



Town of Queen Creek Development Services Fee Schedule

Valuation Data Updated - Effective 4/1/2019

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Technical Study Review Fees		
A	Final Drainage Report	
	Master Residential (>500 lots)	\$1,200 + \$1 lot
	Individual Parcel within Master Residential	\$500
	Major Residential (>10 lots)	\$300 + \$25/acre
	Minor Residential (1 to 10 lots)	\$500
	Commercial Subdivision	\$500 + \$25/acre
	Individual Commercial	\$500
	Coordination with MCFCD/PCFCD	\$800
B	Final Water Report	\$200 + \$1 /lot
C	Final Sewer Report	\$200 + \$1 /lot
D	Sewer Pre-Treatment	\$200 + \$1 /lot
E	Final Traffic Report	
	Master Residential (>500 lots)	\$1,200
	Major Residential (requiring traffic report)	\$850
	Commercial Subdivision (>20 acres)	\$850
	Individual Commercial (<20 acres)	\$500
	Surcharge for General Plan Regional Commercial Zone	\$400
	Amendment to Commercial or Residential	\$250
F	Geotechnical Report	\$400 + \$1/lot
G	Final Environmental Report	\$200 + \$1/lot
H	Fissure Report	\$400 + \$1/lot
I	C.C. & R. Report	\$100
J	Alta Survey	\$150

Engineering Plan Review Fees**		
A	Final Plat	\$1,200 + \$20/lot
B	Final Plat Amendment	50% of original Final Plat fee
C	Site Grading Plans	\$275/sheet
D	Paving Plans with Ribbon Curb	\$275/sheet
E	Paving Plans with Curb and Gutter	\$275/sheet
F	Signing and Striping Plans	\$275/sheet
G	Sewer Plans	\$275/sheet
H	Drainage Channel/Storm Drain Plans	\$275/sheet
I	Water Plans	\$275/sheet
J	Flood Irrigation Plans	\$275/sheet
K	Landscape and Irrigation Plans	\$275/sheet
L	S.L.I.D. assessment Diagrams & Documents	\$1,000
M	Multi-Family Site improvement Plans	\$500/sheet + \$100/acre
N	Office and Condominium	\$500/sheet + \$100/acre
O	Commercial Site Improvement Plans	\$500/sheet + \$100/acre
P	Industrial Site Improvement Plans	\$500/sheet + \$100/acre
Q	Street Light Improvement Plans	\$275/sheet
R	As-Built Plan Reviews	\$100
S	Engineers Cost Estimate	\$250 Each
T	Revisions of Approved Plans	\$100/Sheet
U	Map of Dedication	\$1,500
V	Lot Split / Lot Tie / Lot Adjustment	\$350
W	Easement Abandonment	\$1,000 for a Single Family Property; \$1,500 for Non-Residential or Subdivisions
X	Easement Dedication	\$1,000 for a Single Family Property; \$1,500 for Non-Residential or Subdivisions
Y	Right of Way Abandonment	\$1,000 for a Single Family Property; \$1,500 for Non-Residential or Subdivisions
Z	Right of Way Dedication	\$1,000 for a Single Family Property; \$1,500 for Non-Residential or Subdivisions

1	Application for Modification or Correction of Assessments	\$500 Base Fee, Plus All Outside Engineering and Legal Fees Incurred by the Town
2	Assurance of Construction Documents	\$500
3	Modification to assurances of construction, including but not limited to reductions, substitutions and lot sale prohibitions	\$400/Occurrence
4	Special Studies (as required)	Actual Consultant Cost, plus 15%
5	Certificate of Correction	\$500/Application
6	Subdivision Recording (1)	Actual Expense to Town + \$93 Admin Fee

Notes:

(1) Separate subdivision recording fees are charged by Maricopa County Recorder's Office. The Town of Queen Creek collects both fees.

** All review fees are for first and second submittal. Third and subsequent submittals will be at 15% of original Engineering Plan Review Fee.

Construction Monitoring Fees
 Construction monitoring fees will be assessed in accordance with Exhibit 'A'.

GIS/Mapping Fees
 GIS/Mapping fees are currently built into the Construction Monitoring Fees.

Planning Administrative Fees		
A	Address Assignment during subdivision process	\$5/address
B	Address Assignment at time of building permit (1)	\$10/address
C	Address Assigned to vacant property prior to subdivision or permit	\$25/address
D	Address changed during subdivision process	\$5/address
E	Street Number Change	\$50/address
F	Street Name Change	\$500/street
G	Board of Adjustment	\$300
H	Appeal/Zoning Admin	\$300
I	Continuance - at applicant's request (Otherwise explicitly provided in this section)	\$250
J	Time Extension - At applicants request	\$250
K	Zoning Confirmation Letter	\$250
L	Zoning Interpretation Letter	\$250
M	Mailing labels if not provided	\$2/label
N	Public Hearing Sign - Provision and Posting	\$300/Sign
O	Group Care Home	\$250
P	Work Begun Without Town Authorization	Double current rates

Notes:

(1) There is no fee for address assignments to utility meters or other addresses not assigned to buildings.

Planning and Zoning Review Fees		
<i>All application fees are non-refundable.</i>		
A	Pre-Application	\$350/Meeting
B	Annexation	
	≥ 20 acres	\$1,600
	< 20 acres	\$1,200
C	Temporary Use	\$250
D	Conditional Use	
	Residential	\$250 + \$30/acre + \$50 fire review
	Commercial	\$1,000 + \$30/acre + \$50 fire review
E	Design Review	\$1,500
F	Design Review/Modification	\$500
G	Preliminary Plat	\$1,600 + \$40/lot
H	General Plan/Area Specific Amendment	

	Minor	\$2,000 + \$20/acre
	Major	\$5,500 + \$20/acre
I	Continuance of General Plan / Area Specific Plan amendment applications (as requested by the applicant)	50% of original General Plan amendment / Area Specific amendment application fee
J	Sign Permit Application	\$125 per individual sign
K	Comprehensive Sign Package	\$750
L	Site Plan	
	Residential	\$1,300 + \$50/acre
	Non-Residential	\$2,000 + \$50/acre
M	Site Plan Amendment ⁽¹⁾	50% of original fee
N	Subdivision	\$1,000 + \$20/lot
O	Text Amendment: Zoning Ordinance	\$2,000
P	Text Amendment: Subdivision Ordinance	\$2,000
Q	Text Amendment: General Plan	\$2,000
R	Rezoning	
	<20 acres	\$1,600 + \$50/acre
	≥20 acres	\$2,000 + \$50/acre
S	Planned Area Development (PAD)	
	<20 acres	\$1,600 + \$50/acre
	≥20 acres	\$2,000 + \$50/acre
T	PAD Amendments	50% of original fee
U	Variance	
	Residential Minor ⁽²⁾	\$100
	Residential Standard ⁽³⁾	\$500
	Commercial	\$1,000

Notes:

(1) Amendments that are determined by the Zoning Administrator to constitute a substantial change in the Council adopted plan, shall be required to remit the entire original filing fee.

(2) Minor Variance=A determination made by the Zoning Administrator consisting of an addition to any structure that is less than 20% of the aggregate site's building area or two (2) feet or less encroachments. Examples include small room additions, patio covers.

(3) Standard Variance=A determination made by the Zoning Administrator consisting of any addition to any structure that is greater than 20% of the aggregate site's building area and encroachments greater than two feet.

General: Building Safety and Permitting Fees	
A	The purpose of the permit fees are to ensure that the costs for providing enforcement and administration services are borne entirely by the construction activity prompting the need for such services.
B	The fee for each permit and other services provided by the Building Safety Division shall be as set forth in ARTICLE 7-6.
C	The effective date for revisions to the schedule of fees and charges shall be as stated in the ordinance adopted by the Town Council.

Valuation

The Valuation Data Table referred to herein shall be used to calculate the construction valuation used in computing building permit and plan review fees. For the purposes of determining valuation the most current valuation table as published in the February 2008 issue of the Building Safety Journal published by the International Code Council shall be used. The valuation table will be kept on file with the Town Clerk's office, or may also be obtained directly from the International Code Council at 500 New Jersey Avenue, NW, 6th floor, Washington, D.C. 20001-2070. The construction valuation shall include the total value of the proposed work, including structural, electrical, plumbing, mechanical, interior finish and normal site preparation. The data does not include the cost of the land. Actual construction costs may exceed or be less than the building valuation designated herein. The building valuation is the average cost based on published data.

The Valuation Data Table does not apply to alterations or repairs to existing buildings. Alterations and repairs shall be determined by actual construction costs. For reference purposes the Building Official may use published data such as RS Means Building Construction Cost Data when the construction costs submitted is in question. Any valuation not specifically provided for shall be determined by the Building Official and shall be classified in the use and construction type it most nearly resembles.

The Building Official shall update the Valuation Data Table on March 1 of each year with the most current valuation data table published in February of each year in the Building Safety Journal published by the International Code Council.

The valuation table currently in effect will be kept on file with the Town Clerk's office, or may also be obtained directly from the International Code Council at 500 New Jersey Avenue, NW, 6th floor, Washington, D.C. 20001-

Fee Table

TOTAL VALUATION	FEE
\$1.00 to \$500	\$24.00
\$501 to \$2,000	\$24.00 for the first \$500; plus \$3 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2,001 to \$40,000	\$69.00 for the first \$2,000.00 plus \$11.00 for each additional \$1,000, or fraction thereof, to and including \$40,000.
\$40,001 to \$100,000	\$487.00 for the first \$40,000 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,027 for the first \$100,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$ 1,000,000	\$3,827 for the first \$500,000 plus \$5 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000 plus \$3 for each additional \$1,000.00, or fraction thereof, to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$5,000,000.00 plus \$1.00 for each additional \$1,000, or fraction thereof

Building Area: For fee calculation purposes, the building area in square feet shall be the total area of all floors under roof and enclosed within the outer surfaces of the exterior surrounding walls or columns. Building area includes roofed patios, roofed porches, bay windows, basements, mezzanines, penthouses and other mechanical spaces. Building area does not include roof eaves not exceeding 3 feet in horizontal projection, overhangs not exceeding 3 feet in horizontal projection, courts open at the top, vent shafts open at the top, unroofed patios and unroofed porches.

Permit Fees (Shall be based on the Valuation Table or the applicant's valuation – whichever is greater).

1	Building permit – Combination (not including Fire Systems)	Per Fee Table
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2	Building Permit (Stand Alone Permit)	60% of Fee Table
3	Plumbing Permit (Stand Alone Permit)	25% of Fee Table
4	Electrical Permit (Stand Alone Permit)	10% of Fee Table
5	Mechanical Permit (Stand Alone Permit)	5% of Fee Table
A Stand Alone Permit shall also include a \$20 administrative fee for each permit.		
6	Demolition Permit:	
	a. Residential accessory structure	\$100
	b. One- or two family dwelling	\$100
	c. Structures other than above (per structure)	\$200
7	Fence/Wall Permit	
	a) Single Family Open style fence (such as but not limited to rail or wire)	\$98
	b) Single Family Solid style fence (any fencing that can divert water flow)	\$198
	c) Subdivision Perimeter Fence/Walls	40% of Fee Table
	d) Other than Single Family	Per Fee Table
8	Swimming Pool Permit	
	a) In-ground pools and spas (includes stand-alone permits. Does not include fences/wall - Barrier)	\$225
	b) Above-ground pools and spas (includes stand-alone permits. Does not include fences/wall - Barrier)	\$150
9	Temporary Construction/sales trailer (Installation only – separate permits required for electrical, water, and sewer)	\$200
10	Manufactured Home Permit (Permit & 2 inspections)	\$280
11	Temporary Electric Power Permit	\$95
12	Sewer Connection Permit	\$95
13	Building Relocation Permit (electric, mech., plumbing permit is not included)	\$100 each
14	Permit extension (up to 180 days)	\$50
15	Renew Expired Permit (After Permit Extension Expires)	A new permit fee shall be paid based on the current fee schedule
16	Noise Permit	\$150
17	"Foundation-Only" Permit	20% of applicable permit fee
Foundation Only Permit premiums shall not be credited toward the Building Permit or any other Fee.		
18	Utility Clearance Permit (2 inspections maximum - for inspection required by utility provider when a construction permit is not applicable)	\$150
19	Re-roofing (2 inspections)	\$150
20	Permits for existing one- and two family dwellings (except swimming pools), including but not limited to, interior alterations, detached garages, carports, storage sheds requiring permits, patio covers and gazebos or similar structures	per fee table based on valuation
21	Pool barrier enclosures	per fee table based on valuation
22	Temporary structures (180 days maximum)	per fee table based on valuation
23	Occupancy verification (No construction required)	\$75.00/hr (two hour minimum which includes the inspection)
24	Annual Facilities Permit	
	a) Primary Site:	\$500/calendar year
	b) Each Additional Site:	\$250/calendar year
	c) Plan Review and Inspections:	\$70/hour, minimum 1 hour
25	Single Family Res. Grid-Tied Photovoltaic System	\$375 (includes one plan review and two inspections)
26	Single Family Res. Solar Hot Water Heating System	\$150 (includes one plan review and two inspections)

Building Safety Plan Review Fees		
1	Single Family	
	a) New, additions, remodels	65% of applicable permit fee
	b) Standard plan (Use of approved plan on file.)	\$50
2	Other than Single Family (New, additions, remodels)	65% of applicable permit fee
	a) Additional and subsequent identical building located on the same lot or development and submitted at the same time.	\$50
3	Combination Permit (includes bldg, plumb, elect, mech)	65% of applicable permit fee
4	Plumbing (Stand alone)	65% of applicable permit fee
5	Electrical (Stand alone)	65% of applicable permit fee
6	Mechanical (Stand alone)	65% of applicable permit fee
7	Swimming Pool	
	a) In-ground pool & Spas	\$40
	b) Above ground pools & Spas	\$40
8	Addendum / Revisions	\$180 non-refundable
9	Demolition	\$40
10	Deferred Submittals	\$180 non-refundable
11	Fence/Wall	\$75
12	Miscellaneous Plan Review	\$40/ Sheet
13	Third and subsequent Plan Reviews	15% of applicable permit fee (due at submittal)
14	Code Change: Existing Standard Plan Review	\$325/plan

Building Safety Inspection Fees		
1	Re-inspection Fee	\$75 (plus 24 hour delay)
2	Unauthorized Construction	Equal to the applicable permit fee
3	Timed Inspections	\$75/hr (two hour minimum)
4	Inspections outside normal business hours	\$75/hr (two hour minimum)
5	Inspections for which no fee is specified	\$75/hr (one hour minimum)
6	Preliminary Inspection	\$75/hr (one hour minimum)

Miscellaneous Building Safety and Permitting Fees		
1	Certificate of Occupancy issued at conclusion of all code required construction	No additional charge (included with permit fee)
2	Written response to requests for building code alternate methods, materials and equipment, or policy issues. Non-refundable, paid at application time.	\$250
3	Appeals, modifications and formal interpretation of code for single family project	\$180
4	Appeals, modifications and formal interpretation of code for non-single family project.	\$360
5	Extended construction work hours permit	\$250
6	Special Studies (As Required)	Actual Consultant Cost
7	Subscription Service	\$12/report
8	Illegible or oversized plans (exceeding 24"x36" where allowed). Building permit drawings submitted on larger than 24" x 36" sheets shall be subject to a premium fee, over and above the Plan Review Fee, of \$75 per sheet, as applicable.	
9	Replacement of lost plans	\$90 per plan or actual cost, whichever is greater
10	Replacement of inspection record card	\$20
11	Replacement Certificate of Occupancy	\$20
12	Residential Certificate of Occupancy	\$40
13	Replacement of Permit	\$20
14	Building Code Board of Appeals (non-refundable)	\$250
15	Temporary Certificate of Occupancy	

	a) Initial Issuance	No Charge
	b) Subsequent Extensions (non refundable)	\$250/extension
16	Refund: Permit Fees prior to commencing work -	80% of fee maximum (no later than 30 days after permit expiration, and upon written request by the applicant)
17	Refund: Plan Review Fees, prior to review -	80% of fee maximum (upon written request by the applicant)

Fire Prevention Operational Permits and Occupancy Inspections

CATEGORY 1: High, Medium, and Low Risk Inspections for Ongoing Operations:

1	High Risk - Annual Operating Permit / Occupancy Inspection	\$100.00 annually; an additional \$75 annually If > than 12,000 square feet
	<i>High Risk Inspections Include the Following Occupancies:</i>	
	a) I - institutional	
	b) H - hazardous (Hazmat assessment fee may also apply)	
	c) R4 - residential	
	d) A - assembly > 100 occupant load	
	e) M - mercantile > 50,000 square feet	
	f) B - business > 50,000 square feet	
	g) Multi-floor > 3 stories	
	h) E - educational	
	i) F - factory w/special processes or hazards	
	j) Occupancy w/ exhaust hood ≥ 50 occupant load	
2	Medium Risk - Biennial Operating Permit / Occupancy Inspection:	\$75.00; paid biennially
	<i>Medium Risk Inspections Include the Following Occupancies:</i>	
	a) A - assembly ≤ 100 occupant load	
	b) F - factory w/o special processes	
	c) S - storage (s1)	
	d) R1/R2 - residential	
	e) M - mercantile ≥ 12,000-50,000 square feet	
	f) B - business ≥ 12,000 - 50,000 square feet	
	g) Occupancy w/exhaust hood < 50 occupant load	
3	Low Risk - Triennial Fire Prevention Occupancy Inspection:	\$35.00; paid triennially
	<i>Low Risk Inspections Include the Following Occupancies:</i>	
	a) s - storage (S2)	
	b) b - business < 12,000 square feet	
	c) m - mercantile < 12,000 square feet	
	d) u - unclassified	

CATEGORY 2: One Time Events / Temporary Operations / Special Hazards:

1	Carnivals and fairs	\$200
2	Carnivals & fairs: special scaffolding Type structures	\$200
3	Explosive & blasting agents, blasting operations, fireworks blasting operations renewal:	
	a) Storage, permanent or temporary	\$100
	b) Conduct blasting operations each site 1 - 30 days	\$200 + \$100 for each additional 30 days or fraction thereof

	c) Supervised Public Display of Fireworks permit (pyrotechnics): new location	\$200
	d) Supervised Public Display of Fireworks permit (pyrotechnics): per day	\$75
4	Places of assembly	
	a) 1-5000 sq ft trade show	\$150
	b) Greater than 5000 sq ft trade show	\$300
5	Temporary membrane structures, tents & canopies:	
	a) 200 to 700 square feet	\$200
	b) Greater than 700 square feet	\$300
	c) Each additional tent, canopy or temporary membrane structure at same event	\$100
	d) To erect an air-supported temporary membrane structure	\$200
	Note: Tent permit submittals shall be submitted 10 days in advance of the event. A fee of \$25 per day	
6	All Other One Time Events, Temporary Operations or Special Hazards Requiring an Operational Permit by the Queen Creek Fire Code	\$100
7	Hazardous Materials: To store, transport on site, dispense, use or handle hazardous materials in excess of the amounts listed in Table 105.6.20 of the Queen Creek Fire Code	\$200
8	Liquefied petroleum gasses – LPG:	
	a) Store, handle or use	\$100
	b) Greater than 125 gal.	\$175
	c) With fire protection equipment	\$300

Fire Prevention Construction Permits		
1	Access:	
	a) Access Gate (Automatic)	\$150
	b) Access Gate (Manual)	\$50
	c) Access Roadways	\$100
	d) Alternative Surface Access Roads	\$100
	e) Address Directories	\$50
2	Amusement Building (Special)	\$100
3	Battery Systems	\$200
4	Combustible Dust Producing Operations	\$100
5	Compressed Gas Systems:	
	a) Compressed gas system (in excess of exempt quantities): Install, repair, abandon, remove, place out of service, Close or substantially modify.	\$400
	b) Installation - this fee includes all systems and tanks Installed at one site provided plans are submitted and inspections are conducted concurrently.	\$400
	c) Modification	\$150
6	Cryogenic Fluid Systems: Installation (fee includes all systems and tanks installed at one site provided inspections are conducted concurrently)	\$300
7	Cryogenic Fluid Systems: Modification	\$150
8	Fire Fighter Breathing Air Systems: Installation	\$250
9	Fire Fighter Breathing Air Systems: Modification	\$100

10	Fire Sprinkler Systems: a) The base permit fee to install an automatic sprinkler system is \$250. This fee is for the inspection (one rough-in, one follow-up and one final inspection) of one building, no greater than 50,000 sq ft, with 1-2 calculations. The maximum inspection time covered by this base permit is two and one-half hours. Additional inspection time will be calculated at the rate of \$100/hour	Base Permit Fee: \$250
Installations requiring additional system elements shall be assessed the base permit fee plus the		
	b) Additional calculations (design areas) 12,001sq. ft. - 50,000 sq. ft.	\$100
	c) Each additional 50,000 sq. ft. or fraction thereof	\$100
	d) Each additional building using the same fire protection design plan	\$200
	e) Each additional story above or below grade	\$100
	f) Each PRV (pressure reducing valve)	\$50
	g) Installation of each water-based special extinguishing system (Note: This does not include any associated detection or fire alarm equipment)	\$100
	h) Each pre-action system	\$150
	i) Each deluge system	\$150
	j) Each aqueous film forming foam-water based system	\$200
	k) Each in-rack sprinkler system	\$100
	l) Each UL or FM fire pumps, jockey pumps, and controller	\$500
	m) Each static water tank	\$200
	n) Each high challenge commodity (exception: Group A plastics)	\$200
	o) Each standpipes per stair	\$150
	p) Standpipe System 1-4 outlets not part of a sprinkler system	\$200
	q) Each additional floor level outlet	\$50
	r) UL or FM fire pumps, jockey pumps, and controllers not part of a sprinkler system	\$500
	s) Inspection of Halon, Dry Chemical, Carbon Dioxide Extinguishing Systems, FM 200 or other Special Extinguishing Systems	\$250
11	Fire Sprinkler Systems Modification: a) 1-200 heads	\$200
	b) Each additional 1-200 heads, or fraction thereof	\$200
	c) Each story above or below	\$100
12	Fire Alarm Systems: a) The base permit fee to install a fire alarm system (including initiating/notification devices and fire alarm panel replacement) is \$250. This fee is for the inspection (one rough-in, one follow-up and one final inspection) of one building, no greater than 50,000 sq ft. The maximum inspection time covered by this base permit is two and one-half hours. Additional inspection time will be calculated at the rate of \$100/hr.	Base Permit Fee: \$250
Installations requiring additional system elements shall be assessed the base permit fee plus the		
	b) Each additional building using the same fire protection design plan	\$200

	c) Each additional 50,000 sq ft or fraction thereof	\$200
	d) Each additional story above or below grade	\$100
	e) First 1-10 flame detection devices	\$100
	f) Each additional 1-10 flame detection devices	\$100
	g) First 1-10 beam detection devices	\$100
	h) Each additional 1-10 beam detection devices	\$100
	i) First 1-10 emergency voice/alarm communication devices (fire phone, speakers)	\$100
	j) Each additional 1-10 emergency voice/alarm communication devices	\$100
	k) For area detection throughout based on sq ft base rate plus additional 50%	50% Alarm Fee
13	Fire Alarm Systems Modification:	
	a) Modify fire alarm system (1 to 5 devices)	\$100
	b) Each additional 1- 25 devices	\$100
14	Flammable or Combustible Liquids:	
	a) Install a single underground tank	\$300
	b) Install a single aboveground tank	\$300
	c) Each additional tank	\$150
	d) Tanks with fire protection	additional \$200
15	Flammable Finishes/Spraying or Dipping: Installation	\$300
16	Flammable Finishes/ Spraying or Dipping: Modification	\$100
17	Hazardous Materials:	
	a) Hazardous materials containers and tank installation (single)	\$200
	b) Removal (single)	\$200
	c) Abandon, place out of service (close or modify)	\$100
18	Industrial Ovens	\$100
19	Automatic Hood Systems, Commercial	\$100
20	Liquefied Petroleum Gases (LP-gas)	\$200
21	Private Fire Hydrants	\$100
22	Refrigerator Systems, Anhydrous Ammonia	\$200
23	Removal (of systems) permit	\$100
24	Remove class I or class II liquids from underground or above ground tank or slurry fill an underground tank or abandon an underground, above ground tank or clean inside a tank	\$200
25	Smoke and heat Vents	\$100
26	Smoke Removal Systems	\$100
27	Temporary Membrane Structures and Tents: Temporary membrane structures and tents over 700 square feet (a detailed site and floor plan for tents, canopies or membrane structures with an occupant load of 50 or more shall be provided with each application for approval. The tent, canopy or membrane structure floor plan shall indicate details of the means of egress facilities, seating capacity, arrangement of the seating and location of illuminated exit signs, no smoking signs, emergency lighting, type of heating, and electrical equipment)	\$100
28	Underground Fire Lines	\$100
29	Underground Fire Lines: Each fire protection system lead-in or stub-out	\$100

30	Underground Fire Lines: Modification	\$100
31	Permit reinstate after expiration	100% of current fee for permit
32	Unauthorized construction, investigation fee	\$200
33	All other permits required by this code	\$100

Fire Prevention Plan Review Fees

1	Access:	
	a) Install or modify automatic fire apparatus access Gates and their appurtenances. This also includes Gates for auxiliary access openings	\$150
	b) Install or modify manual gate	\$50
	c) To install striping and signage of fire lanes	\$100
	d) Premise identification review; fire lane marking, Identification of fire protection equipment, key boxes, stairwell identification, and pedestrian gates.	\$100
	e) To review the installation or modifications of address directories	\$50
2	Civil plan review fees	
	a) The plan review minimum fee is to review plans for installation, alteration or modification of under-ground fire lines which serve fire protection systems, hydrants, or any combination thereof.	\$300
	b) Each connection to a Town water main including up to 500 lineal feet of pipe	\$150
	c) Each additional 500 feet or fraction thereof	\$100
	d) Each fire protection system lead-in (or stub-out)	\$100
3	Fire Building Plan Review:	
	a) To review building plans: all occupancies, including town homes (<i>Exception: 1 and 2 family dwellings</i>). <i>The Fire Building Plan Review fee is to review the first 50,000 sq ft of one building. The minimum plan review time is two and one-half hours; additional plan review time will be calculated at the rate of \$100/hr.</i>	\$250
	b) Each additional 50,000 sq ft or fraction thereof	\$100
	c) Each additional building (using the same plan)	\$100
4	Fire Sprinkler Systems:	
	a) The base plan review fee for an automatic sprinkler system is \$250. This fee is for the review of one building, no greater than 50,000 sq ft, with 1-2 calculations. The maximum plan review time covered by this fee is two and one-half hours. Additional review time will be calculated at the rate of \$100/hr.	Base Plan Review Fee: \$250
	Installations requiring additional system elements shall be assessed the base plan review fee plus	
	b) Additional calculations (design areas) 12,001sq. ft. - 50,000 sq. ft.	\$100
	c) Each additional 50,000 sq. ft. or fraction thereof	\$100
	d) Each additional building using the same fire protection design plan	\$100
	e) Each additional story above or below grade	\$100
	f) Each PRV (pressure reducing valve)	\$50

	g) Installation of each water-based special extinguishing system (Note: This does not include any associated detection or fire alarm equipment)	\$100
	h) Each pre-action system	\$150
	i) Each deluge system	\$150
	j) Each aqueous film forming foam-water based system	\$200
	k) Each in-rack sprinkler system	\$200
	l) Each UL or FM fire pumps, jockey pumps, and controller	\$200
	m) Each static water tank	\$200
	n) Each high challenge commodity (exception: Group A plastics)	\$250
	o) Each standpipes per stair	\$150
	p) Standpipe System 1-4 outlets not part of a sprinkler system	\$100
	q) UL or FM fire pumps, jockey pumps, and controllers not part of a sprinkler system	\$200
	r) Halon, Dry Chemical, Carbon Dioxide Extinguishing Systems, FM 200 or other Special Extinguishing Systems	\$200
5	Fire Sprinkler Systems Modification:	
	a) 1-200 heads	\$100
	b) Each additional 1-200 heads, or fraction thereof	\$100
	c) Each story above or below	\$100
6	Fire Alarm Systems:	
	a) The base plan review fee for a fire alarm system (including initiating/notification devices and fire alarm panel replacement) is \$250. This fee is for the review of one building, no greater than 50,000 sq ft. the maximum plan review time covered by this fee is two and one-half hours. Additional review time will be calculated at the rate of \$100/hr.	Base Plan Review Fee: \$250
Installations requiring additional system elements shall be assessed the base plan review fee plus		
	b) Each additional building using the same fire protection design plan	\$100
	c) Each additional 50,000 sq ft or fraction thereof	\$100
	d) Each additional story above or below grade	\$100
	e) First 1-10 flame detection devices	\$100
	f) Each additional 1-10 flame detection devices	\$100
	g) First 1-10 beam detection devices	\$100
	h) Each additional 1-10 beam detection devices	\$100
	i) First 1-10 emergency voice/alarm communication devices (fire phone, speakers)	\$100
	j) Each additional 1-10 emergency voice/alarm communication devices	\$100
	k) For area detection throughout based on sq ft base rate plus additional 50%	50% Alarm Fee
7	Fire Alarm Systems Modification:	
	a) Modify fire alarm system (1 to 10 devices)	\$100
	b) Each additional 1- 25 devices	\$100
8	Smoke and heat vents & smoke removal systems:	
	a) First 1-10 smoke and heat devices	\$100
	b) Each additional 10 devices or fraction thereof	\$50

9	Automatic Hood Systems, Commercial:	
	a) Install or modify an automatic hood system, installation: these systems include exhaust systems with built-in fire suppression capability normally installed above commercial cooking equipment.	\$100
	b) Each additional system	\$100
10	Flammable Finishes/Spraying or Dipping:	
	a) Install a spray booth, spray room, spray area or Powder coating booth	\$550
	b) Modification of spray booth, spray room, spray area or Powder coating booth	\$200
11	Motor fuel-dispensing facilities and repair garages:	
	a) Fuel storage tanks and dispensing	\$200
12	High-piled combustible storage:	
	a) Minimum plan review for high piled combustible storage	\$200
	b) Each ceiling sprinkler system design area	\$200
	c) Each in-rack sprinkler system design area	\$200
	d) Each fire pump	\$200
	e) Each static water tank	\$200
	f) Each high challenge commodity (exception: group A plastics)	\$200
	g) Each fire test report used as a basis for the design	\$200
13	Hazardous materials:	
	a) To install, repair, abandon, remove, place temporarily out of service, close or substantially modify a storage facility, building or chemical drainage and containment or other area regulated by chapter 27.	\$300
	b) Install or modify a hazardous material storage tank. fee is for each tank.	\$150
	c) Install or modify gas cabinets, exhausted enclosures, or gas rooms	\$300
14	Compressed gas systems:	
	a) Compressed gas system (in excess of exempt quantities): Install, repair, abandon, remove, place out of service, Close or substantially modify.	\$300
	b) Installation - this fee includes all systems and tanks Installed at one site provided plans are submitted and inspections are conducted concurrently.	\$300
	c) Modification	\$300
15	Cryogenics fluids:	
	a) Install cryogenic fluid system	\$300
	b) Modification cryogenics fluid system	\$200
16	Flammable and combustible liquids:	
	a) Temporarily or permanently install an aboveground storage tank or pressure vessel for class I, II or III-a liquids with a nominal capacity of 125 gallons outside a building.	\$400
	b) Temporarily or permanently install an aboveground storage tank or pressure vessel for class I, II or III-a liquids with a nominal capacity of 125 gallons inside a building.	\$400

	c) Temporarily or permanently install an aboveground storage tank or pressure vessel for class III-b liquids with a nominal capacity of 1,000 gallons or more	\$400
	d) Aboveground tank installation. This shall include all flammable/combustible liquid tanks installed aboveground, including tanks in vaults, and any required piping, valves and dispensing equipment. The fee is for each tank.	\$400
	e) Underground tank installation. This shall include all flammable/combustible liquid tanks installed underground and any required piping, valves and dispensing equipment. The fee is for each tank.	\$400
	f) Tanks with fixed fire protection systems	additional \$600
	g) AG or UG tank modification. This shall include all Flammable / combustible liquid tanks and required piping, valves and dispensing equipment. Tank may be above-ground or underground type. Modification may Include change of contents, reconstruction, tapping, tank cutting, vent pipe relocations, dispenser piping, tank repair or re-piping, dispenser piping, tank repair or re-piping. The fee is for each tank.	\$250
	h) Install underground tanks -- this shall include all flammable/combustible liquid tanks installed underground and any required piping valves and dispensing equipment	\$200
	i) Install, construct or equipment, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used.	\$100
	j) Install hazardous materials containers or tank: this permit includes all hazardous materials container and tanks, required piping, valves and dispensing equipment.	\$150
17	Liquefied petroleum gases (LPG) (<i>Exception: a permit is not required to install, alter or modify portable containers of less than 125 gallon aggregate water capacity used exclusively for vapor service.</i>):	
	a) Install, alter or modify lp-gas containers with an aggregate water capacity of 125 gallons (473 l) or more used exclusively for vapor service	\$200
	b) Systems with fixed fire protection equipment	\$200
	c) Install, move, relocate, alter or modify racks storing 20-pound cylinders for the purpose of conducting an LP-gas exchange program at a specific site	\$100
	d) Install, alter or modify LP-gas containers used for liquid transfer service	\$200
18	Minimum Plan Review	\$100 per hour
19	Third and Subsequent Plan Reviews	15% of Original Fire Prevention Plan Review Fee

Miscellaneous Fire Prevention Fees

1	Inspections After Hours (Minimum 2 hours)	\$100/hour; 2 hour minimum
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2	Re-Inspections. For each inspection or re-inspection when such portion of work for which and inspection is called is not complete or when corrections called for are not made (during Business Hours)	\$100 per hour
3	Outside Consultant Fees	Actual Consultant Costs
4	Refund: Permit Fee Prior to Commencing Work (No later than 30 days after permit expiration, & upon written request by the applicant)	80 % of fee maximum
5	Refund: Plan Review Fees, Prior to Review, and Upon Written Request by the Applicant	80% of fee maximum
6	False alarms for each that exceed 3 within one calendar year.	\$200 fine
7	Hazardous materials abatement	\$300 per hour
8	Appeals – non-refundable	
	a) Commercial occupancy	\$360
	b) Residential occupancy	\$180
9	Emergency Medical Equipment and Standby Personnel	
	a) Apparatus:	
	i. Battalion Vehicle	\$74.00/hr
	ii. Fire Engine	\$144.00/hr
	iii. Water Tender	\$113.00/hr
	iv. Brush Truck	\$ 76.00/hr
	b) Personnel:	
	i. Battalion Chief	\$26.03/hr
	ii. Fire Captain/CEP	\$23.86/hr
	iii. Fire Engineer/CEP	\$20.41/hr
	iv. Fire Fighter/CEP	\$18.49/hr
10	Illegible or oversized plans (exceeding 24" x 36" where allowed). Permit drawing submitted on larger than 24" x	

Construction Monitoring Fees (Exhibit 'A')

<p>PROCESSING FEE</p> <p>Permit Application Fee EA \$80</p> <p>Permit Extension (up to 180 days) EA \$80</p> <p>Permit Refund (Prior to Commencing work): 80% of fee maximum (no later than 30 days after permit expiration, and upon written request by the applicant)</p>			<p>SEWER</p> <p>Clean Outs EA \$35.00</p> <p>Interceptor EA \$250.00</p> <p>Manholes EA \$50.00</p> <p>Sewer Line with Video LF \$1.25</p> <p>Sewer Lines LF \$0.75</p> <p>Sewer Services (Right of Way) LF \$0.50</p> <p> Taps EA \$50.00</p>		
<p>PAVING</p> <p>Adj. Str. to Fin. Gr. EA \$10.00</p> <p>Asphalt Paving - Streets SY \$0.35</p> <p>Barricades EA \$30.00</p> <p>Guard Rail LF \$0.50</p> <p>Overlay - Streets SY \$0.15</p> <p>Overlay with Milling SY \$0.20</p> <p>Paving - On Site SY \$0.10</p> <p>Q.C. Survey Monuments EA \$10.00</p> <p>Town street Signs & Bases EA \$5.00</p>			<p>SITE GRADING/DRAINAGE</p> <p>Catch Basins EA \$40.00</p> <p>Commercial (1 acre min.) ACRE \$250.00</p> <p>Cutoff Walls LF \$0.20</p> <p>Drywells EA \$70.00</p> <p>Headwalls EA \$40.00</p> <p>Manholes EA \$50.00</p> <p>Residential (Non-Subdivision) ACRE \$100.00</p> <p>Residential (Subdivision) LOT \$10.00</p> <p>Retention Basins ACRE \$250.00</p> <p>Slope Protection SY \$0.35</p> <p>Storm Drains LF \$0.95</p>		
<p>CONCRETE</p> <p>ADA Ramps EA \$25.00</p> <p>Aprons EA \$12.00</p> <p>Curb & Gutter LF \$0.20</p> <p>Decorative Pavers SF \$0.45</p> <p>Driveways - Commercial EA \$100.00</p> <p>Driveways - Residential EA \$25.00</p> <p>Pipe Encasement EA \$50.00</p> <p>Scuppers EA \$20.00</p> <p>Sidewalk SF \$0.08</p> <p>Valley Gutter LF \$0.30</p>			<p>STREET LIGHTS</p> <p>St. Lights (includes SRP set-up) EA \$230.00</p> <p>TRAFFIC SIGNALS</p> <p>Traffic Inter-tie Conduit LF \$0.20</p> <p>Traffic Signals EA \$50.00</p> <p>MISCELLANEOUS</p> <p>Irrigation Lines LF \$0.50</p> <p>Utility Trench Crossings EA \$10.00</p> <p>Utility Trenches LF \$0.20</p> <p>Landscaping & Irrigation SF \$0.01</p> <p>Mail box EA \$20.00</p>		
<p>WATER</p> <p>Backflow Device EA \$50.00</p> <p>Fire Hydrants EA \$15.00</p> <p>Water Lines (Backfill) LF \$1.00</p> <p>Services (In Right of Way) LF \$0.25</p>			<p>OVERTIME INSPECTION</p> <p>Weekdays (1 hr. min) HR \$90</p> <p>Weekends (4 hr. min) HR \$90</p> <p>Holidays (4 hr. Min) HR \$120</p>		

VALUATION DATA TABLE (without Fire Sprinklers)

Group (2012 International Building Code)	Square Foot Construction Costs ^{a,b,c,d,e,f,g,h}								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	246.61	238.50	232.82	223.18	209.86	203.80	216.12	191.69	184.50
A-1 Assembly, theaters, without stage	225.65	217.54	211.85	202.22	189.15	183.09	195.16	170.98	163.79
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	226.69	218.58	212.89	203.26	191.60	185.54	196.20	173.43	166.24
A-3 Assembly, general, community halls, libraries, museums	190.63	182.52	175.84	167.20	153.09	148.07	160.14	134.97	128.78
A-4 Assembly, arenas	224.65	216.54	209.85	201.22	187.15	182.09	194.16	168.98	162.79
B Business	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
E Educational	209.43	202.23	196.97	188.01	175.28	166.43	181.55	153.08	148.70
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	0.00
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	330.92	323.73	317.81	308.81	292.72	0.00	302.06	273.22	0.00
I-2 Institutional, nursing homes	229.68	222.49	216.58	207.57	193.53	0.00	200.83	174.02	0.00
I-3 Institutional, restrained	224.86	217.67	211.75	202.75	188.96	181.94	196.00	169.45	161.29
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	85.30	80.55	75.51	71.75	64.72	60.49	68.56	51.18	48.73

- a. Private Garages - use (U) Utility, miscellaneous
- b. Unfinished basements (all groups) = \$15.00 per sq. ft.
- c. For shell only buildings - deduct 20 percent
- d. N.P. = not permitted
- e. Deduct 11 percent for mini-warehouses
- f. Deduct 65% for foundation-only permit
- g. Covered parking canopies fabricated entirely of metal and horse shades with 2 or more sides open shall be valued at 50% of the tabular amount for construction type V-B within a (U) utility occupancy.
- h. Carports, open patios, and similar uses for R3 Residential one family dwelling - use (U) Utility, miscellaneous values.