

City of Grapeland
ORDINANCE NO. 171411

AN ORDINANCE OF THE CITY OF GRAPELAND ESTABLISHING FEE SCHEDULES for INDUSTRIAL AND COMMERCIAL/BUSINESSES IN THE CITY OF GRAPELAND.

WHEREAS, the City Council of the City of Grapeland has determined that it is in the best interest of the health, safety, and welfare of its citizens to establish, Appendix A Permit Fee Schedule associated with Development, Construction, Trades, and Miscellaneous Permit(s)/ which may be submitted for permit review and approval. Permits will therefore be subject to this fee schedule.

BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF GRAPELAND, TEXAS:

SECTION 1. CUMULATIVE CLAUSE

That this ordinance shall be cumulative of all provisions of the City of Grapeland, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive shall apply.

SECTION 2. SAVING CLAUSE

All rights or remedies of the City of Grapeland, Texas are expressly saved as to any and all violations of any ordinance or amendments thereto, of said City of Grapeland, that have accrued at the time of the effective date of this ordinance; and as to such accrued violation, the court shall have all the powers that existed prior to the effective date of this ordinance.

SECTION 3. PUBLISHING CLAUSE

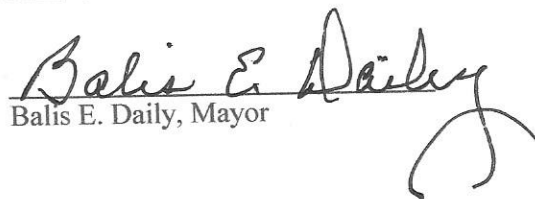
That the City Secretary is hereby ordered and directed to cause this ordinance to be published.

SECTION 4. IN FULL FORCE AND EFFECTIVE

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effective upon the passage and approval of the City Council of the City of Grapeland, Texas and after being twice published in the newspaper of record for the City of Grapeland.

AND IT IS SO ORDAINED,

PASSED AND APPROVED by a vote of 4 for to 0 against this 14th day November, 2017.


Balis E. Daily, Mayor

ATTEST:


Donna Deal, City Secretary

CITY OF GRAPELAND
APPENDIX A.
ORDINANCE 171411-A
PERMIT FEE SCHEDULE

This fee schedule is for Commercial, Industrial and Commercial/Business construction; Site Development; and includes miscellaneous permits such as annual Health permits (by others). This fee schedule is cumulative to all other ordinances and if in conflict the most stringent will apply.

For building permits, the fee schedule is based on the valuation of the permit (this includes land, building, options, materials, labor, overhead, etc.) It should be the true value of the property including all improvements.

The plan review shall be 1/2 the permit fee unless otherwise stated. The plan review fee for Site Development is established below.

For Commercial, Industrial, Business and Public buildings, the building permit fee shall be based on the greater amount of either the contract value or \$120.00 per square foot.

In regard to all permit fee schedules, there may be additional costs for professional or other assistance required (third party reviews, etc) for a permit application or plan review, upon the determination for this additional needed assistance by staff; the additional amount will be based on the actual cost incurred (including all shipping/transportation/postage/ etc) plus administrative fees/costs.

SITE DEVELOPMENT PERMIT

The fee will be based on multiplying .008 times the value of the contract, to include all work, materials, profit, and overhead plus \$75.00 for issuing the permit. Any changes that decrease the original contract will not be considered for refund. Change orders that exceed the original contract must be permitted based on the same fee structure as above.

SPECIAL USE PERMIT

Special Use Permits where allowed by ordinance and issued under certain conditions, permanent or temporary special use permits will be calculated as:

\$75.00 for issuing the permit plus:

A multiplier of .008 times the value of the special use assets / building / property etc.

General Permit: May be used for multi-million dollar projects as determined by use of one or a combination of the fee schedules as established by the City, and may be modified as deemed appropriate.

CERTIFICATE OF OCCUPANCY PERMIT (C of O)

\$175.00: This fee includes Building, Mechanical, Electrical and Fire Marshall Inspections. This permit is for existing buildings / lease spaces that have owner, tenant or other occupancy changes after receiving the original C of O. Health Inspections will be conducted through the Texas Department of Health or a third party health inspection company.

BUILDING/Construction PERMIT FEE SCHEDULE

\$100.00 for issuing the permit plus:

Valuation	Permit Fee Schedule
\$1 to \$500	\$25
\$501 to \$2,000	\$25 for the first \$500, plus \$6 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,000 to \$40,000	\$115 for the first \$2,000, plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000.
\$40,001 to \$100,000	\$533 for the first \$40,000, plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$200,000	\$1,073 for the first \$100,000, plus \$8 for each additional \$1,000 or fraction thereof, to and including \$200,000.
\$200,000 to \$300,000	\$1,873 for the first \$200,000, plus \$7 for each additional \$1,000 or fraction thereof, to and including \$300,000.
\$300,001 to \$500,000	\$2,573 for the first \$300,000, plus \$6 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,773 for the first \$500,000, plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 to \$5,000,000	\$6,273 for the first \$1,000,000, plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000.
Over \$5,000,001	\$18,273 for the first \$5,000,000, plus \$2 for each additional \$1,000 or fraction thereof.

PLUMBING PERMIT

\$50.00 for issuing permit plus:

\$5.50 for each fixture (i.e., bathtub, sink, lavatory, shower, outside hose bibs, etc.)

\$12.00 for each water heater on new construction

\$25.00 for each water heater replacement

\$25.00 for water softener

\$25.00 for Reverse Osmosis

\$35.00 for combination softener and reverse osmosis

\$25.00 for gas piping (up to 5 openings)

\$ 5.00 for each additional gas opening

\$25.00 for gas test

\$35.00 for each lint, grease or other type of interceptor/tank

\$45.00 for under slab plumbing repairs

Underground Waterline (Domestic or Fire)

0-100 ft \$10.00

101-250 ft. \$15.00

251 to 500 ft. \$25.00

501 to 1,000 ft \$45.00

1,001 to 2,000 ft \$75.00

2,001 to 3,000 ft \$100.00

Over 3,001 ft \$125.00 (plus \$25 for each additional 200 ft or part thereof over 3,001 ft.)

Sewer	
0-60 ft	\$10.00
61-150 ft	\$20.00
151-300 ft	\$35.00
301-500 ft	\$50.00
501-750 ft	\$110.00
>1,000 ft	\$125.00 (plus \$25.00 for each additional 150 ft).

IRRIGATION / BACKFLOW PREVENTION DEVICE PERMIT

\$50.00 for issuing permit plus:

- \$50.00 for residential one and two family dwellings irrigation system
- \$100.00 for commercial irrigation system
- \$30.00 for each backflow preventer 2" or less
- \$40.00 for each backflow preventer greater than 2"

No plan review for one & two family dwellings

MEDICAL GAS PERMITS

(Oxygen - O₂; nitrous oxide - N₂O; medical compress air -MedAir; Nitrogen - N₂; vacuum - Vac;
Carbon dioxide-CO₂; helium-He)

\$50.00 for issuing permit

- \$45.00 for Med Gas piping (up to 5 openings)
- \$ 5.00 for each additional Med Gas opening.

Reclaim Water Line Openings Inspection

\$50.00 for issuing permit

- \$40.00 for reclaim water piping (up to 5 openings)
- \$5.00 for each additional opening

HVAC MECHANICAL PERMIT

\$50.00 for issuing permit plus:

- \$12.00 for each heating or cooling unit for new construction
- \$25.00 for each replacement heating or cooling unit
- \$ 7.00 for each duct outlet
- \$25.00 for each refrigeration unit (Commercial)
- \$25.00 for each exhaust hood, make up air, or exhaust duct (Commercial)

ELECTRICAL / SECURITY SYSTEM PERMIT

\$50.00 for issuing permit plus:

- \$.60 for each switch, jack, plug, data connection, receptacle, sensor and light fixture
- \$ 5.00 for each 220 v appliance outlet or disconnect
- \$ 7.00 for each furnace or A/C unit (evaporator / condenser coils, etc.)
- \$12.50 for each meter loop (temporary / permanent) - Residential
- \$30.00 for each meter loop (temporary / permanent) 600 Volt or less - Commercial
- \$50.00 for each meter loop (temporary / permanent) over 600 volt - Commercial
- \$12.50 for each main panel or sub panel
- \$15.00 for each motor load of 1 hp & larger - Commercial
- \$20.00 for each lighted sign
- \$25.00 for each security system (Flat fee)
- \$100.00 flat fee -- Solar Equipment

For all work not specified above the permit will be \$50.00 to issue the permit ;lus the multiplier of 0.0039 times the value of the contract (manufacturing / industrial / or other equipment, major distribution equipment, etc.)

Plus 1/2 of the total permit for plan review when applicable.

NOTE: The permit for Security Systems is for the installation of the system. Any additional permitting and registration with the Police Department or other city departments must also be accomplished and their permit / registration cost will be separate.

FIRE SPRINKLER PERMIT

\$50.00 for issuing the permit plus:

\$20.00 for fire pump

\$35.00 for fire sprinkler system

\$25.00 for fixed suppression systems

\$0.60 per fire sprinkler head

\$20.00 for each backflow preventer 2" or less

\$25.00 for each backflow preventer greater than 2"

For all work not specified above the permit will be \$50.00 to issue the permit plus the multiplier of 0.0039 times the value of the contract.

Plus 100% of the total permit for sprinkler systems plan review.

FIRE ALARM PERMIT

\$50.00 for issuing the permit plus

\$.50 for each switch, jack, data connection, device, sensor, relay, module, etc.

\$ 4.00 for each 200v appliance outlet or disconnect

\$10.00 for each main panel or sub panel

\$10.00 for each motor load of 1 hp & larger

For all work not specified above the permit will be \$50.00 to issue the permit plus the multiplier of 0.0039 times the value of the contract

Plus 1/2 the total permit for plan review.

NOTE: The permit for Fire Alarm Systems is for the installation of the system. Any additional permitting and registration with the Fire Department or other city department must also be accomplished and their permit / registration cost will be separate.

FUEL TANKS, RELATED EQUIPMENT, PIPING

\$50.00 for issuing the permit plus

the multiplier of 0.0020 times the value of the contract.

A plan review is required

FENCE PERMIT

Commercial -- \$50.00 to issue the permit, plus the multiplier of 0.0039 times the value of the contract

SWIMMING POOL PERMIT

\$50.00 for issue the permit plus

a multiplier of 0.0039 times the value of the total pool (A plan is required).

\$75.00 flat fee -- Spa placement

MOVING PERMIT

\$200.00 for the moving of any building or structure

MANUFACTURED HOMES-Office (s)/MOBILE HOME-Office(s) PLACEMENT APPLICATION

\$100.00 for placement of home to include stairs and decks. Additional permits for utility hook ups are required as well as inspections for tie-downs etc..

DEMOLITION PERMIT

\$85.00 Commercial including detached auxiliary structures (regardless of nature)

\$100.00 Commercial, single story

\$200.00 Commercial, Two and three story

\$300.00 Commercial over three stories

NOTE: If the city determines that a structure / building is unsafe, dangerous, or abandoned and the owner cannot be located, or refuses to comply, or the city deems the situation to be emanate danger, the city will take appropriate measures for safety including total demolition (this may be contracted out) and the city will charge the owner or place a lien on the property for the cost of the permit plus the cost of the work / demolition, and violation fees, legal fees, and any administrative fees incurred as applicable.

PORTABLE STORAGE UNIT PERMIT

\$75.00 for up to 90 days. If an extension is needed, it will be on a case by case basis and will require a new permit.

Exception: Storage units used for moving and kept on site for no more than 14 days shall not require a permit.

SIGN PERMIT

Illuminated signs	\$250.00 each
Non-Illuminating signs	\$ 175.00 each
Replacement Sign onto same mounts	\$ 100.00 each
Banner or Temporary Signs	\$ 75.00 each
Flagpoles	\$ 70.00 each
Billboards (new)	\$500.00 each
Annual Billboard permit	\$200.00 each (payable January 1 of each year)

MISCELLANEOUS PERMIT

\$ 75.00 (flat fee) for pre-assembled sheds. (Portable sheds less than 64 square feet do not require a permit)

\$100.00 (flat fee) for site built sheds, decks, concrete slabs, pergolas, covered areas etc that are larger than 125 square feet

\$125.00 (flat fee) for site built sheds, decks, concrete slabs, pergolas, covered areas, etc that are larger than 125 square feet.

A plan review may be required.

PERMIT RENEWAL

100% of the original permit fee

As an example, This would be applicable for temporary permits that expire and are renewed / extended. Normally, a plan review would only be charged if there were changes to the original description of work.

CONTRACTOR / COMPANY REGISTRATION FEE

\$75.00

Registrations expiration and insurance requirements are reflected in this ordinance. Registration is per project and valid for 12 months if not negated by failure to start or stopping work project for 30 days and will expire if work is not started or stops for 30 days or more. Insurance required is determined by project.

Note: All contractors must hold the appropriate license or equivalent required / issued by the State of Texas. A copy of these documents must be presented at the time of registration with the city.

REINSPECTION FEE

\$75.00 for each failure - per trade. (Plus, if necessary, cost of third party inspection.)

PERMITS ISSUED IN THE CITY'S ETJ

200% of the standard fee for work within the city limits (This type of fee would apply to Site Development, water, sewer, etc).

STARTING WORK BEFORE A PERMIT HAS BEEN ISSUED

2.5 (250%) times the fee of the total original permit fee (To include the permit fee and plan review fees)

Use/Occupancy of Buidling WITHOUT A CERTIFICATE OF OCCUPANCY

\$300.00

ANY PERMITS NOT REFLECTED OR RELATED TO THE ABOVE SCHEDULE

\$50.00 for issuing the permit plus

A factor of 0.0030 times the value of the permit

ANNUAL HEALTH PERMIT

As required by the State of Texas and must be present in all places requiring Health permits / sanitation. City may fine establishments not having or maintaining the State Health License not less than \$150.00 per incident although the permit is issued by the State and is in addition to any penalties of fees by the State or Others.

REFUNDS

Building and trade permit refunds will be minus the plan review fee. No refunds will be given if any work has begun.

Refunds for permits that do not require a plan review will be subject to \$25.00 Administrative Fee.