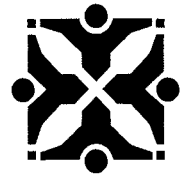


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 221-15

Department Source: Community Development - BSD

To: City Council

From: City Manager & Staff

Council Meeting Date: August 3, 2015

Re: Recommended plumbing, electrical, and mechanical trade permit fee increases.

Documents Included With This Agenda Item

Council memo, ordinance

Supporting documentation includes:

Trade permit fee spreadsheet

Executive Summary

With the exception of a minimal increase to electrical permit fees in 2011 there have been no increases to plumbing, electrical, and mechanical (trade) permit fees since 1996. To achieve a budget target of 75% cost recovery staff recommends a trade permit fee increase in FY 2016. There are two components to the recommended changes.

The first component of the increase raises the minimum trade fee to \$35 across the board to cover basic inspection costs. Current minimum fees are \$16.20/plumbing, \$20.00/electrical, and \$10.80/mechanical.

The second component of the fee increases are additional charges based on the size and complexity of the work to be inspected. From the base fee of \$35, the fee increases according to the schedule in the ordinance.

Discussion

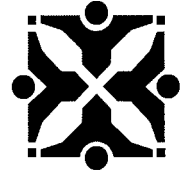
Total projected revenue in FY2015 is anticipated to fall short of the Building and Site Development Division's 75% cost recovery goal. An increase in trade permit fees along with anticipated building permit growth in FY2016 will help bridge this gap.

Plumbing permit fees have not increased since 1996. Plumbing permit fees today represent approximately 55% of the total trade permit fees for a typical home. There are typically more inspection requirements for plumbing than the other trades. Staff recommends a 50% increase of the plumbing permit fees and an increase of the minimum permit fee from \$16.20 to \$35.00. This would be an approximate increase of \$63 for a typical 3000 square foot home with 10 fixtures (Kitchen sink, 3 lavatories, 3 tub/showers, dishwasher, laundry connection, water heater).

As proposed by the Board of Electrical Examiners in 2011 the minimum fee for an electrical permit was voluntarily increased from \$8.10 to \$20.00 along with a minimal \$.10 increase per circuit.

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Otherwise the fees are substantially the same as in 1996. Electrical permit fees today represent approximately 25% of the total trade permit fee for a typical home. Staff recommends a 75% increase to electrical permit fees and an increase to the minimum permit fee from \$20.00 to \$35.00. This would be an approximate increase of \$35 for a typical home with a 200 amp service and 20 circuits.

Mechanical permit fees have not increased since 1996 and have historically been lower compared to the other trades. Mechanical permit fees today represent approximately 20% of total trade permit fees for a typical home. Staff recommends a 230% increase in mechanical permit fees and an increase to the minimum permit fee from \$10.80 to \$35.00. The increase represents an approximate increase of \$52.00 for a typical home with a \$10,000 HVAC system. The increased fee also brings mechanical permit fees more in line with electrical permit fees as a proportion of total trade fees. As mechanical system and energy efficiency requirements have become more restrictive the inspection demands have increased.

The total increase in all trade fees for a typical \$200,000, 3,000 square foot home (1,500 square feet on a full basement) would be approximately \$150.

Fiscal Impact

Short-Term Impact: The proposed fee increases are estimated to increase building permit revenues by approximately \$150,000 to \$200,000 per year

Long-Term Impact: Same

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Health, Safety and Wellbeing


Comprehensive Plan Impact: Not Applicable


Suggested Council Action

Approve the increases to trade permit fees.

Legislative History

NA


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 221-15

AN ORDINANCE

amending Chapter 6 of the City Code as it relates to trade permit fees; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 6 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 6-17. Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

. . .

109.2 Permit fees: Permit fees for new construction, alterations, and additions shall be based upon the value of the construction as determined by the Division of Building and Site Development using the latest August publication of the International Code Council Building Valuation Data which shall be effective as of October 1st of the year it is published. Fire systems trade permits shall be based upon the valuation as reported on the application. Remodeling, alterations and repair valuations shall be computed using fifty (50) percent of the value for new construction.

The values determined in accordance with the above is for determining the building permit fee and is not intended to determine actual construction costs. The building permit fee shall be: \$2.25 per thousand dollars of value (minimum fee ~~\$21.60~~ 35.00).

. . .

Sec. 6-32. Amendments to 2006 International Code Council Electrical Code Administrative Provisions.

The 2006 International Code Council Electrical Code Administrative Provisions adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

. . .

404.2 The director of community development shall issue a permit for proposed work set forth in the application if in compliance with this and all other ordinances and regulations of the City of Columbia, Missouri, and upon payment of fees set forth hereinafter. In no case shall the fees for permits be less than the following:

For alterations of or extensions to existing wiring, or any other electrical permit.....	\$20.00 <u>35.00</u>
For each service entrance panel 225 amperes or less	\$20.00 <u>35.00</u>
<u>For each sub-panel</u>	<u>\$25.00</u>
For each service entrance panel over 225 amperes.....	\$0.10 <u>0.175/Amp</u>
For each circuit (whether 2-wire, 3-wire or 3-phase) For first fifteen, each	\$1.35 <u>2.35</u>
For all over fifteen, each	\$1.20 <u>2.19</u>
For each connection of hot air or hot water heating plant, each	\$4.00 <u>7.00</u>
For installation of or addition to sound, audio-visual or communication equipment.....	\$20.00 <u>35.00</u>
Swimming pool	\$50.00 <u>75.00</u>

Re-inspection fees will be charged in accordance with the Building Code of Columbia, Missouri.

First failed inspection	\$35.00
Failed re-inspection of prior correction notice	\$70.00

. . .

Sec. 6-52. Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

. . .

106.6.2 *Fee schedule*: For the purpose of this code, any fixture, accessory, appliance or equipment of any nature requiring a permanent or rigid connection to any sewer or water line, will be classified as a fixture and the permit will be assessed as such. The plumbing permit fees shall be as follows with a \$35.00 minimum:

\$48.60 <u>72.90</u>	for each tap or opening into any public sewer, or private sewer that is connected to a public sewer
<u>\$35.00</u>	<u>lateral/tap repair/replace WH</u>
\$3.78 <u>5.67</u>	per fixture for the first twenty-five fixtures, and for each additional fixture or opening, \$1.08 <u>1.62</u>
\$2.16 <u>3.24</u>	for each floor drain, garage drain, or any other fixture, appliance, or waste line connecting directly with the drainage system of the building

...

Sec. 6-61. Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

...

106.5.2 *Fee schedule*. The fees for all mechanical and fuel gas work shall be as indicated in the following schedule:

\$0.00 to \$1,000.00	\$10.80 <u>35.00</u>
\$1,000.01 to \$5,000.00	\$10.80 <u>25.00</u> plus \$2.70 <u>6.25</u> per thousand over \$1,000.00
\$5,000.01 to \$10,000.00	\$21.60 <u>50.00</u> plus \$2.16 <u>5.00</u> per thousand over \$5,000.00
\$10,000.01 to \$20,000.00	\$32.40 <u>75.00</u> plus \$1.62 <u>3.75</u> per thousand over \$10,000.00
Over \$20,000	\$48.60 <u>112.50</u> plus \$1.08 <u>2.50</u> per thousand over \$20,000.00

...

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

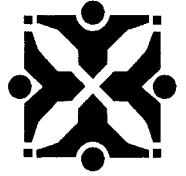
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Trade permit fee spreadsheet.

	6/17/1991	7/5/1994	9/16/1996	5/9/2011	9/16/2013	Suggested for 2016
Building permit						
	New Construction	New Construction (One and two family only)	New Construction (One and two family only)	New Construction (One and two family only)	New Construction	New Construction
0 to 3, 000 square feet	\$0.0375 per square foot with minimum \$20.00	\$0.0475 per square foot with minimum \$20.00	\$0.0513 per square foot with minimum \$21.60	\$0.0513 per square foot with minimum \$21.60	Permit fees for new construction, alterations, and additions shall be based upon the value of the construction as determined by the Division of Building and Site Development using the latest August publication of the International Code Council Building Valuation Data which shall be effective as of October 1st of the year it is published. Remodeling, alterations and repair valuations shall be computed using fifty (50) percent of the value for new construction. The values determined in accordance with the above is for determining the building permit fee and is not intended to determine actual construction costs. The building permit fee shall be: \$2.25 per thousand dollars of value (minimum fee \$21.60).	Permit fees for new construction, alterations, and additions shall be based upon the value of the construction as determined by the Division of Building and Site Development using the latest August publication of the International Code Council Building Valuation Data which shall be effective as of October 1st of the year it is published. <u>Fire systems trade permits shall be based upon the valuation as reported on the application.</u> Remodeling, alterations and repair valuations shall be computed using fifty (50) percent of the value for new construction. The values determined in accordance with the above is for determining the building permit fee and is not intended to determine actual construction costs. The building permit fee shall be: \$2.25 per thousand dollars of value (minimum fee \$35.00).
3,000 to 10, 000 square feet	\$112.50 plus \$0.03 per square foot for area over 3,000 sf	\$142.50 plus \$0.04 per square foot for area over 3,000 sf	\$153.90 plus \$0.0432 per square foot for area over 3,000 sf	\$153.90 plus \$0.0432 per square foot for area over 3,000 sf		
Over 10,000 square feet	\$322.50 plus \$0.0225 per square foot for area over 10,000 sf	\$422.50 plus \$0.0325 per square foot for area over 10,000 sf	\$456.30 plus \$0.0351 per square foot for area over 10,000 sf	\$456.30 plus \$0.0351 per square foot for area over 10,000 sf		
For unfinished basements	\$0.015 per square foot	\$0.025 per square foot	\$0.027 per square foot	\$0.027 per square foot		
	Remodeling or Alterations					
\$50.00 to \$1,000.00	\$15					
\$1,001.00 to \$5,000.00	\$15 plus \$3.75 per thousand over \$1,000.00					
Over \$5,000.00	\$30.00 plus \$3.00 per thousand over \$5,000.00					
		New Construction (other than one and two family)	New Construction (other than one and two family)	New Construction (other than one and two family)		
\$0.00 to \$50,000.00		\$3.50 per thousand (minimum fee \$20.00)	\$3.78 per thousand (minimum fee \$21.60)	\$3.78 per thousand (minimum fee \$21.60)		
\$50,000.01 to \$100,000.00		\$175.00 plus \$2.00 per thousand over \$50,000	\$189.00 plus \$2.16 per thousand over \$50,000	\$189.00 plus \$2.16 per thousand over \$50,000		
\$100,000.01 to \$150,000.00		\$275.00 plus \$1.50 per thousand over \$100,000	\$297.00 plus \$1.62 per thousand over \$100,000	\$297.00 plus \$1.62 per thousand over \$100,000		
Over \$150,000.00		\$350.00 plus \$1.00 per thousand over \$150,000	\$378.00 plus \$1.08 per thousand over \$150,000	\$378.00 plus \$1.08 per thousand over \$150,000		