.
25

26 *Building Area per floor*
27 *in square feet*

Fee

<i>Building Area per floor in square feet</i>	<i>Fee</i>
Accessory Structures (including but not limited to Garages, carports, sheds, swimming pools, spas, or decks)	\$25.00
2,499 or less square feet . . .	\$ 25.00 \$50.00
2,500 to 5,000 square feet . . .	35.00 75.00
5,001 to 10,000 square feet . . .	50.00 100.00
10,001 to 30,000 square feet . . .	75.00 200.00
30,001 to 40,000 square feet . . .	125.00 300.00
Every additional 1,000 square feet . . .	25.00 100.00

37
38 **Fees for repeated plan reviews – plans requiring a 3rd review due to missing**
39 **construction documents will be charged a new review fee based on the schedule above.**
40

41 (1) *Building permits.* A building permit shall be required for the following types and
42 classes of activities. Electrical, plumbing and mechanical work is not covered by a
43 building permit and, if such work is to be performed, separate permits shall be obtained,
44 and the applicable fees shall be paid. In addition to the fee schedule below unless noted
45 elsewhere in this fee schedule, an Office Administrative Fee of \$25.00 shall be charged

46 on all building and trades permits. No building permit shall be issued unless and until a
47 certificate of zoning compliance, as required by the county code, has been obtained from
48 the zoning administrator or his or her designee. Fees for building permits shall be as
49 follows:

50 (1) For new construction (including **manufactured homes, modular homes,**
51 **industrialized building units, garages, sheds, decks, porches and** additions in all use
52 classifications).

53
54 Fee (based on gross floor area).

55 Gross floor area shall be the floor area within the perimeter of the outside walls of the
56 building under construction without deduction for hallways, floor openings, closets,
57 thickness of walls, columns, or other features.

58

59	0--500 square feet . . .	\$ 50.00
60	501--1,000 square feet . .	70.00 85.00
61	1,001--1,500 square feet . . .	110.00
62	1,501--2,000 square feet . . .	160.00
63	2,001--2,500 square feet . . .	200.00
64	2,501--3,000 square feet . . .	250.00
65	3,001--3,500 square feet . . .	290.00
66	3,501--4,000 square feet . . .	340.00
67	4,001--4,500 square feet . . .	380.00
68	4,501--5,000 square feet . . .	430.00
69	Greater than 5,000 square feet . . .	450.00
70	Plus \$40.00 for each 500 square feet or fraction thereof in excess of 5,000 square	
71	feet	

72
73 ~~(2) Garages, sheds, decks, and porches.~~

74

75	0-250 square feet . . .	\$ 25.00
76	Greater than 250 square feet . . .	50.00

77
78 **(2)** For the alteration or repair of any building or structure; the construction or erection
79 of piers, bulkheads, towers, swimming pools, or pool systems; the installation of fire
80 alarm systems; the installation of security or energy systems; the installation of site
81 illumination; the removal of asbestos; and any other additions or alterations to these or
82 similar structures or systems. Fee based on current value of all service, labor, and
83 material.

84

85	0--\$1,000.00 . . .	\$ 25.00
86	\$1,001.00--\$5,000.00 . . .	45.00
87	Greater than \$5,000.00 . . .	50.00
88	Plus \$20.00 for each \$5,000.00 or fraction thereof, of value in excess of \$5,000.00	

89

90 ~~(4) For the installation or erection of a manufactured home or industrialized building~~
91 ~~unit.~~

92
93 Same as subparagraph (1) New Construction, above.

94
95 (3) For the placing of tents or movable structures.

96
97 Fee, each . . . \$ 25.00

98
99 (4) Annual permit as defined in VUSBC.

100
101 Application Fee . . . \$ 50.00 (plus \$50.00 for each inspection conducted to determine
102 code compliance for construction projects as documented by the annual permit holder.)
103 The annual permit holder shall be responsible for requesting inspections as required by
104 the VUSBC.

105
106 (5) For the demolition or razing of any building or structure.

107
108 Fee, each . . . \$ 25.00

109
110 (6) For the relocation of an existing building or structure, in part or in whole, to be
111 relocated outside the County the fee shall be \$50.00. For the relocation of an existing
112 building or structure, in part or in whole, from one location to another within the County
113 whether or not the new location is on the same lot or parcel of land the applicable fee
114 shall that for new construction.

115
116 (7) For the installation of walls or fencing, whether wood, metal, masonry, or other
117 material.

118
119 Fee, each . . . \$ 25.00

120
121 (8) Automatic Fire Protection Systems.

122
123 0--\$1,000 in value . . . \$ 25.00

124 \$1,001.00--\$2,000.00 . . . 40.00

125 Over \$2,000.00 . . . 40.00

126 Plus \$5.00 for each additional \$500.00 or fraction thereof, of value in excess of
127 \$2,000.00.

128
129 (9) For construction not covered by any of the above, the permit fee shall be assessed and
130 collected at the rate of one percent of the retail value or current market value of the work
131 being done, provided that the minimum permit fee shall be \$25.00.

132

133 (n) *Electrical permits.* An electrical permit shall be required for the following types
134 and classes of activities. Fees for said permits shall be as indicated.
135

136 (2) Commercial and industrial (and all other use classifications)

137 0--200 amperes . . . \$ 50.00

138 Greater than 200 amperes . . . 50.00

139 Plus ~~\$15.00~~ **\$25.00** for each additional 50 amperes, or fraction thereof, in excess
140 of 200 amperes.

141

142 (u) *Miscellaneous permits.*

143

144 **(4) Land Use/Zoning Clearance \$25.00**

145

146 This ordinance shall be effective August 1, 2014.

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148

149

150

151 A copy teste: _____, Clerk

152 Southampton County Board of Supervisors

153 Adopted: July 28, 2014