

PUBLIC HANDOUT

REQUEST: PROPOSED AMENDMENT TO ZONING RESOLUTION
ARTICLE VII ADMINISTRATION AND ENFORCEMENT,
SECTION 7.030 (E) FEES

OVERVIEW: Following the approval of a county building inspector, a schedule of fees for permitting applicable construction was formulated.

The International Code Council (ICC) is the most recognized building code and is typically adopted by jurisdictions nationwide. ICC covers all aspects of construction and occupancy types, providing invaluable information for the industry.

To accurately determine a fair valuation of structures, ICC publishes the **Building Valuation Data** (BVD) chart as an aid for jurisdictions.

ICC updates the codes every three (3) years to be consistent with growing trends. The BVD chart is updated more frequently to represent the average cost of construction as it relates to market prices and growth.

Attached are copies of BVD charts from 2006 thru 2018. The highlighted sections reflect the same type of occupancy, construction and valuation determined throughout the years. The intent of the submitted information is to offer a clear view of the increased valuations throughout the years, using the same example each year.

As noted within the BVD publication, the chart represents national average costs, allowing the jurisdiction to use the chart as an aide for determining permit costs. It's interesting to note in 2006, the average value for a single family dwelling was \$95.91 psf. Looking at the enclosed **Permit Fee Comparison** sheet, it reveals a drastic difference of average costs (BVD) and what is used to determine valuation by the compared jurisdictions.

SECTION 7.030 (E) FEES - **Currently Reads**

The Lincoln County Commission shall from time to time establish a schedule of fees and a collection procedure for Building Permits. The schedule of fees shall be posted in the Office of the Building Commissioner. Only the County Commission may alter or amend the fee schedule. Until the appropriate fee has been paid in full, no action shall be taken on any application.

Proposed amended text

SECTION 7.030 (E) FEES

The Lincoln County Commission shall from time to time establish a schedule of fees and a collection procedure for Building Permits. The schedule of fees shall be posted in the Office of the Building Commissioner. Only the County Commission may alter or amend the fee schedule. Until the appropriate fee has been paid in full, no action shall be taken on any application. *Permit fees shall be calculated using the ICC Building Valuation Data Chart reflected in Appendix A.*

Appendix A - Permit Fee Schedule (attached)

PERMIT FEE SCHEDULE

RESIDENTIAL - No plans required at this time	
New Construction – Single Family Dwelling Based on Feb. 2018 Building Valuation Data Chart, Type VB R3	Total Conditioned Area x 118.45 x .004 = Fee Total Unconditioned Area x 47.80 x .004 = Fee Add both calculated fees for TOTAL PERMIT FEE
New Construction – Duplex	Same as above
Mobile Home	\$25.00
Remodeling Including but not limited to, Structural Alterations, Window Replacement (egress), Decks w/ Railing.	Valuation x 1.0 %
Agricultural Use Structures	Exempt. See TCA 13-7-114 for criteria.
Detached Non-Living	Total Unconditioned Area x 47.80 x .004
Decks	\$25.00
Pools – Above Ground	\$25.00
Pools – In Ground	\$25.00 + (Valuation x 1.0 %)
Demolition	\$25.00
Re-inspection Fee	\$30.00

MULTI-FAMILY Requires Utility Committee and Planning Commission approval. Contact Planning & Zoning Dept. Once UC & PC approved, submit 2-ea sets of <i>sealed (>3 stories, >5,000 sq. ft.)</i> plans with site plan	
New Construction Based on Feb. 2018 Building Valuation Data Chart, Type VB R2	Total Conditioned Area x 108.61 x .004 = Fee Total Unconditioned Area x 47.80 x .004 = Fee Add both calculated fees for TOTAL PERMIT FEE
Remodeling Including but not limited to, Structural Alterations, Window Replacement (egress), Decks w/ Railing.	Valuation x 1.0 %

COMMERCIAL INDUSTRIAL Requires Utility Committee and Planning Commission approval. Contact Planning & Zoning Dept. Once UC & PC approved, submit 2-ea sets of <i>sealed (>3 stories, >5,000 sq. ft.)</i> plans with site plan	
New Construction Based on Feb. 2018 Building Valuation Data Chart	Sq. Ft. x Occupancy & Type of Constr. x .004 = Fee
Remodeling Including but not limited to, Alterations in path of egress, Change in Occupancy	Valuation x 1.0 %
Re-inspection Fee	\$30.00

RELIGIOUS FACILITIES, SCHOOLS AND OTHER NON-PROFITS ARE FEE EXEMPT

*Agricultural uses complying with TCA 13-114 are exempt
For all other uses, please check with Planning & Zoning Dept.*