Determining Value of Project

The complexity of your project and how good an estimate you want will affect the effort you will need to invest when estimating the permitting fees. Below are directions you can use to help you estimate the value of your project and to calculate permit fees.

Step 1: Determine the total value of your project.

There are two approaches to estimate the value of a project—square footage cost of the project or contractor's bid price. The Building Department most frequently uses the square foot approach to estimate the value of projects like new construction of a building or an addition. The Building Department most frequently uses the contractor's bid approach for projects like renovation of a building, a "small" project like replacing a roof, adding a deck or installation of new heating system. The contractor's bid approach is also used for very large and complex projects where the square foot approach does not provide a reliable valuation. By City Code, the City uses the method that assigns the highest value to your project. The Building Department makes the final determination of the value of the improvement.

<u>Square Footage Approach</u>

First, identify what "Group" best describes your project. According to the *2009 International Building Code* (IBC), Chapter 3: Use and Occupancy Classification, Section 302 Classification:

Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed below. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved.

1. *Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5*
2. *Business (see Section 304): Group B*
3. *Educational (see Section 305): Group E*
4. *Factory and Industrial (see Section 306): Groups F-1 and F-2*
5. *High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5*
6. *Institutional (see Section 308): Groups I-1, I-2, I-3 and I-4*
7. *Mercantile (see Section 309): Group M*
8. *Residential (see Section 310): Groups R-1, R-2, R-3 and R-4*
9. *Storage (see Section 311): Groups S-1 and S-2*
10. *Utility and Miscellaneous (see Section 312): Group U*

You can find summary descriptions of the different groups in Appendix A: Building Groups List. Review the Building Groups List to identify the group that most closely matches your project.

Second, determine the Type of Construction you will use for your project. According to the *2009 International Building Code* Council, Chapter 6, Section 602, Construction Classification:

Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection of openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

There are five types identified by Roman numerals—I, II, III, IV and V. Most of these types have sub-types labeled A or B. Historically, most projects in the City of North Pole have been Type VB. You can use the IBC definitions to identify your Type of Construction. The sections of the IBC related to determining the building type can be found in Appendix B: Types of Construction.

Third, use Table 1 Square Foot Construction Cost to determine square foot cost of your project. The Group is listed in the left-hand column and Type Construction is listed across the top of the table. Where the two categories intersect is the square foot cost of your project. Multiple the square footage of your project by the square foot cost to get an estimated value of the improvement. All tables are found at the back of the guide.

Contractor's Bid Approach

Not all projects' value can be easily determined with the Square Footage Approach. As described above. If you have a contractor's bid you can use this value to estimate your project's permit fees. The Building Department will require you to submit this bid if you want to use this approach to determine the value of your improvement.

Step 2: Calculate Building Permit Fee and Plan Review Fee

With the value of your project determined in Step 1, you can estimate your Building Permit Fee. The Building Department uses Table 2 Building Permit Fees to calculate a Building Permit Fee. You can do the math as described in Table 2 to estimate the value of your project. A simpler way to estimate the Building Permit Fee or your project, is to use Table 3 Building Permit Fee Estimation Table. In the right-hand column of Table 3, find the value that most closely matches the value of your project. Read across the table to find the estimated Building Permit Fee and Plan Review Fee. The Building Department calculates the Plan Review Fee as 75% of the Building Permit Fee.

Step 3: Calculate Electrical, Mechanical and Plumbing Permit Fees

The Building Department uses the *1997 Uniform Administrative Code* tables to determine Electrical, Mechanical and Plumbing Permit Fees. The Building Department calculates the plan

review fees for each of these permits as 25% of the individual permit fees. The tables the Building Department uses to calculate these fees are the following:

Table 4. Electrical Permit Fees
Table 5. Mechanical Permit Fees
Table 6. Plumbing Permit Fees

Step 4: Additional Permits

Depending upon your project, other permitting fees may apply.

Step 4a. If your project is privately funded; it will disturb a cumulative acre or more of ground; and storm water runoff from the project will flow into "waters of the United States" your project is likely to require a storm water permit. The North Pole Municipal Code, Title 15; Chapter 15.66 Construction Site Storm Water Runoff details storm water permitting requirements. In addition, if your project will discharge storm water runoff directly into "waters of the US" or the storm water conveyance system, it must comply with Title 15; Chapter 15.74 Post-Construction Storm Water Management. If your project requires a storm water permit, you will also be required to submit a storm water pollution prevention plan (SWPPP). Storm Water Permit Fees include SWPPP plan review and inspection fees. You can estimate these fees based upon Table 7 Storm Water Permit Fees.

Step 4b. Water and/or Sewer Utility Connection Fees

If your project includes connecting to the City of North Pole water and/or sewer system, you must get a Utility Tie-In Permit and have the work inspected by the Utility Department. According to the North Pole Municipal Code, any occupied structure within 200 feet of a water or sewer main must connect to the utility system; otherwise, the property owner will be charged monthly the flat utility rate. See the North Pole Municipal Code, Title 13, Chapter 13.12; Section 13.12.090 Compulsory connection to City water and sewer utility. Utility tie-in fees are presented in Table 8 Utility Tie-In Fees.

Step 4c. Excavation of a City Right-of-Way Fees

If your project includes excavation of a City-owned right-of-way (ROW), for example, road, sidewalk or alley, there are fees associated with the excavation. Excavation of a City ROW also requires submission of a bond to ensure that the ROW is reconstructed. You can estimate excavation permit fees using Table 9a Excavation Permit Fees and the required Excavation Bond using Table 9b.