

HOW TO ESTIMATE BUILDING PERMIT FEES

The Winter Park/Fraser/Granby Building Department is providing this guide to assist you in estimating building permit and plan review fees for your construction project. Please note – building permit and plan review fees are separate from any other fees you may incur during the review process. Also, fee schedules may change with Town Council/Board action.

Building permit fees are based on the construction value of a project. This value has nothing to do with the actual cost of project. The construction value set by the towns is based on a national standard with modifications for this region.

CONSTRUCTION VALUE

1. Calculate the square footage of each use (dwelling, garage, deck, etc.). Dimensions must utilize exterior measurements (outside wall to outside wall).
2. Using **Table 1-11-2A**, multiply the calculated square footage for each use by the matching construction value.
3. Add the values together to arrive at the project's construction value.

Example:	1.	2500 sq. ft. dwelling X \$120.08	=	\$300,200.00
	2.	576 sq. ft. garage X \$31.58	=	18,190.08
	3.	300 sq. ft. decks X \$26.80	=	<u>8,040.00</u>
		Total Construction Value		<u>\$326,430.08</u>

BUILDING PERMIT FEE

Using **Table 1-11-2B**, determine the building permit fee.

Example:

1. The value for this project falls within the \$100,001 to \$500,000 range (\$978.50 for the first \$100,000 plus \$5.10 for each additional \$1,000 or fraction thereof).
2. \$978.50 –for the first \$100,000
3. To calculate fee for remaining value: \$326,430.08

- 100,000.00
\$226,430.08
÷ 1,000.00
<u>226.43 (round to 227)</u>
x 5.10
<u>\$ 1,157.70</u>

4. Add fees together to arrive at permit fee:

<u>978.50</u>
\$ 2,136.20

PLAN REVIEW FEE

A plan review fee is required in addition to the building permit fee. The plan review fee is 65% of the building permit fee. The sum of the fees is the total dollar amount required for permit issuance.

Example:		\$2,136.20 (Building Permit Fee)		
		x .65		
		<u>\$1,388.53 Plan Review Fee</u>	+	\$2,136.20
			=	<u>\$3,524.73 Total Fees</u>

If you have any questions about fees required by the
Winter Park/Fraser/Granby Building Department,
please call 970-726-8081 ext. 2.

Table 1-11-2A

Square Foot Construction Costs ^{a,b,c,d}

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	198.09	191.69	187.24	179.39	168.88	163.90	173.66	154.09	148.42
	Assembly, theaters, without stage	179.41	173.01	168.56	160.71	150.24	145.26	154.97	135.45	129.78
A-2	Assembly, nightclubs	151.36	147.12	143.38	137.79	129.74	126.09	132.96	117.61	113.65
A-2	Assembly, restaurants, bars, banquet halls	150.36	146.12	141.38	136.79	126.58	122.29	131.96	115.92	111.38
A-3	Assembly, churches	128.92	96.82	128.92	92.01	105.27	100.59	109.37	98.38	92.53
A-3	Assembly, general, community halls, libraries, museums	128.92	96.82	128.92	92.01	105.27	100.59	109.37	98.38	92.53
A-4	Assembly, arenas	178.41	172.01	166.56	159.71	148.24	144.26	153.97	133.45	128.78
B	Business	138.80	92.92	138.80	88.50	100.33	95.91	108.67	93.96	88.50
E	Educational	168.14	162.47	157.86	150.98	141.50	134.27	145.99	124.54	119.84
F-1	Factory and industrial, moderate hazard	92.98	88.72	83.61	80.88	72.40	69.23	77.63	59.62	56.41
F-2	Factory and industrial, low hazard	91.98	87.72	83.61	79.88	72.40	68.23	76.63	59.62	55.41
H-1	High Hazard, explosives	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	N.P.
H234	High Hazard	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	50.76
H-5	HPM	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
I-1	Institutional, supervised environment	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
I-2	Institutional, hospitals	155.30	129.96	155.30	119.82	129.96	120.99	235.73	117.22	N.P.
I-2	Institutional, nursing homes	155.30	129.96	155.30	119.82	129.96	120.99	158.11	117.22	N.P.
I-3	Institutional, restrained	155.30	129.96	155.30	119.82	129.96	120.99	153.89	117.22	113.07
I-4	Institutional, day care facilities	155.30	129.96	155.30	119.82	129.96	120.99	139.98	117.22	113.07
M	Mercantile	107.09	65.50	107.09	64.07	79.67	74.73	94.09	67.06	61.99
R-1	Residential, hotels	131.26	123.48	131.26	118.50	113.72	108.39	141.71	99.03	97.08
R-2	Residential, multiple family	141.92	141.59	135.89	130.41	125.15	120.11	125.15	115.27	106.57
R-3	Residential, one- and two-family	161.18	154.68	148.45	142.47	136.73	131.22	136.73	125.93	120.08
R-4	Residential, care/assisted living facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
S-1	Storage, moderated hazard	86.15	81.89	76.78	74.05	65.75	62.57	70.80	52.97	49.76
S-2	Storage, low hazard	85.15	80.89	76.78	73.05	65.75	61.57	69.80	52.97	48.76
U	Utility, miscellaneous	65.81	62.22	58.51	55.59	50.20	46.80	52.46	35.61	31.58
Decks										26.80

- a. Private Garages use Utility, miscellaneous
- b. Unfinished Basements (group R) = \$60.04
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

**Table 1-11-2B
BUILDING PERMIT FEES**

TOTAL VALUATION	FEE
\$1.00 to \$2,000.00	\$54.00
\$2,001.00 to \$25,000.00	\$54.00 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$376.00 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$628.50 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$978.50 for the first \$100,000.00 plus \$5.10 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$3,018.50 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$5,343.50 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

Other Inspections and Fees:

1. Plan review fee¹ 65% of Building Permit Fee as shown in Table 1-11-2B
2. Additional plan review required by changes, additions or revisions to plans \$47.00 per hour
3. Inspections outside of normal business hours.....\$47.00 per hour²
4. Reinspection fee.....\$47.00 per hour²
5. Inspections for which no valuation is specifically indicated in Table 1-11-2A\$47.00 per hour²
6. For use of outside consultants for plan checking and inspections, or bothActual costs³

Footnotes

¹ When submittal documents are required to be reviewed, a plan review fee shall be assessed at sixty-five percent (65%) of the building permit fee as shown in Table 1-11-2B. The plan review fee is a separate fee and is in addition to the building permit fee.

² Minimum one hour.

³ Cost of consultants plus twenty percent (20%) administrative and overhead cost.