

Charter Township of Flushing Construction Permit Fee Schedule

Construction and Development Services Department

1. CONSTRUCTION PERMIT FEES:

A. General:

Fee basis/value of construction shall be determined by use of the *Building Valuation Data (BVD)* document published by the *International Code Council (ICC)*, including any and all schedules and tables. Square foot construction costs shall be determined from the most recent published *ICC Building Valuation Data*.

Value of construction for both Building Permits and Building Plan Review shall be determined from the most recent published *ICC Building Valuation Data*. An executed contract may be considered by the Building Official but the value determination shall be the Building Official's decision.

B. Permit Fee Multiplier:

The Permit Fee Multiplier used in conjunction with calculation of Permit Fees shall be apportioned according to value as follows:

The first \$0 to \$1 million dollars in value	\$10.00 per \$1,000
Additional values over \$1 million to \$5 million	\$7.00 per \$1,000
Additional values over \$5 million	\$5.00 per \$1,000

C. Building Permit Fees:

Building Permit Fees shall be calculated by the following method as contained in the *ICC Building Valuation Data*:

Building Permit Fee = Gross Area (square footage) x Square Foot Construction Cost (Building Valuation Data) x Permit Fee Multiplier (section 1B above)

D. Plan Review:

Building, Plumbing, Electrical and Mechanical Plan Review Fees shall be determined by using the Plan Review Fee Schedules adopted by the Township Board and amended from time to time. Projects requiring consultation by the Township attorney, planner and/or engineer, may require the applicant to deposit a fee pursuant to published professional service rates. Any balance will be refunded to the applicant.

E. New Occupancy of an Existing Building:

A new occupancy of an existing commercial and/or industrial building will need a building inspection. The existing building will require a zoning review of the proposed business and activities proposed on the site. Violations found during an inspection are

required to be corrected and reinspected by the respective trade inspector prior to a Certificate of Occupancy being issued. This includes one initial and one final inspection.

F. Zoning and Miscellaneous Reviews:

Zoning Reviews shall be conducted when associated with a building permit application or with a request for property use not involving a building permit as required by the Zoning Ordinance. Examples include: administratively-approved building additions, residential sheds under 200 square feet, temporary special events, signs, fences, driveways or other items regulated by Township ordinances.

Determination of zoning compliance generally requires one (1) inspection. Additional inspections may be required for such items as foundation location, posthole placement, etc., as determined by the Township. Additional fees for inspections may be required.

G. Fire Suppression and Fire Alarm Plan Review Fees:

Shall be determined by using the Fire Safety, Life Safety and Fire Protection Systems Plan Review Fee Schedule as adopted by the Township Board, and amended from time to time.

H. Construction Board of Appeals Fee: Six-hundred dollars (\$600.00)

I. Refunds:

Refunds will be considered for processing only if work has not commenced. If no work has started and no inspections have been made, a refund will be considered for the permit amount less the administrative fee. No refunds will be considered for plan reviews after the review has commenced.

1.1 – Residential

A. New Construction/Alterations:

Administrative Fee	\$39.00
+ Zoning Review Fee	\$50.00
+ Plan Review Fee	Table A (Page 8)
+ Building Permit.....	1B & 1C
<u>+ Electronic Archiving Fee.....</u>	<u>1% of permit fee (minimum \$5.00)</u>
= Total Building Permit Fee	

B. Miscellaneous Construction/Repairs:

Miscellaneous repairs, and other work requiring no structural changes, review or site review, and no certificate of occupancy, such as roofing, windows, siding, fences, concrete, asphalt work, etc.: \$39.00 + 1B

+ Zoning review (if required): \$50.00

C. Swimming Pools: 1B + Table A

+ Plumbing, mechanical and electrical permits (if required)

D. Additional Inspection/Re-Inspection: \$54.00

E. Zoning Permit (each required inspection): \$54.00

1.2 – Non-Residential

A. New Construction, Alterations, or Additions:

Administrative Fee\$39.00
+ Zoning Review Fee\$50.00
+ Plan Review FeeTable A and/or Table B
+ Building Permit.....1B & 1C
+ Electronic Archiving Fee.....1% of permit fee (minimum \$5.00)
= Total Building Permit Fee

B. Zoning Permit (each required inspection): \$54.00

1.3 – Miscellaneous Inspections

A. Special Inspection: \$108.00

B. Demolition:

Administration Fee.....\$39.00
+ Contractor Registration Fee.....\$25.00 (if applicable)
+ Permit Fee\$0.10 per square foot of area
= Total Building Permit Cost

C. Weekend Inspection: minimum 4 hour X \$108.00

1.4 – Plot Plan Grade Review

For projects that the Charter Township of Flushing deems necessary for consultation by the Township attorney, planner and/or engineer, the applicant shall be required to deposit a fee pursuant to published professional service rates. Any balance will be refunded to the applicant.

1.5 – Registration Fees (non-refundable)

Registration fees are non-refundable and apply to all permit application types. Registration shall be valid for the term of the registrant’s license. First time registrants are to appear in person with picture identification.

A. Builders Registration: \$25.00

B. Electrical Contractors Registration: \$25.00

C. Mechanical Contractors Registration: \$15.00

- 3. Lighting Fixtures (per 25) – and fraction thereof (sockets): \$10.00
 - 4. Dishwasher, Garbage Disposal and Range Hood:..... \$10.00
 - 5. Furnace – Unit Heater – Air Conditioner: \$10.00
 - 6. Power Outlets (including ranges, dryers and all 220 V): \$10.00
 - 7. Signs (per circuit): \$25.00
 - 8. Feeders, Bus Ducts, etc. (per 50 feet or fraction thereof): \$10.00
 - 9. Motors/Transformers (K.V.A. and H.P. each unit)
 - Up to 20 K.V.A or H.P \$10.00
 - 21 to 50 K.V.A. or H.P..... \$15.00
 - 51 K.V.A or H.P. and over \$20.00
 - 10. Generators – up to 15 K.V.A: \$50.00
 - Over 20 K.V.A \$75.00
 - 11. Underground inspection – per 100 feet: \$20.00
 - 12. Additional Inspection/Re-inspection/Safety:\$54.00 ea.
 - 13. Swimming Pools (Includes 2 Inspections): \$135.00
 - 14. Heat or Smoke Detector – first device (connection only): \$7.00
 - Each additional alarm signal device \$4.00
 - 15. Alterations or Additions to Existing Systems: \$30.00
 - 16. Fire Alarms (up to 10 stations and horns): \$50.00
 - 11-20 stations and horns \$100.00
 - Over 20 stations each \$5.00
 - 17. Special Inspection: \$108.00
- C. + Electronic Archiving Fee: 1% of fee (minimum \$5.00)

3. MECHANICAL PERMIT FEES

3.1 – New Residential Construction

- A. Administrative Fee:..... \$39.00 +
- B. New Single Family Residence includes:
 - Furnace, vents, ducts, chimney, air conditioning and two (2) inspections: \$155.00
 - + Second furnace – no additional inspection \$80.00
- C. + Electronic Archiving Fee:..... 1% of fee (minimum \$5.00)

3.2 – All Other Mechanical Permits

- A. Administrative Fee:..... \$39.00 +

- B. Application Fee: \$50.00 +
 - 1. Gas/Oil Burning Equipment (Furnace) new and/or conversion units or boilers: . \$30.00
 - 2. Gas Burning Fireplace: \$30.00
 - 3. Water Heater: \$15.00
 - 4. Flue/Vent Damper: \$10.00
 - 5. Solid Fuel Equipment (includes chimney):..... \$30.00
 - 6. Gas Burning Fireplace: \$30.00
 - 7. Gas Piping (includes 1 test & 5 opening): \$30.00
 Each additional opening beyond first five (5): \$5.00
 - 8. Air Conditioning (Includes split systems):..... \$30.00
 - 9. Residential Heating Zones: \$15.00
 - 10. Residential Bath & Kitchen Exhaust:..... \$10.00
 - 11. Humidifiers:..... \$10.00
 - 12. Piping/Process Piping (minimum \$25.00):..... \$0.05/ft.
 - 13. Duct (minimum \$25.00):..... \$0.10/ft.
 - 14. Heat Pumps; Commercial (pipe not included):..... \$20.00
 - 15. Air Handlers/Heat Wheels:
 - Under 10,000 CFM \$20.00
 - Over 10,000 CFM \$60.00
 - 16. Commercial Hoods:..... \$15.00
 - 17. Heat Recovery Units: \$10.00
 - 18. V.A.V. Boxes: \$25.00
 - 19. Commercial Unit Ventilators & Exhaust Fans:..... \$25.00
 - 20. Fire Suppression/Protection (minimum \$20.00):..... \$0.75 per head
 - 21. Evaporator Coils:..... \$30.00
 - 22. Refrigeration (split system):..... \$30.00
 - 23. Chiller: \$30.00
 - 24. Cooling Towers:..... \$30.00
 - 25. Compressor:..... \$30.00
 - 26. Systems using ASME Containers:
 - 1,000 lb. Capacity \$15.00
 - 1,001 lbs. To 2,500 lbs. \$20.00

2,501 lbs. To 5,000 lbs.	\$30.00
Over 5,000 lbs.	\$40.00
27. Special Inspection:	\$108.00
28. Additional Inspection/Re-Inspection:	\$54.00

C. + Electronic Archiving Fee:..... 1% of fee (minimum \$5.00)

4. PLUMBING PERMIT FEES

4.1 – New Residential Construction

A. Administrative Fee:..... \$39.00 +

B. New Single Family Residence includes:

Homes over 1,750 square feet or more than 1- ½ baths \$150.00
(Includes 3 inspections)

Homes over 3,000 square feet or more than 3 baths \$180.00
(Includes 3 inspections)

C. + Electronic Archiving Fee:..... 1% of fee (minimum \$5.00)

4.2 – All Other Plumbing Permits

A. Administrative Fee:..... \$39.00 +

B. Application Fee: \$50.00 +

1. Fixtures, Floor Drains, Special Drains, Water Connected Appliances: \$9.00

2. Stacks, Vents, Conductors:..... \$9.00

3. Interceptor (grease trap 750 gallon & up):..... \$75.00

4. Manholes/Catch Basins: \$20.00

5. Sub-Soil Drains: \$15.00

6. Water Service (less than 2 inches):..... \$30.00

7. Water Service (from 2 inches to 6 inches):..... \$50.00

8. Sewage Sumps, Sewage Ejectors:..... \$15.00

9. Water Distribution Pipe System (¾ inch):..... \$15.00

10. Water Distribution Pipe System (1 inch): \$20.00

11. Water Distribution Pipe System (1-1/4 inch):..... \$25.00

12. Water Distribution Pipe System (1-1/2 inch):..... \$30.00

13. Water Distribution Pipe System (2 inch): \$35.00

- 14. Water Distribution Pipe System (above 2 Inches):..... \$40.00
- 15. Connection (Building Drain – Building Sewer):..... \$20.00
- 16. Sewers: Sanitary or Storm (less than 6 Inches):..... \$25.00
- 17. Sewers: Sanitary or Storm (6 Inches & over - each additional 2 Inches):..... \$10.00
- 18. Reduced Pressure Zone Back-Flow Preventer:..... \$20.00
- 19. Water Heater: \$15.00
- 20. Special Inspection: \$108.00
- 21. Additional Inspection /Re-Inspection or Safety Inspection:..... \$54.00

C. + Electronic Archiving Fee:..... 1% of fee (minimum \$5.00)

Plan Review Table A

New Building Construction Plan Review Fee Schedule (a), (b)

Size	One Trade	Two Trades	Three Trades	Four Trades
Up to 60,000 cu. ft.	\$325.00	\$407.00	\$488.00	\$650.00
60,001 - 80,000 cu. ft.	\$400.00	\$500.00	\$600.00	\$800.00
80,001 - 100,000 cu. ft.	\$510.00	\$637.50	\$765.00	\$1,020.00
100,001 - 150,000 cu. ft.	\$585.00	\$731.25	\$877.50	\$1,170.00
150,001 - 200,000 cu. ft.	\$665.00	\$831.25	\$997.50	\$1,330.00
200,001+ cu. ft.	\$784.00 + \$8.00 per 10,000 cu. ft.	One Trade x 1.25	One Trade x 1.5	One Trade x 2.0

(a) One and Two Single Family Dwellings:

- Up to 3,000 sq. ft. (including basement)\$450.00
- Over 3,000 sq. ft. (including basement)\$0.15 per additional sq. ft.

- Hood & Duct Plan Review\$300.00
- Spray Booth Plan Review\$250.00
- Miscellaneous Plan Review.....\$125.00 (per hour/one hour minimum)
- In-Ground Pool Plan Review\$450.00
- Above-Ground Pool.....\$100.00 (per pool)
- Residential Decks\$54.00

(b) Electronic Archiving Fee:

All plan reviews will be assessed an Electronic Archiving Fee of 1% of the Plan Review Fee (minimum \$5.00)

Plan Review Table B

FIRE PROTECTION SYSTEMS PLAN REVIEW FEE SCHEDULE (a)

1. Fire Alarm Systems: The review is based on number of devices in the proposed system. A device is considered any of the following: control panels, power supplies, notification devices, initiating devices, and any other component that is critical to system operation.

Number of Alarm Devices	Plan Review Cost
1 to 21	\$195.00
22 to 45	\$305.00
46 to 75	\$425.00
76 to 100	\$535.00
101 to 125	\$645.00
126 to 150	\$750.00
Over 150 devices	\$750.00 plus \$1.30 on all devices over 150

2. Automatic Sprinkler Systems: Automatic sprinkler plan review is based on the number of sprinkler heads that will be installed, added or relocated. New system installation that includes standpipes and/or a fire pump is included in the following list of fees.

Number of Sprinkler Heads	Plan Review Cost
1 to 15	\$205.00
16 to 45	\$350.00
46 to 100	\$450.00
101 to 200	\$550.00
201 to 300	\$645.00
301 to 400	\$755.00
401 to 500	\$865.00
Over 500	\$865 plus \$0.80 for each sprinkler over 500

3. Special Hazard Fire Suppression Systems:

a. Wet Chemical, Kitchen Hood Fire Suppression Systems: A system is usually based on how the system discharges. A single system can have multiple tanks and one pull station, which is considered one system.

Number of Systems	Plan Review Cost
1	\$230.00
2	\$325.00
3 or greater	\$325 plus \$100.00 for every system over 2

b. Special Hazard Suppression Systems: This section includes clean agent, carbon dioxide, and similar systems.

Pounds or gallons of suppression agent	Plan Review Cost
1 to 50	\$250.00
51 to 100	\$300.00
101 to 200	\$350.00
201 to 300	\$400.00
301 to 400	\$450.00
401 to 500	\$500.00
501 to 750	\$550.00
751 to 1,000	\$600.00
Over 1,000	\$600.00 plus \$0.30 per pound over 1,000