

# **Charter Township of Garfield**

## **Building Department**

3848 Veterans Drive

Traverse City, MI 49684

Telephone (231) 941-1620 FAX (231) 941-5783

### **FEE SCHEDULE**

**ONE AND TWO FAMILY RESIDENTIAL CONSTRUCTION - SQUARE FOOT CONSTRUCTION COST (FROM IBC TABLE) X GROSS AREA X 0.004 = PERMIT FEE. APPLIES TO NEW DWELLINGS AND INCIDENTAL STRUCTURES SUCH AS GARAGES AND DECKS WHEN INCLUDED WITH ORIGINAL PERMIT. FEE INCLUDES PLAN REVIEW SERVICE.**

**PRE-MANUFACTURED AND MOVING (SINGLE FAMILY DWELLINGS)**  
\$70.00+ SINGLE FAMILY CONSTRUCTION FEE FOR FOUNDATION SYSTEM, GARAGES, CARPORTS AND DECKS.

**PRE-MANUFACTURED AND MOVING (OTHER CONSTRUCTION)**  
\$70.00+ OTHER CONSTRUCTION FEE FOR FOUNDATION SYSTEM

**ALL OTHER CONSTRUCTION - SQUARE FOOT CONSTRUCTION COST(FROM IBC TABLE) X 0.0055 = PERMIT FEE. APPLIES TO ALL OTHER CONSTRUCTION, i.e., ALL INDUSTRIAL, RESIDENTIAL (OTHER THAN ONE AND TWO FAMILY RESIDENTIAL), AND NEW COMMERCIAL. REMODELING, ADDITIONS, AND FINISHING FEES WILL BE BASED ON THE ACTUAL CONSTRUCTION COST OF PROJECT X .0055. FEES INCLUDES 1 PLAN REVIEW, ADDITIONAL PLAN REVIEW TIME WILL BE CHARGED AT \$50.00 PER HOUR.**

**MINIMUM PERMIT FEE FOR THE ABOVE = \$135.00**

**PRE-MANUFACTURED AND HUD CODE HOMES IN PARKS = \$70.00**

**DEMOLITION PERMITS = \$55.00**

**ADDITIONAL INSPECTIONS, SPECIAL INSPECTIONS, AND PLAN REVIEW FEES = \$50.00/HR OR FRACTION THEREOF INCLUDES REINSPECTION WHEN PERMIT HOLDER FAILS TO PASS AN INSPECTION, NECESSITATING FURTHER INSPECTIONS, INSPECTIONS MADE FOR ISSUING A TEMPORARY CERTIFICATE OF OCCUPANCY AND PLAN REVIEWS DONE FOR A SECOND OR THIRD TIME.**

**ADMINISTRATIVE FEE FOR REISSUING BUILDING PERMITS = \$50.00,**  
BUILDING PERMITS EXPIRE ONE YEAR FROM THE DATE OF ISSUE.

**ESTIMATED CONSTRUCTION COST FOR OTHER RESIDENTIAL TYPE ITEMS:**

\$10 PER SQUARE FOOT - CRAWL SPACES AND DECKS

\$20 PER SQUARE FOOT - COVERED PORCHES AND BREEZE WAY

\$30 PER SQUARE FOOT - FINISHED BASEMENTS

15<sup>00</sup> UNFINISHED

**APPEAL TO THE CONSTRUCTION BOARD OF APPEALS = \$500.00**

**ESTIMATED CONSTRUCTION COST = SQUARE FOOTAGE X TYPE OF CONSTRUCTION COST FACTOR FROM THE ATTACHED SCHEDULE. NOTE: THE ATTACHED IBC CONSTRUCTION COST DATA SHEET DOES NOT INCLUDE THE COST OF LAND AND MAY NOT REFLECT ACTUAL CONSTRUCTION COST. IT IS A GUIDE TO DETERMINE THE COST OF CODE RELATED ACTIVITY. ESTIMATED CONSTRUCTION COST FACTORS ARE FROM THE SAFETY JOURNAL PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC).**

**PERMIT FEE = ESTIMATED CONSTRUCTION COST X FEE MULTIPLIER (WHERE THE COMPUTED PERMIT FEE IS LESS THAN THE COMPUTED TIME TO BE SPENT ON THE PROJECT @ \$50.00 PER HOUR, THE LARGER OF THE TWO COMPUTED FEES WILL BE CHARGED.)**

**FOR PERMITS APPLIED FOR IN PARTS:**

-FOOTING AND FOUNDATION PERMIT ONLY = 20% OF ENTIRE FEE + \$50.00 ADMIN FEE

-FOOTING AND FOUNDATION + SHELL PERMIT ONLY = 90% OF ENTIRE FEE + \$50.00 ADMIN FEE

-FINISH ONLY = 10% OF ENTIRE FEE + \$50.00 ADMIN FEE

APPROVED BY THE TOWN BOARD 4/23/09 EFFECTIVE DATE 5/01/09

# BUILDING VALUATION DATA

cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

## ICC PLAN REVIEW FEE SCHEDULE

The Plan Review fee is based on the estimated construction value calculated in accordance with the Square Foot Construction Costs in the Table (gross area x Square Foot Construction Costs). For buildings with an estimated construction value up to \$3,000,000, the Building Plan Review fee is 0.0012 of the estimated value (\$250 minimum). For buildings with an estimated construction value over \$3,000,000 up to \$6,000,000, the fee is \$3,600 plus 0.0005 of the estimated value over \$3,000,000. For buildings over \$6,000,000, the fee is \$5,100 plus 0.00035 of the valuation over \$6,000,000.

Special consideration may be given in computing Plan Review fees for buildings such as large warehouses or indoor recreational facilities due to their plan review simplicity. Such considerations may also be given to buildings with repetitive floor plans such as high-rise buildings.

Structural reviews in areas of high seismic or wind risk will have an additional surcharge. Please contact your local ICC district office for more details.

The plan review fee for Mechanical, Plumbing and Electrical Reviews is computed at 25 percent of the Building Plan Review fee for each discipline (\$250 minimum).

The plan review fee for Accessibility and Energy Reviews is also computed at 25 percent of the Building Plan Review fee for each discipline (\$250 minimum).

The Sprinkler Review fee is simply based on the number of sprinkler heads: 1-100, \$275; 101-200, \$325; 201-300, \$350; 301-400, \$375; 401-500, \$425; over 500, \$500 plus \$0.33 per sprinkler over 500. For hydraulically-designed systems, multiply the fee by two.

## SAMPLE PLAN REVIEW CALCULATION

Type of Construction: IIIB	Use Group : B
Height: 3 stories, 35 feet	Area/Floor: 15,000 sq. ft.
<b>Solution:</b>	
1. Gross square footage: 3 stories x 15,000 square feet	= 45,000 sq. ft.
2. Compute estimated construction value:	
Square Foot Construction Costs	= \$108.89/sq. ft.
Estimated Construction Value : 45,000 sq. ft. x \$108.89/sq. ft.	= \$4,900,050
3. Compute Plan Review fee:	
Building: \$3,000,000 x 0.0012	= \$3,600
\$4,900,050 - \$3,000,000	= \$1,900,050
\$1,900,050 x .0005	= \$950
Total Building Review Fee	= \$4,550
Mechanical, Plumbing, Electrical: (.25)(\$4,550)	= \$1,378 each
Accessibility and Energy: (.25)(\$4,550)	= \$1,378 each

Questions concerning the service should be directed to:

Christopher R. Reeves, P.E.  
 Manager, Plan Review Services  
 1-888-ICC-SAFE Extension 4309

## Square Foot Construction Costs<sup>a, b, c</sup>

Group	(2003 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	178.44	172.70	168.68	161.74	150.39	149.60	156.63	139.34	134.32
	Assembly, theaters, without stage	164.58	158.84	154.82	147.88	136.54	135.75	142.78	125.49	120.47
A-2	Assembly, nightclubs	135.25	131.06	127.75	122.77	113.99	113.69	118.50	104.78	101.25
A-2	Assembly, restaurants, bars, banquet halls	134.25	130.06	125.75	121.77	111.99	112.69	117.50	102.78	100.25
A-3	Assembly, churches	165.34	159.60	155.57	148.63	137.27	136.48	143.53	126.22	121.20
A-3	Assembly, general, community halls, libraries, museums	136.88	131.14	126.12	120.18	107.80	108.01	115.07	96.75	92.73
A-4	Assembly, arenas	134.25	130.06	125.75	121.77	111.99	112.69	117.50	102.78	100.25
B	Business	137.58	132.60	128.38	122.37	109.57	108.89	117.69	97.85	94.08
E	Educational	146.24	141.28	137.23	131.12	121.00	118.13	126.83	108.07	103.96
F-1	Factory and industrial, moderate hazard	83.52	79.68	75.00	72.65	62.84	63.84	69.68	53.59	50.83
F-2	Factory and industrial, low hazard	82.52	78.68	75.00	71.65	62.84	62.84	68.68	53.59	49.83
H-1	High Hazard, explosives	78.36	74.52	70.84	67.49	58.85	58.85	64.52	49.60	N.P.
H234	High Hazard	78.36	74.52	70.84	67.49	58.85	58.85	64.52	49.60	45.84
H-5	HPM	137.58	132.60	128.38	122.37	109.57	108.89	117.69	97.85	94.08
I-1	Institutional, supervised environment	135.63	131.01	127.53	122.39	112.35	112.31	121.55	103.36	99.26
I-2	Institutional, incapacitated	228.99	224.01	219.78	213.78	200.51	N.P.	209.10	188.79	N.P.
I-3	Institutional, restrained	156.30	151.32	147.09	141.09	129.52	127.84	136.41	117.80	112.03
I-4	Institutional, day care facilities	135.63	131.01	127.53	122.39	112.35	112.31	121.55	103.36	99.26
M	Mercantile	100.71	96.53	92.21	88.24	78.98	79.68	83.97	69.77	67.24
R-1	Residential, hotels	135.99	131.37	127.89	122.75	112.80	112.76	122.00	103.81	99.71
R-2	Residential, multiple family	114.10	109.48	106.00	100.86	91.02	90.98	100.22	82.03	77.93
R-3	Residential, one- and two-family	109.41	106.41	103.79	100.93	96.29	96.06	99.22	91.74	86.37
R-4	Residential, care/assisted living facilities	135.63	131.01	127.53	122.39	112.35	112.31	121.55	103.36	99.26
S-1	Storage, moderate hazard	77.36	73.52	68.84	66.49	56.85	57.85	63.52	47.60	44.84
S-2	Storage, low hazard	76.36	72.52	68.84	65.49	56.85	56.85	62.52	47.60	43.84
U	Utility, miscellaneous	58.94	55.73	52.42	49.80	43.19	43.19	47.00	35.51	33.81

a Private Garages use Utility, miscellaneous  
 b Unfinished basements (all use group) = \$15.00 per sq. ft.  
 c N.P. = not permitted