

CITY OF SHEPHERD, TEXAS
SCHEDULE OF PERMIT FEES
BUILDINGS AND BUILDING REGULATIONS
(Ordinance #310-approved May 14, 2018)

BUILDING PERMITS:

NOTE:

Due to the different characteristics of each job, additional inspection fees may be required if additional inspections are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance or a certificate of occupancy will be issued.

Building Valuation Table:

NOTE:

1. The building valuation table shall be used for new building construction and building additions.
2. Values for permitting purposes are based off the 2009 Building Valuation Table as published by the International Code Council, or as determined by the building official.
3. Alterations, remodels, and interior build outs will be based off of project valuation or as determined by the building official.
4. Swimming pool permit fees will be based off valuation.

Group (2009 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	214.15	206.92	201.66	193.17	181.41	176.32	186.72	165.85	159.28
A-1 Assembly, theaters, without stage	196.04	188.81	183.56	175.06	163.31	158.22	168.62	147.76	141.18
A-2 Assembly, nightclubs	168.81	164.02	159.44	153.03	143.74	139.85	147.38	130.27	126.58
A-2 Assembly, restaurants, bars, banquet halls	167.81	163.02	157.44	152.03	141.74	138.85	146.38	128.27	125.58
A-3 Assembly, churches	197.95	190.72	185.47	176.97	165.36	160.27	170.53	149.81	143.23
A-3 Assembly, general, community halls, libraries, museums	165.62	158.39	152.13	144.64	132.00	127.91	138.19	116.44	110.87
A-4 Assembly, arenas	195.04	187.81	181.56	174.06	161.31	157.22	167.62	145.76	140.18
B Business	172.54	166.23	160.58	152.72	138.52	133.37	146.42	121.73	115.93
E Educational	181.70	175.44	170.22	162.46	151.32	143.23	156.78	131.65	127.18
F-1 Factory and industrial, moderate hazard	103.30	98.45	92.55	88.98	79.28	75.88	85.02	65.42	61.37
F-2 Factory and industrial, low hazard	102.30	97.45	92.55	87.98	79.28	74.88	84.02	65.42	60.37
H-1 High Hazard, explosives	96.79	91.94	87.04	82.47	73.97	69.57	78.51	60.11	N.P.
H234 High Hazard	96.79	91.94	87.04	82.47	73.97	69.57	78.51	60.11	55.06
H-5 HPM	172.54	166.23	160.58	152.72	138.52	133.37	146.42	121.73	115.93
I-1 Institutional, supervised environment	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
I-2 Institutional, hospitals	292.97	286.66	281.01	273.15	257.93	N.P.	266.85	241.14	N.P.
I-2 Institutional, nursing homes	202.53	196.21	190.57	182.71	168.50	N.P.	176.41	151.70	N.P.
I-3 Institutional, restrained	196.53	190.21	184.57	176.71	164.01	157.86	170.41	147.22	139.42
I-4 Institutional, day care facilities	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
M Mercantile	125.80	121.01	115.43	110.02	100.45	97.56	104.37	86.98	84.29

R-1 Residential, hotels	172.82	166.81	162.19	155.22	142.85	139.11	151.49	128.33	123.82
R-2 Residential, multiple family	144.89	138.87	134.26	127.29	115.60	111.87	124.24	101.08	96.58
R-3 Residential, one- and two-family	136.37	132.66	129.29	126.07	121.04	118.03	122.07	113.10	105.93
R-4 Residential, care/assisted living facilities	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
S-1 Storage, moderate hazard	95.79	90.94	85.04	81.47	71.97	68.57	77.51	58.11	54.06
S-2 Storage, low hazard	94.79	89.94	85.04	80.47	71.97	67.57	76.51	58.11	53.06
U Utility, miscellaneous	71.79	67.80	63.46	59.92	53.77	50.29	57.04	42.06	39.83

Square Foot Construction Costs a, b, c, d

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

Building Permit Fees:

\$1,000.00 or less

\$75 flat fee, unless inspection is required, in which case a \$75.00 fee for each inspection shall be charged.

\$1,001.00 to \$50,000.00

\$200.00 for the first \$1,000.00 + \$5.00 for each additional thousand or fraction thereof.

\$50,001.00 to \$100,000.00

\$445.00 for the first \$50,000.00 + \$4.00 for each additional thousand or fraction thereof.

\$100,001.00 to \$500,000.00

\$645.00 for the first \$100,000.00 + \$3.00 for each additional thousand or fraction thereof.

\$500,001.00 and up

\$1,845 for the first \$500,000.00 + \$4.00 for each additional thousand or fraction thereof.

Plan Review Fee:

When the valuation of proposed construction exceeds \$1,000.00 and construction documents are required to be submitted by the adopted Building Codes, a plan review fee shall be paid to the City at the time of submitting constructions documents for review. Said plan review fee shall equal one-half (1/2) of the building permit fee set out herein and in accordance with the adopted Building Code. Such plan review fee is in addition to the building permit fee. Said plan review fee shall cover the cost of the first and second plan review (if necessary). If, after the second submittal of plans are rejected, a plan review fee for the third and subsequent plan-check will be payable in the amount of 50% of the original plan review fee. Plan review fees are not refundable.

CERTIFICATE OF OCCUPANCY:

New construction fee	Included in building permit
Commercial or any business that requires a Certificate of Compliance for additions, remodeling or renovations fee	Included in building permit
Replacement/Duplicate Certificate of Occupancy or change of name or change of address	\$ 60.00
Residential Certificates (CO or CC) fee	Included in building permit
When requested or required by owner or lender	\$60.00
Certificate of Occupancy when none was previously issued (includes occupancy inspection and certificate)	\$200.00
Change of Occupancy in group classification (Includes occupancy inspection and certificate)	\$200.00
<u>CULVERT PERMIT FEES:</u>	
Culvert Pipe permit fee, per 20' driveway:	
Residential, per 20' driveway or less	\$35.00 + deposit
Commercial, per 35' driveway or less	\$60.00 + deposit
Culvert pipe deposit	\$200.00
Culvert/ditch inspection	\$75.00
Charge for inspector if the inspector has to wait for completion of work, for each ½ hour or fraction thereof	\$75.00
<u>CURB & GUTTER PERMIT FEES:</u>	
Curb & gutter not associated with a driveway:	
First 100 linear feet	\$50.00
Each add'l 100 ft. or fraction thereof	\$35.00
Curb cut for drainage	\$35.00
Curb cut for disabled or wheel chair	No fee (<i>included in sidewalk permit</i>)
<u>DEMOLITION FEES:</u>	
Demolition of any building or structure: (When there is a valid building permit for the address)	No charge

Buildings less than 1,000 square feet	\$75.00 + sewer disconnect fee
Buildings 1,000 to 5,000 square feet	\$150.00 + sewer disconnect fee
Buildings greater than 5,000 square feet	\$300.00 + sewer disconnect fee

NOTE: The demolition contractor must engage the services of a master plumber for sewer, water and storm drainage disconnects.

DRIVEWAY PERMIT FEES (INSPECTIONS INCLUDED):

Driveway permit fee, per driveway:

(When there is a valid building permit for the address)	No Charge
Residential – 20’ or less width	\$65.00
Commercial – 35’ or less width	\$115.00

NOTE: This permit is from the street to property line

Curb cut and repairs in conjunction with driveway permit - Included in driveway permit fee

ELECTRICAL PERMIT FEES:

NOTE:

Due to the different characteristics of each job, additional inspection fees may be required if additional inspection are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance or a certificate of occupancy will be issued.

Residential:

New construction, additions, remodels, and alterations.

Base fee plus required inspections	
Base Fee	\$50.00
Inspection Fees up to 5,000sq.ft.	Underground \$75.00
	Rough \$75.00
(Included in Building Permit)	T.C.I. \$75.00
	Final \$75.00
Inspection fees for over 5,000sq.ft.	Underground \$100.00
	Rough \$100.00
(Included in Building Permit)	T.C.I. \$100.00
	Final \$100.00
Re-inspection fee	\$75.00

Commercial:

New construction, additions, remodels, and alterations.

Base fee plus required inspections	
Base Fee	\$50.00
Inspection Fees up to 5,000sq.ft.	Underground \$75.00
	Rough \$75.00
(Included in Building Permit)	T.C.I. \$75.00
	Final \$75.00
Inspection Fees up to 10,000sq.ft.	Underground \$100.00
	Rough \$100.00
(Included in Building Permit)	T.C.I. \$100.00
	Final \$100.00
Inspection fees over 10,000sq.ft.	Underground \$150.00
	Rough \$150.00
(Included in Building Permit)	T.C.I. \$150.00
	Final \$150.00
Re-inspection fee	\$75.00

Miscellaneous Electrical Permits:

Meter loop or service	
Residential:	\$100.00
Commercial: 100 to 300 amp	\$115.00
301 to 400 amp	\$136.00
401 to 600 amp	\$157.00
600 to 1,000 amp	\$180.00
1,001 amp and up	\$245.00

Temporary Power Pole (inspection included)	\$75.00
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Electrical yard light (inspection included)	\$75.00
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Parking lot light pole – first two poles (inspections included)	\$75.00
Each additional light pole	\$15.00

Electrical reconnection or turn on (inspection included)	\$75.00 per building
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Swimming pool (inspections included)	\$150.00
Spa (inspection included)	\$150.00

Electrical re-inspection fee	\$75.00
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ELEVATOR PERMIT FEES:

Residential wheelchair lift	No fee
Commercial:	
Passenger elevator car permit	\$75.00 each car
Freight elevator car permit	\$75.00 each car
Construction site hoist permit	\$100.00 each hoist
Dumbwaiter permit	\$50.00 each
Wheelchair lift, inclined stairway lift, chairlift, escalator	\$50.00 each

NOTE: All elevators and dumbwaiters to be inspected by a qualified elevator service company approved by the building official.

FENCES:

Residential: (inspection included)	
First 100 linear feet or fraction thereof	\$75.00
For each additional 100 linear feet or fraction thereof	\$15.00
Commercial: (inspection Included)	
First <u>50</u> feet or fraction thereof	\$75.00
For each additional 50 feet or fraction thereof	\$30.00
Dumpster or Trash Enclosure:(inspection included)	
If there is a valid building permit	No Charge
Without a building permit	\$115.00

HVAC PERMITS:

NOTE:

Due to the different characteristics of each job, additional inspection fees may be required if additional inspection are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance or a certificate of occupancy will be issued.

Base fee plus required inspections	
Permit Fee	\$50.00

Residential (inspections included)	
Change out duct work or change out of equipment	\$75.00
Complete change out or new system	\$150.00
Commercial	
Heating and cooling (air conditioning central unit)	
First 3 tons or less	\$50.00
Each ton or fraction thereof greater than 3 tons	\$12.50 per ton
Plus inspection fees	\$75.00 per inspection
Miscellaneous HVAC Permits (inspections included)	
Commercial and industrial refrigeration:	
Per cooler or each single system	\$100.00 each
Boiler – per installation – new	
Repair or replacement	\$100.00 each
Annual renewal fee	\$50.00

NOTE: Inspections to be performed by a qualified boiler service company approved by the building official.

Commercial kitchen hoods (inspections included)	\$100.00 each
Incinerator inspections	\$75.00

LICENSES – REGISTRATION & ANNUAL LICENSE FEES:

Municipal registration of contractors: All contractors must register with the City before working within the city limits.

INSPECTION FEES:

Building, development, and fire inspection fee schedule:

- When work of any kind for which a permit is required has commenced without first obtaining a permit, the permit fee shall be doubled.
- Building inspection fee \$75.00 per inspection
- Fire inspection fee \$75.00 per inspection
- Site development inspection fee \$75.00 per inspection
- Re-inspection fee \$75.00 per re-inspection
- Miscellaneous inspection fee \$75.00 per inspection
- Special or emergency inspection fee:

Weekdays, after normal business hours	\$150.00
Weekends and city holidays	\$225.00
- Annual fire inspection \$75.00 up to 10,000 sq. ft.

9. Expired permit renewal fee \$150.00 over 10,000 sq. ft.
½ of the original permit fee

NOTE:

1. All fees will be paid to the City before utilities are released to the Utility Companies and before issuance of a Certificate of Occupancy.
2. Due to the different characteristics of each job, additional inspection fees may be required if additional inspection are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance or a certificate of occupancy will be issued.

PLUMBING PERMIT FEES:

NOTE:

Due to the different characteristics of each job, additional inspection fees may be required if additional inspection are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance or a certificate of occupancy will be issued.

Residential

Residential: New construction, additions, remodels, and alterations.
Base fee plus required inspections

Base Fee	\$50.00
Inspection Fees up to 5,000sq.ft.	Underground \$75.00
	Top-Out \$75.00
	Gas \$75.00
	Final \$75.00
Inspection fees for over 5,000sq.ft.	Underground \$100.00
	Top-Out \$100.00
	Gas \$100.00
	Final \$100.00
Re-inspection fee	\$75.00

Commercial

Commercial: New construction, additions, remodels, and alterations.
Base fee plus required inspections

Base Fee	\$50.00
Inspection Fees up to 5,000sq.ft.	Underground \$75.00
	Top-Out \$75.00

	Gas	\$75.00
	Final	\$75.00
Inspection Fees up to 10,000sq.ft.	Underground	\$100.00
	Top-Out	\$100.00
	Gas	\$100.00
	Final	\$100.00
Inspection fees over 10,000sq.ft.	Underground	\$150.00
	Top-Out	\$150.00
	Gas	\$150.00
	Final	\$150.00
Re-inspection fee		\$75.00
Miscellaneous Plumbing Permits:(inspections included)		
Water Heater Replacement		\$75
Gas test or retest and GTO		\$75.00
New construction		Included in plumbing permit
Gas yard light each		\$75.00
Rehab of water or sewer lines		
Residential		\$75.00
Commercial: up to 300 feet		\$115.00
Over 300 feet		\$180.00
Replacement of gas lines		
Residential		\$75.00
Commercial: up to 300 feet		\$115.00
Over 300 feet		\$180.00
Street cut for purpose of repair to water, sewer or storm sewer, plus bond		\$75.00
Manholes, sewer or storm - each		\$75.00
Disconnect and plug sanitary sewer or storm sewer		\$75.00
Grease traps, sampling wells, interceptors and Receptors, and other type special waste devices		\$115.00
New construction		Included in plumbing permit
Backflow prevention device		\$75.00
New construction		Included in plumbing permit

Irrigation system permit fee:	
Residential	\$115.00
Commercial	\$115.00
for first 10,000 sq. ft. of coverage and \$6.00	
for each 2,000 sq. ft. in excess of 10,000 sq. ft.	
Swimming pool	\$300.00
Spa (above ground)	\$200.00
Spa (in ground)	\$300.00

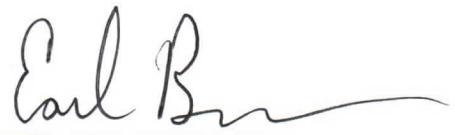
REPLACEMENT ROOFING PERMIT FEES: (INSPECTIONS INCLUDED)

Residential	\$100.00
Commercial	\$100.00 for first 5,000 sq. ft. +\$2.00 for each additional 100 sq. ft.

SIDEWALK PERMIT FEES:(INSPECTIONS INCLUDED)


Sidewalk permit fee - first 100 linear feet	\$100.00
Additional 100 linear feet or fraction thereof	\$15.00

PASSED AND APPROVED on this, the 14TH day May 2018.



Earl Brown, Mayor

ATTEST:



Debra Hagler, City Secretary