

ORDINANCE NO. 24 1043

**AN ORDINANCE TO UPDATE AND CLARIFY THE BUILDING DEPARTMENT
PERMITS AND FEES SCHEDULE IN CHAPTER 1444 ENTITLED “PERMITS AND
FEES” OF THE CITY OF SOUTHGATE CODE OF ORDINANCES.**

Preamble

The City of Southgate City Council approved at their regular meeting of July 3, 2024 an ordinance to update the code of ordinances by updating and clarifying the Building Department Permits and Fees Schedule in Chapter 1444 Entitled “Permits and Fees” to the City of Southgate Code of Ordinances:

The City of Southgate ordains:

The City of Southgate Code of Ordinances, Chapter 1444 entitled, Permits and Fees is hereby amended to include the recommend changes and shall read as follows:

**CHAPTER 1444
Permits and Fees**

- 1444.01 Purposes.
- 1444.02 Application of chapter.
- 1444.03 Inspection fees.
- 1444.04 Building fees.
- 1444.05 Fees for registration of contractors.
- 1444.06 Electrical fees.
- 1444.07 Plumbing fees.
- 1444.08 Heating fees.
- 1444.09 Air conditioning, refrigeration and mechanical ventilation fees.

CROSS REFERENCES

Zoning provisions for building permits - see P. & Z. 1262.03, 1262.04

Registration of contractors prior to issuance of building permits - see B. &H. 1442.01

Electrical inspections - see B. & H. Ch. 1481

Electrical permits - see B. & H. 1481.05

Fire permits - see F.P. 1610.02(a)

1444.01 PURPOSES.

The purpose of this chapter is to incorporate, include and regulate all fees and charges authorized and directed to be collected for permits and services by the Building

Department by the ordinances and resolutions of the City, these Codified Ordinances, the City Charter and State statute.

(Ord. 443. Passed 4-13-88; Ord. 791. Passed 6-2-04.)

1444.02 APPLICATION OF CHAPTER.

Any and all fees and charges authorized and directed to be collected for permits and services by the Building Department by the ordinances and resolutions of the City, these Codified Ordinances, the City Charter and State statute, which are not included in this chapter, are hereby declared to continue in existence and remain in full force and effect.

(Ord. 443 Passed 4-13-88; Ord. 791. Passed 6-2-04.)

1444.03 INSPECTION FEES.

The fee for each construction permit shall, unless otherwise provided, include only those required inspections. The fee for all permits shall normally include not more than one rough and/or one final inspection.

(a) All additional inspections necessitated by the work not being ready or not being properly completed at the time the inspection was called for, all re-inspections of violation corrections, all inspections of repairs and/or alterations not covered in the various permit fee schedules, all overtime inspections, all special inspections not otherwise provided for, and all extra inspections made at the request of the owner or the contractor, shall be charged for as follows:

(1) Additional inspections (during normal working hours):

First one-half hour or fraction thereof \$35.00

Each additional one-half hour or fraction thereof \$25.00

(2) Overtime inspections (on regular working days):

First one-half hour or fraction thereof \$45.00

Each additional one-half hour or fraction thereof \$40.00

(3) Overtime inspections (Saturdays, Sundays and holidays). The charge for such inspections, when performed, shall be determined on an individual basis and shall reflect the entire cost to the City for the service provided, including wages, double time, minimum reporting time, fringe benefits, car allowances and office clerical time necessitated by the service provided.

(Ord. 443. Passed 4-13-88.)

(b) Failure to secure permit before the work is started:

First failure \$100.00

Second failure \$250.00

Third and additional failure \$500.00

(Ord. 791. Passed 6-2-04.)

1444.04 BUILDING FEES.

(a) Building Permit Fee Schedule.

(1) New building construction permit fees.

A. For the construction of all principal and accessory buildings, commercial, industrial, residential, and all additions, shall be based on the construction costs.

B. The construction cost shall serve as the basis for the charging of permit fees by multiplying the construction costs by the permit fee multiplier as indicated in subsection (a)(2) hereof.

C. The three methods for determining construction costs are as follows with the greater cost being used to calculate permit fees.

1. Utilizing the latest printed copy of the International Code Council Valuation Data and their provided instructions.

2. Sworn statement of the application for the permit and such statement shall be verified by the Director of Inspections.

3. Presentation of a copy of the contract between the builder and the property owner.

(2) Permit fee multiplier= .01.

(3) Additions and alterations to existing structures, miscellaneous construction, parking lots, swimming pools, patios, porches, sheds, towers, antennas, and for temporary construction, the permit fee shall be based on the construction costs. The two methods for determining construction cost are as follows with the greater cost being used to calculate permit fees.

A. Sworn statement of the applicant for the permit and such statement shall be verified by the Director of Inspections.

B. Presentation of a copy of the contract between the builder and the property owner.

1. Application fee \$50.00

2. First 1,000 valuation \$40.00

3. Each additional 1,000 valuation \$14.00

4. Site development permit \$100.00

a. Refunds. Request for refunds must be made within six months of the date of issuance of the permit unless specifically approved otherwise by the Director of Inspections. In the case of a refund, a minimum of twenty-four dollars (\$24.00) shall be deducted to cover the cost of processing. If any inspections have been made prior to cancellation of a permit, an amount equal to the hourly rate of such inspections, as specified in Section 1444.03, shall also be deducted. No refunds will be given for temporary structures.

C. Plan Review Fee Schedule.

a. Nonstructural building related and zoning plan review. A nonrefundable fee for review of all building construction plans to be reviewed to insure compliance with the various Building Codes and the Zoning Ordinance as required by the Director of Inspections. The plan review fee will cover one review and one re-review.

The fee shall be based on the estimated cost of construction as calculated in subsections (a) (1) and (3) hereof, whichever applies and multiplied by the plan review fee multiplier as listed in the latest printed copy of the International Code Council Plan Review Fee Schedule.

b. Minimum review fee for residential building permits \$30.00

c. Engineer's plan review fees. A deposit of at least seven hundred and fifty (\$750.00) dollars for an initial review of engineering site plans, other than residential site plans, will be paid prior to or upon submission of such plans to the City.

Additional fees and charges, which may be incurred by the City or its representatives, must be paid prior to final approval being given to the submitted or revised plans. The additional fees or charges will be based on the prevailing hourly rate of the City Engineer's office.

Residential plans, which are submitted, will be billed at the City Engineer's hourly rate.

d. Planning consultant's plan review. The following deposits will be paid prior to or upon submission of any initial review of a site plan:

A. Subdivision (plat) review (for conventional, manufactured home, commercial or industrial subdivision)

1. Tentative approval \$400.00 plus \$5.00 per lot
2. Final approval \$200.00 plus \$2.50 per lot

B. Final plat review \$200.00

C. Site plan reviews

1. Detached single-family condominium (site-condos), multiple-family or mobile home park developments \$500.00 plus \$5.00 per dwelling unit

2. Cluster housing development \$500.00 plus 45.00 per dwelling unit

3. Commercial or office development \$500.00 plus \$25.00 per acre or fraction thereof

4. Industrial development \$500.00 plus \$25.00 per acre or fraction thereof

5. Public or semi-public uses \$500.00 plus \$25.00 per acre or fraction thereof

6. Planned unit development, or mixed-use development

a. Preliminary review \$400.00 plus \$5.00 per unit or lot

- b. Final review \$200.00 plus \$2.50 per unit or lot
- c. Planned development review \$300.00
- 7. Special approval/conditional use filing fee \$500.00 Escrow Deposit \$2000.00
- 8. Rezoning review filing fee \$500.00 Escrow Deposit \$1500.00
 - a. Conditional rezoning filing fee \$500.00 Escrow Deposit \$1500.00
- 9. Lot split review \$300.00
- 10. Historic District/ Architectural \$300.00

Commission Reviews

- 11. Variance review
 - a. Commercial \$1000.00
 - b. Residential \$400.00
- 12. Street/alley vacations \$500.00
- 13. Plan revisions 50% of initial review fee
- 14. Applicant assistance conferences Current hourly rate schedule
- 15. Review of woodlands and Current wetlands plans and/or hourly rate field inspection of same schedule
- 16. Site (traffic) impact analysis Current hourly rate schedule
- 17. The planning consultant shall review and submit comments regarding rezoning requests referred to the planning consultant by the City at the hourly rate hereinafter set forth.
- 18. Additional meetings (other than those set forth in subsection (b) (4) c.1. hereof attended by the planning consultant at the City's request and all other work undertaken by the planning consultant at the City's request (other than work undertaken by the planning consultant under separate agreement) shall be billed to the City by the planning consultant on a monthly basis at the hourly rates hereinafter set forth.

Additional fees and charges, which may be incurred by the City, its planning consultant or other agents of the City, must be paid by the applicant prior to final approval. The fees and charges of the planning consultant are set forth in the agreement between the City and the planning consultant and are available at the office of the Building Department.

(Ord. 550. Passed 2-23-94; Ord. 953. Passed 8-15-12.)

D. Bonds.

a. At the time of issuing each building permit, the Building Department shall require, in addition to any fees herein mentioned, a cash bond as follows:

i. Multiple dwelling (condominiums and apartments) \$2,000 per building

ii. Commercial and industrial (new buildings and alterations or additions) cost of construction:

\$50,000 or less \$500.00

\$50,001 to 100,000 \$2,500

Over \$100,000 \$5,000

iii. Complexes (shopping centers or groups of buildings) \$5,000 in excess of three acres

iv. Building demolition \$1,000

b. Any bond provided for in this subsection, shall continue for, and shall not be released before, a final certificate of occupancy is issued by the City for new buildings or upon successful completion of the terms of the permit in the case of all building permits and re-occupancy inspections. The bond shall be forfeited at the end of a six-month period following a called final inspection if the builder does not correct any inconsistencies with Building Code requirements, which inconsistencies were discovered when the final inspection was made.

c. Bonds, refundable in accordance with this section, will be refunded upon presentation of a receipt and a completed refund request form provided by the Building Department.

E. Revised Permit. Fees for revised permits shall be as follows:

a. Residential permits. Revised permits shall be charged for the additional cost factor only; the minimum permit fee will not be incurred.

b. Commercial permits. Revised permits shall be charged for the additional cost factor only; the minimum permit fee will not be incurred.

F. Temporary Construction Permits. The nonrefundable fees for temporary permits issued to begin construction of foundations or site work or other preliminary construction work pending issuance of the regular full permit shall be as follows:

a. For residential work \$40.00

b. For commercial or industrial work Based on estimated cost of construction as calculated in subsection (a) hereof.

G. Temporary Structure Permits. The fees for temporary permits for construction related temporary structures, such as barricades, fences, public obstructions, construction shanties, storage sheds, equipment yards or trailers, shall be fifty dollars (\$50.00) for each unit.

H. Other Temporary Permits. The fees for temporary permits for maintaining or using other temporary facilities or the temporary use of property, as authorized by the Building Department, the Building Code Board of Appeals, the Board of Zoning Appeals or Council, shall be as follows:

Each permit \$100.00 per year

Signs \$100.00 per face

I. Moving Permits.

a. The permit fees for moving a building or structure from its location on a parcel of land to some other location with or without passing over or going upon a public street or way shall be as follows:

Structure moved one-quarter mile or under \$200.00

Over one-quarter mile \$200.00 plus

\$60.00 per each

additional

One-quarter mile

b. Prior to issuance of a moving permit by the Building Department, approval of the date, time schedule, route and destination must be obtained from the Department of Public Services, Traffic Safety Division, the Department of Engineering and the Fire Marshal's office. A deposit of five thousand dollars (\$5,000) must be paid to the Building Department as a cash bond to cover any damage to public property on or along such route incurred as a result of moving operations, refundable upon successful completion of the permit terms.

J. Wrecking Permits.

a. The permit fees for the demolition of buildings or structures shall be as follows:

Residential garage \$40.00

Structures 6,000 cubic feet or under \$100.00

Structures over 6,000 cubic feet \$2.70 per 1,000
cubic feet over
6,000 cubic feet

b. A bond is also required per subsection (c) hereof.

K. Building Grades.

Residential \$35.00

Commercial and industrial (City Engineers)

L. Utilities Plan Review (Underground). (City Engineers)

a. Culverts. (City Engineers)

Late charge to be assessed at the time of issuance of the permit for work started without benefit of a permit for all types of permits covered under this chapter.

(m) Carnival Inspections, and Circuses. \$150.00

(n) Re-occupancy Inspections.

One and two family residential \$175.00

Multiple family dwellings \$130.00 first unit
\$30.00 each
additional unit

Commercial and industrial buildings:

0 - 4,000 sq. ft. \$200.00

4,001 - 10,000 \$300.00

10,001 - 50,000 \$400.00

50,001 - 100,000 \$500.00

100,001 and up \$600.00

(o) Appeals Board. Applications to the Building Code Board of Appeals shall be accompanied by the following fees, payable prior to scheduling of the hearing:
Residential \$400.00

Commercial \$1000.00

(Ord. 443. Passed 4-13-88.)

(p) Planning Commission: Board of Zoning Appeals. Applications requesting hearings shall be accompanied by the following fees prior to scheduling such hearings:

(1) Planning Commission:

Rezoning \$500.00 Escrow \$1500.00

Vacate public right-of-way \$500.00

Planned Development District \$1,225 plus \$10.00 per acre

Zoning Code amendment \$475.00

(2) Board of Zoning Appeals:

Residential \$400.00

Commercial; industrial \$1000.00

(q) Signs. Application fee \$50.00

25 square feet or less (per face) \$35.00

Over 25 square feet (per face) \$80.00

(r) Public Sidewalk.

New public walk, per linear foot \$.70

Replacement of existing walks:

Under 15 square feet No charge

Over 15 square feet Building Dept. Fee Schedule

(Ord. 457. Passed 12-7-88; Ord. 460. Passed 2-15-89; Ord. 474. Passed 2-14-90.)

(s) Conditional Rezoning Application fee \$500.00 Escrow Fee \$1500.00

(t) Pre-Preliminary Plat. \$500.00

Preliminary plat \$400.00

Tentative plat \$300.00

Final plat \$200.00

(u) Lot Split Review. \$300.00

(v) Copy of Building Plans on Compact Disc. \$30.00

(w) Site Plan Review Committee Plan Review Fee: The following fees will be paid prior to or upon submission of any initial review of a site plan:

Application fee \$500.00

Escrow fee \$1500.00

(Ord. 791. Passed 6-2-04; Ord. 880. Passed 1-21-09.)

1444.05 FEES FOR REGISTRATION OF CONTRACTORS.

Registration fees for contractors shall be as follows:

(a) Residential builder \$35.00

(b) Maintenance and alteration contractor \$30.00

(Above are fees for registration of applicable State license)

- (c) Sign erector \$30.00
- (d) Sign specialist \$20.00
- (e) Asphalt paving contractor \$30.00
- (f) Fence erector \$30.00
- (g) Wrecking contractor \$30.00
- (h) Commercial building contractor \$35.00
- (i) Electrical contractor \$30.00
- (j) Low voltage contractor \$30.00
- (k) Heating and refrigeration contractor \$15.00
- (l) Plumbing company \$30.00
- (m) Master plumber \$1.00

(Ord. 443. Passed 4-13-88; Ord. 791. Passed 6-2-04.)

1444.06 ELECTRICAL FEES.

(a) Electrical Permits.

- Application fee \$50.00
- Minimum permit fee \$50.00
- Re-inspection or additional rough inspection \$40.00
- One circuit or less \$40.00
- Each additional circuit \$8.00
- Minor wiring repair, less than a circuit
- Not requiring rough inspection \$30.00
- O.D. cabinets, each location \$30.00
- Temporary service (if applied for with
- Original permit and ready for inspection) \$10.00
- Sub panel and 100 amp service or less \$30.00
- Over 100 to 200 amp service / sub panel \$40.00
- Over 200 to 400 amp service / sub panel \$65.00

Over 400 to 800 amp service / sub panel \$120.00

Over 800 amp service / sub panel \$185.00

Temporary secondary service \$40.00

IAC \$15.00

(b) Signs (Also Shop Inspections).

One circuit or less \$46.00

Each additional sign \$40.00

Sign relocation \$40.00

Outline tubing (shop or field inspection) \$40.00

Each additional SO feet or fractional part thereof \$20.00

(c) Pools.

Above ground \$40.00

Below ground \$55.00

Pool water heater/lighting \$40.00

Hot tubs \$40.00

(d) Furnace and Temperature Control. For installing, altering or repairing electric wiring or temperature control equipment, or both:

Heating units: \$40.00

Refrigeration or ventilating units: \$40.00

Each additional unit in same building \$10.00

Each additional motor installed on same unit over 1/2 HP, not exceeding 1 HP \$10.00

The largest size motor considered in this schedule is 1 HP. When larger than 1 HP, the charge will be as for a power apparatus.

(e) Fixtures (Installation, Altering or Repairing).

First 25 lamps or tubes or fractional part thereof \$40.00

Each additional 25 lamps or fractional part thereof \$8.00

Parking lot light: Full lighting trench and base \$50.00

(f) Motor Generators, Rectifiers, Welders, Arc Lamp sheets and Power Units Based on H.P. or K.W. Rate. For the installation of additional equipment which has been inspected

And not included in the original permit issued, the combination rate shall apply with a minimum fee of thirty dollars (\$30.00).

(g) Installation of Electrical Equipment in Existing Factory Buildings (Classified as General Maintenance Work.

Each circuit of wiring \$40.00

Each additional circuit \$8.00

Each motor, generator, welder or other power unit \$40.00

Fixtures (each 50 lamps or tubes or fractional part thereof) \$40.00

(h) Feeders, Mains, Bus Ducts, etc.

First 100 feet or less \$40.00

Each additional 50 feet or less \$10.00

If included on permits issued for motors, power wiring, etc., the power duct fee will be waived.

(i) Electric Range, Water Heater, Dryer. Etc.

First installation \$32.00

Each additional installation \$10.00

(k) Motor Generators Rectifiers, Welders, Arc Lamps heats and Power Units Based on HP or K.W. Rating.

10HP or K.W. or less \$40.00

Over 10HP or K.W. \$60.00

(l) Low Voltage Wiring.

Cable TV, satellite or sound system wiring

Telephone outlets

Fire/burglar alarm systems:

First installation \$50.00

Each additional system or outlet \$50.00

Hardwired smoke detectors 6 or less in multiple family dwellings:

First unit \$50.00

Each additional unit \$10.00

The rates in this section also apply to units with K.V.A. rating but not charged for the largest unit, plus three dollars (\$3.00) for each additional unit. Where several motors of less than one-fourth h.p. capacity are properly connected to the same 1,200 watt circuit, the fee charged shall be based on the number of such circuits as for the wiring of incandescent lamps.

(Ord. 791. Passed 6-2-04; Ord. 884. Passed 4-1-09.)

1444.07 PLUMBING FEES.

(a) Plumbing Permits. Before receiving a plumbing permit, the owner or their agent shall pay a fee as prescribed in this section.

Application fee	\$50.00
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(b) Fixtures.

Minimum permit	\$50.00
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fee

New stack or stack alteration (Soil, waste, vent and inside conductor)	\$16.00
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Sump or interceptor (any description)	\$16.00
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Pump or water lift	\$16.00
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Air admittance valve	\$11.00
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Backflow preventer	\$15.00
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Backwater valve	\$15.00
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Bathtub	\$11.00
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Catch basin	\$17.00
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Dishwashing machine	\$11.00
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Domestic laundry washer box	\$11.00
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Drinking fountain	\$11.00
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Floor drain	\$11.00
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Garbage disposal	\$11.00
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Grease trap (interior)	\$30.00
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Grease trap (exterior)	\$45.00
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Hot water tank	\$50.00
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Hose bibbs	\$11.00
Humidifiers	\$11.00
Indirect waste sink	\$15.00
Inside drains (sub soil)	\$30.00
Kitchen sink	\$11.00
Laundry tray	\$11.00
Lawn sprinkler	\$15.00
Lavatory	\$11.00
Manhole	\$15.00
Shower	\$11.00
Sink (any description)	\$11.00
Urinal	\$11.00
Water closet	\$11.00
Water treatment device	\$15.00

Fixtures not included in this schedule \$11.00

Automatic laundry machine (box) (commercial):

Installed separately \$54.00

If more than one machine is installed at the same
Location, at the same time, each additional unit shall be \$16.00

(c) Sewers Installed Between Main Line and Building.

Lines not exceeding 6 in. in diameter	\$53.00
Lines not exceeding 8 in. in diameter	\$74.00
Lines not exceeding 10 in. in diameter	\$92.00
Lines not exceeding 12 in. in diameter	\$96.00
Lines not exceeding 14 in. in diameter	\$115.00
Lines not exceeding 16 in. in diameter	\$120.00
Lines not exceeding 18 in. in diameter	\$166.00
Lines over 18 in. in diameter	\$184.00

(d) Drains (Storm Drains Underground or Above Ground).

Lines not exceeding 6 in. in diameter \$53.00
Lines not exceeding 8 in. in diameter \$74.00
Lines not exceeding 10 in. in diameter \$92.00
Lines not exceeding 12 in. in diameter \$96.00
Lines not exceeding 14 in. in diameter \$115.00
Lines not exceeding 16 in. in diameter \$120.00
Lines not exceeding 18 in. in diameter \$166.00
Lines over 18 in. in diameter \$184.00

(e) Water Distribution Systems (Based on the Sizes of Distribution Pipe at Meter).

1 inch or less \$25.00
1-1/4 inch to 2 inches \$45.00
Larger than 2 inches \$85.00

(f) Residential Water Service.

3/4 inch to 1-1/2 inch (stop box to house) \$55.00
2 inches \$85.00
Larger than 2 inches \$120.00

(g) New Sewer or Repair. \$125.00
(Ord. 791. Passed 6-2-04; Ord. 884. Passed 4-1-09.)

1444.08 HEATING FEES.

(a) Installation Permit (New or Replacement). No person shall install or alter any gas-fire or oil fired heating equipment without first securing a permit for such installation or alteration from the Building Department. Permit fees shall be as follows:

Application fee \$50.00

Minimum permit fee \$50.00

Burners with input rating not exceeding:

50,000 BTU per hour

First five units at each occupancy, each unit \$53.00

Each additional unit over 5 at same occupancy \$46.00
50,001 to 70,000 BTU per hour

First five units at each occupancy, each unit \$67.00

Each additional unit over 5 at same occupancy \$60.00

70,001 to 500,000 BTU per hour

First five units at each occupancy, each unit \$80.00

Each additional unit over 5 at same occupancy \$74.00

Over 500,000 BTU per hour, each unit \$93.00

Alterations to existing burner or furnace, each unit \$40.00

Gas piping system permit, each system \$47.00

Ductwork \$40.00

(b) Space Heating Distribution Systems.

(1) Installation and alteration permits:

A. Installation of space heating distributive system

in existing dwelling \$53.00

B. Alteration of space heating

distribution system in existing dwelling

\$40.00

(2) Humidifier (VAV) \$20.00

(3) Process piping \$40.00

(4) Chimneys and vents \$40.00

(5) Hot water tanks \$40.00

(6) Exhaust power fans:

0-200 c.f.m. \$13.00

201 c.f.m. and over \$40.00

(7) Solar systems \$40.00

(8) Pressure vessels \$40.00

(9) Air handlers \$40.00

(10) Baseboard heating(each zone) \$10.00

(11) Fireplaces \$65.00

(12) Air Cleaner \$20.00

(Ord. 791. Passed 6-2-04.)

1444.09 AIR CONDITIONING, REFRIGERATION AND MECHANICAL VENTILATION FEES.

Application fee \$50.00

(a) Minimum Permit Fee. Minimum permit

fee \$50.00

Self-contained systems activated by motors or engines 2 HP or less: First 5 units at same location, each \$40.00

Additional units over 5 at same location, each \$18.00 Over 2 HP to 5 HP, each \$26.00

Remote systems activated by motors or engines of 5 HP or less, each \$40.00

Systems and/or compressors activated by motors or engines: Over 5 HP to 50 HP, each \$74.00

Over 50 HP, each \$87.00

Multiple domestic systems serving more than two families: Each evaporator (new installation) \$13.00

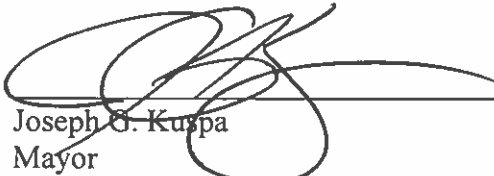
Alterations to each system, not including additional compressors requiring installation permits based on their horsepower \$29.00

Special inspection of refrigeration equipment each unit, each visit \$74.00

(Ord. 791. Passed 6-2-04.)

Authentication

This is to certify that the undersigned do hereby authenticate the foregoing record of the ordinance herein set forth.



Joseph G. Kuspa
Mayor
Adopted July 3, 2024



Janice M. Ferencz
City Clerk
Published by Posting August 22, 2024