



## Planning & Development Department Building Division **HOW TO COMPUTE BUILDING PERMIT FEES** *Updated 03/01/21*

### Determine the Construction Valuation

1. Permit and plan review fees are based on the valuation of the construction project. To establish a valuation for permitting, the City uses the Building Valuation Data (BVD) published by the International Building Code (IBC). The valuation is established by a square foot construction cost. The value per square foot is established using the IBC occupancy group and the type of construction.

The BVD is updated and printed at six-month intervals. The current BVD Table is attached. These are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include structural, electrical, plumbing, mechanical, interior finish, normal site preparation, architectural and design fees, overhead and profit. The data is a national average and does not take into account any regional cost differences.

### **EXAMPLE:**

Type of Construction: VB      Area: 1<sup>st</sup> story = 1,000 sq. ft.  
Height: 2 stories                      2<sup>nd</sup> story = 1,000 sq. ft.  
Use Group: R-3 (Residential 1&2 Family)

1. *Gross Area:* Residential = 2 stories x 1,000 sq. ft. = 2,000 sq. ft.
  2. *Square Foot Construction Cost:* R-3/VB = \$130.58 sq. ft.
  3. *Construction Valuation:* 2,000 sq. ft. x \$130.58 sq. ft. = \$261,160
2. Upon determining the building valuation for permit purposes, refer to the section 6-3 of City Code "Schedule of Permit Fees" to compute the permit fee for the new building. (see attachment)

### **Plan Review Fees:**

*Single Family Residence Plans:* A \$25.00 plan-checking fee is due upon submission of plan. This cost is deducted from the permit fee at time of permit issuance.

*Building Plan Review Fees:* When the valuation exceeds \$1000.00 and a plan is required to be submitted, a plan checking fee shall be paid at the time plans are submitted for review for minimum codes compliance. The fee is equal to one-half of the building permit fee as computed by reference to the "BUILDING VALUATION DATA" (BVD) chart and to City Code Section 6-3 Schedule of Permit Fees. The plan-checking fee is in addition to the building permit fee.

**Permitting hours are Monday thru Friday 8:00 am to 10:00 am. Building plans may be submitted for plan review at any time. If there are any questions call (843) 280-5560 or FAX (843) 280-5581.**

## BUILDING VALUATION DATA

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	263.06	254.15	247.55	237.53	223.05	216.60	229.90	207.42	199.94
A-1 Assembly, theaters, without stage	241.02	232.11	225.51	215.49	201.01	194.56	207.86	185.38	177.89
A-2 Assembly, nightclubs	205.93	199.80	194.89	186.91	176.19	171.34	180.27	159.46	154.02
A-2 Assembly, restaurants, bars, banquet halls	204.93	198.80	192.89	185.91	174.19	170.34	179.27	157.46	153.02
A-3 Assembly, churches	243.83	234.92	228.32	218.30	204.21	198.79	210.67	188.58	181.10
A-3 Assembly, general, community halls, libraries, museums	204.02	195.11	187.51	178.49	163.01	157.56	170.86	147.38	140.89
A-4 Assembly, arenas	240.02	231.11	223.51	214.49	199.01	193.56	206.86	183.38	176.89
B Business	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
E Educational	222.69	214.99	208.81	199.81	186.17	176.74	192.93	162.78	157.80
F-1 Factory and industrial, moderate hazard	125.58	119.68	112.86	108.68	97.37	92.83	104.02	80.23	75.34
F-2 Factory and industrial, low hazard	124.58	118.68	112.86	107.68	97.37	91.83	103.02	80.23	74.34
H-1 High Hazard, explosives	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	N.P.
H234 High Hazard	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	67.37
H-5 HPM	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
I-1 Institutional, supervised environment	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
I-2 Institutional, hospitals	355.95	348.21	341.39	331.67	314.48	N.P.	324.26	293.82	N.P.
I-2 Institutional, nursing homes	247.27	239.53	232.71	222.99	207.36	N.P.	215.58	186.70	N.P.
I-3 Institutional, restrained	241.59	233.85	227.03	217.31	202.46	194.97	209.90	181.80	173.00
I-4 Institutional, day care facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
M Mercantile	153.55	147.41	141.50	134.53	123.48	119.63	127.88	106.75	102.31
R-1 Residential, hotels	213.59	206.35	200.28	192.29	176.78	171.95	192.54	158.70	154.00
R-2 Residential, multiple family	179.04	171.80	165.73	157.74	143.25	138.43	157.99	125.18	120.47
R-3 Residential, one- and two-family <sup>d</sup>	166.68	162.17	157.99	154.10	149.61	144.19	151.48	138.79	130.58
R-4 Residential, care/assisted living facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
S-1 Storage, moderate hazard	116.37	110.47	103.65	99.47	88.40	83.87	94.81	71.27	66.37
S-2 Storage, low hazard	115.37	109.47	103.65	98.47	88.40	82.87	93.81	71.27	65.37
U Utility, miscellaneous	89.90	84.75	79.27	75.71	67.97	63.50	72.24	53.83	51.28

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$23.20 per sq. ft.

**City Code Section 6-3 Building Permit Fees.** For new construction projects, or other projects when approved by the building official, a building permit will be issued and charged a fee as determined by the following schedule of fees. When such a permit is issued, no fees shall be charged for gas, plumbing, electrical or mechanical construction associated with the project, nor shall separate permits be issued. This does not include other fees required by other departments or agencies.

Total Valuation	Fee
0-\$500.00	\$15.00
\$500.01 to \$1,000.00	\$30.00
\$1000.01 to \$50,000.00	\$30.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000.01 to \$100,000.00	\$275.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000.00 to \$500,000.00	\$475.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000.00 and up	\$1675.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

For a complete listing of all other permit fees, please visit our website <http://www.nmb.us> under Code of Ordinances.