

CITY OF SULPHUR SPRINGS, TEXAS

ORDINANCE NO. 2749

AN ORDINANCE AMENDING CITY OF SULPHUR SPRINGS ORDINANCE 2712 THE COMMUNITY DEVELOPMENT DEPARTMENT FEE SCHEDULE TO CHANGE THE RESIDENTIAL FEE SCHEDULE CALCULATIONS DUE TO HOUSE BILL 852.

WHEREAS, the State of Texas signed House Bill 852 that requires Cities to immediately change the process by which residential building permit fees are calculated.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Sulphur Springs, Texas, to repeal and replace all existing fees previously adopted in Exhibit A with Ordinance 2712 that are in conflict with House Bill 852 to amend the following sections to read as follows:

3. Residential, single and two-family (remodel-building) fee:

- i. Residential remodel under 200 square feet = \$50

 - 1. Additions greater than 10% of the footprint of buildings will be treated as new construction and be subject to new construction fees as outlined in #2 for the overall project.
- ii. Residential remodel greater than 200 square feet = \$150

 - 1. Additions greater than 10% of the footprint of buildings will be treated as new construction and be subject to new construction fees as outlined in #2 for the overall project.

5.b. Plumbing work & sprinkler system fees per unit

i. Requires building permit and fee as outlined in Table 1 for non-residential projects. For one and two-family residential projects, the fee will be \$75.

5.c. Mechanical work fees per unit

i. Requires building permit and fee as outlined in Table 1 for non-residential projects. For one and two-family residential projects, the fee will be \$75.

5.d. Electrical work per unit

i Requires building permit and fee as outlined in Table 1 for non-residential projects. For one and two-family residential projects, the fee will be \$75.

5.x. Utility, accessory detached structures under 200 square feet = \$40

i. Any habitable space would fall under Table 2 and be subject to supplemental valuation and fees.

5.y. Utility, accessory detached structures over 200 square feet = \$100

i. Any habitable space would fall under Table 2 and be subject to supplemental valuation and fees.

IT IS SO ORDAINED.

Passed and approved on the first reading this 2nd day of July 2019.

Passed and adopted on the second and final reading this _____ day of _____, 2019.

Norman R. Sanders, Mayor

Attest:

Gale Roberts, City Secretary

ENCLOSED:

- **EXHIBIT A SCHEDULE OF FEES COMMUNITY DEVELOPMENT DEPARTMENT**

Exhibit A

Schedule of Fees

Community Development Department

Remodel means when part of the inside of a structure is altered, typically less than 50% of the structure. If a substantial part of a building or a complete floor of a building is gutted down to its shell, build out is considered new construction and subject to new construction fees.

1. **Plan review fee:**

- a. Residential N/A.
- b. Commercial \$50. Fee will be applied towards permit fee.

2. **Residential, single and two family (new construction-building) fee:**

- i. 1,200 square feet or less = \$360
- ii. 1,201 square feet up to 2,000 square feet = \$440
- iii. 2,000 square feet and up = \$440 plus
\$0.15 for each additional square foot

3. **Residential, single and two-family (remodel-building) fee:**

- i. Residential remodel under \$20,000 = \$50

 - 1. Additions greater than 10% of the footprint of buildings will be treated as new construction and be subject to new construction fees as outlined in #2 for the overall project.
- ii. Residential remodel greater than \$20,000 = \$150

 - 1. Additions greater than 10% of the footprint of buildings will be treated as new construction and be subject to new construction fees as outlined in #2 for the overall project.

4. **Other permit fees:**

- a. Fees are calculated based on valuation as outlined in Table 1 & determined based applicant's project valuation or on square footage costs of structures as outlined in Table 2, whichever is greater. Table 2 is intended for new construction only.

TABLE 1	
Total Valuation	Building Permit Fee
\$1.00-\$5,000	\$50
5,001-\$25,000	\$50 for 1 st \$5,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001-\$50,000	\$290 for 1st \$25,000 plus \$10.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001-\$100,000	\$540 for 1st \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001-\$500,000	\$890 for 1st \$100,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001--\$1,000,000	\$2,690 for 1st \$500,000 plus \$2.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$3,940 for 1st \$1,000,000 plus \$1.25 for each additional \$1,000 or fraction thereof.

Under Table 1, a new construction commercial restaurant building that has a valuation of \$399,000, the permit fee would be \$2,235.50. To determine the minimum valuation of construction, refer to Table 2. An approximate 3,000 square foot restaurant that is constructed of (VB) construction would equate to \$399,000 valuation and would determine the baseline for a permit fee. This is based on information that a construction type (VB) restaurant costs \$133 per square foot to construct.

TABLE 2									
Square Foot Construction Costs based on Use Group									
Use Group defined in International Building Code	I-A	I-B	II-A	II-B	III-A	III-B	IV	VA	VB
A-1 Assembly, theaters, with stage	229	221	216	207	194	189	200	178	171
A-1 Assembly, theaters, without stage	210	202	196	188	175	170	181	158	152
A-2 Assembly, nightclubs	179	174	169	162	153	149	157	138	134
A-2 Assembly, restaurants, bars, banquet halls	178	173	167	161	151	148	156	136	133
A-3 Assembly, churches	212	204	198	190	178	172	183	161	154
A-3 Assembly, general, community halls, libraries, museums	176	169	162	154	141	137	148	125	119
A-4 Assembly, arenas	209	201	194	187	173	169	180	156	151
B Business	182	176	170	161	147	142	155	129	123
E Educational	194	187	182	173	162	154	167	141	137
F-1 Factory and industrial, moderate hazard	109	104	98	94	85	81	90	71	66
F-2 Factory and industrial, low hazard	108	103	98	93	85	80	89	71	65
H-1 High Hazard, explosives	102	97	92	87	79	74	83	65	N.P.
H234 High Hazard	102	97	92	87	79	74	83	65	59
H-5 HPM	182	176	170	161	147	142	155	129	123
I-1 Institutional, supervised environment	183	177	172	165	152	148	165	136	132
I-2 Institutional, hospitals	307	301	295	286	271	N.P.	280	253	N.P.
I-2 Institutional, nursing homes	213	206	200	192	179	N.P.	185	161	N.P.
I-3 Institutional, restrained	208	201	195	187	174	167	180	156	148
I-4 Institutional, day care facilities	183	177	172	165	152	148	165	136	132
M Mercantile	133	128	122	117	107	104	111	92	89
R-1 Residential hotels	185	179	174	166	153	149	167	137	133
R-2 Residential, multiple family	155	149	144	137	124	120	137	108	104
R-4 Residential, care/assisted living facilities	183	177	172	165	152	148	165	136	132
S-1 Storage, moderate hazard	101	96	90	86	77	73	82	63	58
S-2 Storage, low hazard	100	95	90	85	77	72	81	63	57
For more complete definitions, please refer to Chapter 6 of the International Building Code.									
N.P. means Not Permitted.									
Types I and II are those types of construction in which the building elements are of non-combustible materials except as permitted in the Code. (Typically associated with high rise to strip center type development)									
Type III type of construction in which exterior walls are of non-combustible materials and interior building elements are of materials permitted by code. (Load bearing walls are non-combustible)									
Type IV is heavy timber construction. (Not common in this area)									
Type V construction is the type of construction in which structural elements, exterior walls and interior walls are of any materials permitted by code. (Most common in residential construction and smaller commercial buildings)									
Type A means that building elements are fire protected.									
Type B means that building elements are not fire protected.									
Square footage is calculated based on total square footage under a roof.									
Mixed use occupancies can be calculated based on square footage of each classification. An example would be an office/warehouse use where 200 square feet of the building is classified as office (B- Business) space and 1,000 square feet of warehousing (S-2 Storage) space, totaling 1,200 square feet of building area.									

5. Other inspections and fees:

a. Remodeling is based on a per unit basis.

i. Commercial remodel under 2,500 square feet	=	\$200
ii. Commercial remodel between 2,501-4,999 square feet	=	\$500
iii. Commercial remodel greater than 5,000 square feet	=	\$1,000

- iv. Attached additions that are less than 5% of the building footprint can be considered a remodel depending on the overall scope of the project. However, any additions that exceed 5% of the overall building footprint will be treated as new construction for that area and be subject to a separate permit unless stated elsewhere in this section or by ordinance.

b. Plumbing work & sprinkler system fees per unit		
i. Requires building permit and fee as outlined in Table 1.		
c. Mechanical work fees per unit		
i. Requires building permit and fee as outlined in Table 1.		
d. Electrical work per unit		
i. Requires building permit and fee as outlined in Table 1.		
e. Mobile home permit	=	\$50
f. Temporary mobile office or job trailer permit	=	\$100
g. Building re-inspection fee	=	\$40
h. Stop work order fee	=	\$100
i. Inspection outside normal hours	=	\$150
j. Demolition permit	=	\$50
k. House moving permit	=	\$50
l. Roofing permit	=	\$50
i. A permit will only be required when decking is replaced.		
m. Private swimming pool	=	\$50
n. Fences and walls	=	\$40
o. Driveway	=	\$50
p. Temporary mobile home permit	=	\$50
q. Driveway tie-in	=	\$350
r. Signs up to 100 sq. ft.	=	\$50
s. Signs over 100 sq. ft.	=	\$100
t. Patio (concrete slab structure)	=	\$50
u. Parking lot up to twenty spaces	=	\$50
v. Parking lot more than twenty spaces	=	\$200
w. Certificate of occupancy inspection (commercial)	=	\$200
x. Utility, accessory detached structures under \$10,000	=	\$40
i. Any habitable space would fall under Table 2 and be subject to supplemental valuation and fees.		
y. Utility, accessory detached structures over \$10,000	=	\$100
i. Any habitable space would fall under Table 2 and be subject to supplemental valuation and fees.		
z. Outside consultants for plan checking and inspections or both	=	Actual costs
i. Actual costs are the amount billed to the City for services.		

6. Zoning & Plat Permits and Fees:

a. Zoning verification & compliance	=	\$30
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i.	When requested, staff can provide written responses to applicants inquiring about facts of property relating to land use and whether a particular use can meet ordinance standards.	=	\$60
b.	<u>Administrative review</u>	=	\$60
i.	Review proposed site plans and provide written comments back to applicants on appropriate steps needed to move forward with the project.		
c.	<u>Special use permit</u>	=	\$150
d.	<u>Variance</u>	=	\$225
e.	<u>Zoning change</u>	=	\$225
f.	<u>Preliminary plat</u>	=	\$60
g.	<u>Replat</u>	=	\$200
i.	Plus recording fee as established by County		
h.	<u>Minor plat</u>	=	\$200
i.	Plus recording fee as established by County		
i.	<u>Final plat</u>	=	\$300
i.	Plus recording fee as established by County		

7. Health Permits and Inspections:

a.	<u>Health plan review</u>	=	\$150
b.	<u>Food establishment permit/inspection</u>	=	\$200
i.	<u>Food establishment re-inspection</u>	=	\$200
c.	<u>Mobile food vendor permit/inspection (valid 6 months)</u>	=	\$200
i.	<u>Re-inspection if failed</u>	=	\$200
d.	<u>Public swimming pool inspection</u>	=	\$200
i.	<u>Re-inspection if failed</u>	=	\$200

8. Downtown Market:

a.	Season food vendor (May-September)	=	\$300
b.	Season produce and craft vendor (May -September)	=	\$140
i.	1 day only permit	=	\$15

9. Miscellaneous:

a.	<u>Development management manual</u>	=	\$100
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