

RESOLUTION NO. R17-870

A RESOLUTION OF THE CITY OF STOCKBRIDGE TO ADOPT A SCHEDULE OF FEES, CHARGES, EXPENSES AND COLLECTION, FOR RESIDENTIAL AND NON-RESIDENTIAL PLAN REVIEW, PERMITTING, AND BUILDING INSPECTIONS, AND TO PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds;

WHEREAS, O.C.G.A 8-2-26 authorizes Mayor and Council to establish a schedule of fees, charges, and expenses and a collection procedure for plan review, permitting, and building inspections, and other matters pertaining to development; and

WHEREAS, the City of Stockbridge continues to work toward improving development and that the applicable fees are based on the reasonable costs to the city for reviewing, approving, filing, and processing of development requests;

THEREFORE, THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVES:

SECTION 1. Approval. The City Council of the City of Stockbridge hereby approves the schedule of fees, charges, and expenses and a collection procedure for plan review, permitting, and building inspections, and other matters pertaining to development as shown on the attached Exhibit A.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Approval of Execution. The Mayor, City Clerk and City Treasurer are hereby authorized to sign all documents necessary to effectuate this Resolution.

SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this resolution, subject to approval as to form by the City Attorney.

SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

SO RESOLVED this 24th day of October, 2017.

Judy Neal
JUDY NEAL, MAYOR

ATTEST:

Vanessa Holiday (SEAL)
VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

Michael Williams
MICHAEL WILLIAMS, CITY ATTORNEY

EXHIBIT A

SCHEDULE OF FEES



2017-2018 BUILDING SAFETY DIVISION PLAN REVIEW AND PERMITTING FEE SCHEDULE

CALCULATING PROJECT VALUATION a. b. c. d. e.	Unless noted otherwise, the project valuation will be based on the actual contract cost of the work, or calculated by the Building Safety Division based on the use of the structure, the type of construction, and the size of the building using the cost per square foot as shown in the most recently published Building Valuation Data (BVD) Table published by the International Code Council (ICC), whichever is the greater amount.	
	a. Applies to permit fees for all construction, including additions and alterations.	
	b. The Building Valuation Data Table represents average square foot costs for most buildings. Costs are based on national averages and include total design, inspection, and construction of the particular building and appurtenances. The table presents 18 occupancy categories, e.g., dwelling, church, office, restaurant, and retail store. Each occupancy is sorted into nine types of construction, for which there is a square foot construction cost.	
	c. Interior Completion Only, the construction cost is valued at 50% of the ICC BVD	
	d. Shell Only Permit, the construction cost is valued at 70% of the ICC BVD	
	e. Foundation Only Permit, the construction cost is valued at 20% of the ICC BVD	
PROJECT VALUATION	\$1.00 to \$10,000	\$10.00 for each \$1,000 or fraction thereof, to and including \$10,000
	\$10,000.01 to \$50,000	\$100.00 for the first \$10,000 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000
	\$50,000.01 to \$100,000	\$300.00 for the first \$50,000 plus \$4.75 for each additional thousand or fraction thereof, to and including \$100,000
	\$100,000.01 to \$500,000	\$537.50 for the first \$100,000 plus \$4.50 for each additional thousand or fraction thereof, to and including \$500,000
	\$500,000.01 and up	\$2337.50.00 for the first \$500,000 plus \$4.25 for each additional thousand or fraction thereof
PLAN REVIEW / PLAN CHECK	When the valuation of the proposed construction exceeds \$1,000 and a plan for the construction is required to be submitted, a plan-checking fee is required to be paid to the City at the time of submitting plans and specifications for plan review. Said plan-checking fee shall be equal to one-half of the building permit fee UNO. Such plan-checking fee is in addition to the permit fee. (All plan review fees include the initial submittal and the 1st Resubmittal) Plan Review/Plan Check fees are non-refundable.	
	Minimum Plan review Fee is \$50.00.	
	Subsequent Re-submittals or Revisions are billed at \$110.00 per hour (billed in full hour increments)	
APPLICATION FEES	\$25.00 (applies to all permits and plan review applications in addition to all listed fees UNO)	
ONLINE USER	\$25.00 User Registration Fee / Renewal Fee (Each Calendar Year)	
MINIMUM BUILDING PERMIT FEES (UNO)	Residential (One and Two Family Structures) - \$100.00	
	Commercial (All others) - \$200.00	
SINGLE LEVEL UNCOVERED DECKS	Residential - Valuation is based upon \$15.00 per s.f.	
	Commercial - Valuation is based upon \$25.00 per s.f.	
GARAGES	Use the ICC BVD Project Valuation Table	
ROOFING PERMIT (Recover or Replacement)	Residential - \$75.00 (Only required when reroofing or recovering more than 100 s.f.)	
	Commercial - Roof Area in s.f. (Only required when reroofing or recovering more than 100 s.f.)	
	100 to 10,000 s.f.	\$200.00
	10,001 to 20,000 s.f.	\$400.00
	20,001 to 30,000 s.f.	\$600.00
	30,001 to 40,000 s.f.	\$800.00
40,001 to unlimited s.f.	\$1000.00	
SIDING REPLACEMENT	100 (Permit required when the siding replacement area is greater than 50 s.f.)	
FENCES	Residential \$50.00 / \$100.00 Commercial	
DRIVEWAYS	Residential \$50.00 / Commercial projects use the Site Development Process and Fees	
POOLS AND SPAS	Residential 300.00 (Combination all Trade Permit with affidavits / fences permitted separately)	
	Commercial (Based upon Customers Contracted Project Cost / fences permitted separately))	

DEMOLITION	Residential \$100.00 / Residential (Interior Only) \$50.00	
	Commercial \$200.00 / Commercial (Interior Only) \$100.00	
MOBILE HOMES / MANUFACTURED	Building Permit Set-up Fee is \$250.00	
	Building permit Set-up fee does not include electrical, plumbing & HVAC permit fees. These permits are to be paid for by and issued to the installer/contractor.	
POLE BARN / ACCESSORY STORAGE SHED / DUMPSTER ENCLOSURES	\$14.00 per s.f. (Average Valuation per Tax Assessor)	
VACANT AND FORECLOSED STRUCTURES	Residential	\$100 registration fee every 12 months
		Initial Inspection \$60.00 / Re-inspections \$60.00 each
	Commercial	\$100 registration fee every 12 months
		Initial Inspection 100.00 / Re-inspections \$100.00 each
PERMIT TO SECURE (Boarding)	\$100.00 Permit must be renewed every 12 months.	
SIGNS	Monument / Free Standing up to 64 s.f. per side - \$50.00 Permit / \$50.00 Plan Review	
	Monument / Free Standing larger than 64 s.f. per side - \$100.00 Permit / \$75.00 Plan Review	
	Wall Sign \$50.00.00 (each sign or raceway) / \$50.00 Plan Review	
	Face Changeout Only (Using Existing Box/Channel letters - No Fee	
	Temp Sign or Banner each 90 days - \$100.000	
CELL TOWERS	New Towers \$500.00. / New Co-locate \$300.00 / Antenna or Equipment upgrade \$150.00 (Title 36 of the Official Code of Georgia Annotated)	
TRADE PERMITS	Residential (One and Two Family Structures) - \$80.00	
	Commercial (All others) - \$100.00 minimum (Calculations based upon itemized valuations) (each trade, each service)	
UTILITY RESTORATION PERMITS	Residential \$50.00 single inspection - may not include repairs, alterations, extensions (each trade, each service) Required if Service has been off or suspended for more than 180 days	
	Commercial \$75.00 single inspection - may not include repairs, alterations, extensions (each trade, each service) Required if Service has been off or suspended for more than 180 days	
TEMPORARY UTILITY RESTORATION	\$50.00 (Each Service, each Trade)	
INSPECTIONS OUTSIDE OF BUSINESS HOURS	\$150.00 per hour (2 hour minimum)	
FAILED INSPECTIONS (Fees must be paid before rescheduling)	1st occurrence - \$35.00	
	2nd occurrence for same item(s) - \$50.00	
	3rd and subsequent occurrence for same item(s) - \$100.00 each	
TRIP CHARGE	\$35.00 (No inspection performed due to No Access, No Permit Card Posted, or No Plans on Site) (Fees must be paid before rescheduling)	
OCCUPATIONAL TAX CERTIFICATE BUILDING SAFETY INSPECTION	\$100.00 Regulatory Fee O.C.G.A. 48-13-9 (2010); O.C.G.A. 48-13-8 (2010) - Failing Inspections result in Code Enforcement Notice of Violation in accordance with the Stockbridge Property Maintenance Code Checklist)	
LOST PERMIT / LOST PERMIT CARD	\$25.00	
TEMPORARY CONSTRUCTION TRAILER	\$100.00 (Does not include electric permit)	
PERMIT EXTENSION	\$50.00 per month	
CERTIFICATES	Certificate of Occupancy (CO) \$25.00 / Certificate of Completion (CC) \$25.00	
TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)	City Fee - 50% of permit fee each 30 days (Must be agreed upon and coordinated with County Fire Marshal)	
	County Fee - Calculated by and paid directly to Henry County Fire Marshal	
PENALTY FEE	100% of calculated permit fees permit (applies whether or not work is completed or removed)	Work performed without a
PENALTY FEE (Habitual Offenders)	<p>\$1000.00 per occurrence in addition to the required permit fee.</p> <p>A Habitual Offender is defined as:</p> <p>1. A contractor, owner, or tenant who fails to purchase a permit before the commencement of work at a single location on more than one occasion within a 24 month period; or</p> <p>2. A contractor, owner, or tenant who fails to purchase a permit before the commencement of work on more than one occasion and at more than one location within a 24 month period.</p>	
REFUND AND PERMIT TRANSFER POLICY	All permit and plan review fees are non-refundable and non-transferable once any inspection has begun, or plan check activity has begun. Application fees are non-refundable. Permits are non transferrable if an inspection has begun. Permits may be transferred for a fee of \$50.00	