

ORDINANCE NO. 3407

AN ORDINANCE OF THE CITY OF SWEETWATER, FLORIDA AMENDING SECTION 14-5 OF THE CODE OF ORDINANCES OF THE CITY OF SWEETWATER, PROVIDING FOR AMENDED BUILDING PERMIT FEES, PLUMBING PERMIT FEES, ELECTRICAL PERMIT FEES, MECHANICAL PERMIT FEES, PLAN EXAMINER FEES; PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COMMISSION AND MAYOR OF SWEETWATER, FLORIDA:

Section 1. That Section 14-5 of the Code of Ordinances, City of Sweetwater, Florida is amended as follows:

Sec. 14-5 Permit Fees.

The Building Official shall charge and collect for permits at rates listed in the following schedules in addition to the zoning fee provided in Section 14-9 of this code:

A. GENERAL INFORMATION ON SPECIAL FEES, REFUNDS, EXTENSIONS AND CANCELLATIONS

1. DOUBLE FEES

When work for which a permit is required and is commenced prior to obtaining a permit, the permit applicant will be required to pay an additional fee of one hundred percent 100% of the usual permit fee in addition to the required permit fee established herein. The payment of the required fee shall not relieve the applicant of other penalties established by law. The double fee requirements shall be applicable to all divisions of the Building Department

2. ADDITIONAL INSPECTION FEES

75.00

The building permit fee entitles the permit holder to an initial ~~and follow-up~~ inspection for each type of mandatory inspection. All work shall be inspected and deficiencies shall be noted by the building inspector. When the work to be inspected is only partially complete, the inspection shall be performed on those portions of the work completed, provided that compliance with the applicable Building Code(s) may be determined with respect to those portions. A permit holder shall pay a fee of ~~\$74.55~~ 75.00 for each additional inspection required to assure compliance with the applicable Building Code(s) beyond the initial ~~and one follow-up~~ inspection. All additional inspection fees shall be paid by any method acceptable to the City of Sweetwater Building Department.

3. LOST, REVISED AND REWORKED PLANS FEE

a) LOST PLANS:

When plans are lost by the owner or contractor, a

fee will be assessed in the amount of thirty percent 30% of original Building Permit fee; but not less than:

Single Family Residence or Duplex	75.00
All others	130.00

b) REVISED PLANS PROCESSING FEE/PERMIT APPLICATION FEE

- 1) All permit applications shall be charged an \$85.00 Review fee per applicable discipline
- 2) Plan revisions shall be subject to a fee at the rate of \$85.00 each review per discipline.

REWORKS: The building permit fee entitles the applicant to an initial plan review per discipline. A rework fee shall be charged for each additional follow-up plan review. 110.00

c) LOST PERMIT CARD FEE:

A replacement fee shall be charged for the loss of a Permit Inspection Record Card after a permit has been issued. 35.00

d) Records of inspection results in excess of five (5) pages. 2.00/pg

4. REFUNDS, TIME LIMITATION, CANCELLATIONS

The fees charged pursuant to this schedule, provided the same are for a permit required by the applicable Building Code(s), the Code of the City of Sweetwater, may be refunded by the Building Department subject to the following:

a) No refunds shall be made on requests involving:

- 1) permit fees of \$130.00 or less; or
- 2) permits revoked by the Building Official under authority granted by the applicable Building Code(s), Code of Ordinance of the City of Sweetwater; or permits cancelled by court order, or conditional permits; or permits which have expired; or
- 3) permits under which work has commenced as evidenced by any recorded inspection having been made by the Department; or
- 4) the original permit holder when there is a change of contractor.

b) A full refund less \$130.00 or fifty percent (50%) of the permit fee, whichever is greater, rounded to the nearest dollar, shall be granted to a permit holder who requests a refund provided:

- 1) that the department receives a written request from the permit holder prior to the permit expiration date; and

2) that the permit holder submits with such request the applicant's validated copy of such permit; and

3) that no work has commenced under such permit as evidenced by any recorded inspection or field verification.

c) Where there is a change of contractor or qualifier involving a permit, the second permit holder shall pay a fee to cover the cost of transferring the data from the original permit to the second permit. Except when the original permit has expired or the original permit fee is less than established in this section in which case the full permit fee is charged.

110.00

d) Where a permit has become null and void pursuant to the applicable Building Code(s), a credit of fifty percent (50%) of the permit fee shall be applied to any re-application fee for a permit covering the same project and involving the same plans, provided that the complete re-application is made within six (6) months of the expiration date of the original permit, and provided that no refund had been made as provided in this Section.

e) Permit applications filed under Miami-Dade County Ordinance 97-107. Where a permit has become null and void in accordance with the applicable Building Code(s), a credit of fifty percent 50% of the permit fee shall be applied to any re-application fee for a permit covering the same project.

Where no permit was obtained, in accordance with the applicable Building Code(s), the minimum permit fee for the trade shall apply to any new permit application.

f) Impact fees are assessed on certain building permits, including reapplication on expired permits; Other agencies including, but not limited to, the Department of Environmental Resources Management, Miami-Dade Fire Rescue Department, Building Code Compliance Office and the Florida Department of Health assess fees on building permits, including reapplication of expired permits (contact the applicable agencies for details).

g) Cancellation of Expired Permits

Per review and/or required inspection

75.00

5. GENERAL INFORMATION

In addition to the fees assessed by the Building Department the permit fee includes other fees assessed by other agencies and/or Departments involved in the permitting process, included but not limited to the State of Florida, the Department of Planning and Zoning (DP&Z), Miami-Dade Fire Rescue Department; Public Works and Water and Sewer Department, the Department of Environmental Resources Management (DERM).

6. INSPECTIONS REQUIRING OVERTIME

Charges for construction inspections, which are requested in advance and which require that an employee work overtime, will be at the following hourly rates:

Overtime Inspections (Regular Day)	85.00/hr
Inspections performed on a holiday	150.00/hr

7. FEES BASED ON ESTIMATED COST – DOCUMENTATION REQUIREMENTS

The Building Department may require the permit applicant to submit appropriate documentation as proof of estimated cost of construction used to compute permit fees.

8. UP-FRONT FEE FOR PERMIT SUPPORT FUNCTIONS PERFORMED BY THE BUILDING DEPARTMENT FOR PERMIT TYPES REQUIRED BY OTHER COUNTY DEPARTMENTS

A non-refundable up-front fee will be assessed for acceptance of applications, distribution of plans and document storage on applications for permit required by other departments but accepted through the Building Department.

25.00

9. REFUND FOR BUILDING PERMITS NOT REQUIRING REWORK

The permit holder shall be entitled to a fifteen percent 15% refund of the fee for building permits issued for new residential or commercial construction that do not require rework by any required review agencies. The permit holder is responsible for requesting the refund in writing within 180 days of permit issuance. Failure of the permit holder to request the refund within the stated time period shall constitute a forfeit of the right to refund.

10. ACTUAL COST FOR PROJECTS REQUIRING SERVICES NOT CONTEMPLATED IN CURRENT FEE STRUCTURE

The Building Official, or designee, has the authority to invoice for reimbursement of actual costs on project(s) requiring services not contemplated in the current fee structure.

The invoice will consist of actual labor cost, including any and all fringe benefit costs the Department is legally obligated to pay. Additionally, the invoice will include any other indirect cost associated with the actual labor cost, as determined by the Building Department's Finance Section on a yearly basis.

All of this (these) project(s) will have mutually agreed on contract(s), which will be maintained in the Accounting Finance Section. The Building Official will also have the ability to request a deposit amount that is mutually acceptable by the department and the company or individual that is legally responsible for the project(s). The deposit amount shall be used to offset the final invoice project cost; if any amount is remaining, it shall be returned to the party that executed the agreement with the department. The life span of the project(s) shall be included in the agreement.

B. BUILDING PERMIT FEES

Fees listed in Sub-section (B) include only building permit fees and do not include fees for plumbing, electrical, and mechanical fees, which are listed in the following sections:

1. "UP-FRONT" PROCESSING FEE

When the building permit application is received for the construction of structures listed below:

"Up-front" fees for New Single Family Residence or Duplex, fees based on each square foot or fractional part thereof; or 85.00

Per dollar in estimated value or fractional part when square footage does not apply 0.5

"Up-front" fees for a building permit application for a commercial project; per 100 square feet or fractional part, or; 130.00

Per \$100.00 of estimated value or fractional part thereof when square footage does not apply 4.00

"Up-Front" Fee for all other permit applications shall be 85.00

This processing fee is not refundable, but shall be credited toward the final building permit fee.

2. MINIMUM FEE FOR BUILDING PERMIT 130.00

The minimum fee for all building permits is applicable to all items in this section except as otherwise specified.
This minimum fee does not apply to add-on building permits issued as supplementary to current outstanding permits for the same job).

A001 3. NEW BUILDINGS OR ADDITIONS

A001 New construction Single Family and Duplex square foot Residential 0.40

A003 Prefabricated utility sheds with slab (Maximum 100 square feet of floor area). 130.00

A002 Single Family and Duplex – Attached Structures Residential

0 to 500 square feet in floor area 150.00

501 to 1,000 square feet in floor area 255.00

1,000 square feet and above, per square foot 0.50

A004 Alterations or repairs to Single Family Residence or Duplex per \$1.00 of estimated cost or fractional part or based on \$65.00/sq.ft. construction cost (Residential). 0.10

Maximum Fee 675.00

<i>A005</i>	Repairs due to fire damage per \$1.00 of estimated cost or fractional part (copy of construction contract required). Residential	0.08
	Minimum Fee	250.00
	Maximum Fee	675.00
<i>A006</i>	Storage & Industrial Use of Group E & F (SFBC), S & I (FBC) Group F, H, I & U occupancies 100 square feet or fractional part of floor area.	10.00
	Shade Houses per 100 square foot or fractional part of floor area	0.40
	Greenhouses & buildings for agricultural uses (non-residential) when located on the premises so used per 100 square feet or fractional part of floor area.	6.50
	Mobile Home additions – each 100 square feet or fractional part of floor area <i>A007</i>	8.00
<i>A008</i>	Tents	
	Less than 5,000 square feet	130.00
	over 5,000 square feet <i>A000</i>	170.00
	All others, per 100 square feet or fractional part of floor area	10.00
<i>A009</i>	For structures of unusual size or nature such as arenas, stadiums and water and sewer plants. For each \$1,000 of estimated cost or fraction thereof.	6.50
<i>A010</i>	4. New construction other than as specified herein: (water towers, pylons, bulk storage-tank foundations, unusual limited-use buildings, marquees, and similar construction). For each \$1,000 of estimated cost or fractional part.	10.00
<i>A011</i>	5. ALTERATIONS AND REPAIRS TO BUILDINGS AND OTHER STRUCTURES [EXCEPT Single Family Residence and Duplex] For each \$100 of estimated cost or fractional part.	1.50
	But no less than	230.00
	6. MOVING BUILDINGS OR OTHER STRUCTURES <i>A012</i>	
	For each 100 square feet or fractional part thereof (does not include cost of new foundation or repairs to building or structure)	10.00
	7. SLABS <i>A013</i>	
	Residential and Commercial	130.00
	8. ROOFING (INCLUDING RE-ROOFING) <i>A014</i>	

A14
A15

Roofing shingle and low slope roof and other roof types not listed per square feet of roof coverage including overhangs. 0.12 0.15

Roofing tile per square foot of roof coverage including overhangs 0.15 0.19

9. FENCES AND/OR WALLS A016

Chain link 0 - 1,000 linear feet 130.00

each additional linear foot over 1,000 0.058

Wood each linear foot A017 0.70

Concrete each linear foot A018 1.30

10. SWIMMING POOLS, SPAS, AND HOT TUBS

Installation of Swimming Pool/Spa (Residential and Commercial) A019 140.00

Repair of Swimming Pool/Spa (Residential and Commercial) A020 150.00

11. TEMPORARY PLATFORMS AND TEMPORARY BLEACHERS TO BE USED FOR PUBLIC ASSEMBLY A021

For each 100 square feet or fractional part of platform area 6.00

For each 100 linear feet or fractional part of seats 5.00

12. DEMOLITION OF BUILDINGS A022

For each structure 130.00

13. SHOP DRAWING REVIEW A023

Minimum fee - Commercial and Residential 85.00

a) Trusses/Steel Structures. A023

First 600 square feet or fractional part 20.00

Each additional 100 square feet or fractional part 1.00

b) Precast/Prestress /Tilt Up Walls / Twin Tees / Joists / Composite Slab Systems A024

(Roof - Floor - Walls) each 1,000 square feet or fractional part 10.00

c) Overhead Doors each A025 10.00

Minimum Fee 85.00

d) Skylights each A026 10.00

Minimum Fee 85.00

e) Hand Rails/Stair Rails per linear foot	A-027 ✓	1.50
Minimum Fee		85.00
f) Storefront/Fixed Glazing	A-028 ✓	
(Under 8 feet high by 4 feet wide) each 100 square foot or part		15.00
Minimum Fee		85.00
g) Walk-in Coolers, each	A-029 ✓	90.00
14. INSTALLATION/REPLACEMENT OF WINDOWS OR DOORS		
Minimum Fee	A-030 ✓	85.00
Window and glass block installation, alteration or repair – per square foot of window or door area (for residential and commercial)		0.10
Replacement of Windows and Exterior Doors in all buildings or installation of windows or doors in buildings exceeding two stories in height; or Storefronts and fixed glass exceeding 8 feet in height; or 4 feet in vertical mullion spacing; (for residential and commercial) Curtain Walls including windows and doors therein For each 100 square feet or fractional part		15.00
15. SCREEN ENCLOSURES, CANOPIES & AWNINGS		
Minimum Fee	A031 ✓?	85.00
a) Screen enclosures, per 100 square feet	A031-A	10.00
b) Free standing canopies	A31B	
For each \$1,000 of estimated cost or fractional part	?	9.50
c) Awnings and canopies	A31C	
Horizontal projection per square foot area covered		0.10
d) Storm Shutters – per square foot area covered	A031 ? A31D	0.10
16. TIE DOWN		
Trailer Tie Down:	A033 ✓	85.00
(This does not include installation of meter mounts and service equipment. Separate mechanical, plumbing and related electrical permits are required).		
17. SIGN PERMIT FEES		
Minimum Fee	A034 ✓	85.00
Signs non-illuminated (per square foot) (illuminated signs under electrical permits)		1.50

18. SATELLITE DISH	A-035.1	
Minimum Fee		85.00 ✓
19. ORNAMENTAL IRON	A-034	
Minimum Fee		85.00
Per square foot of coverage		0.75
Short Term Event	A-037 ✓	150.00

1. COPIES OF DEPARTMENTAL RECORDS

Plan reproductions- per sheet	10.00	
Reproduced records - per page	0.25	045
Double sided copies - per page	-0.35	0.65
Certified copies - per page	4.50	3.00
Research and ordering plans per address or permit number	20.00	

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