



## Building Permit Overview



**Town of Fraser**  
P.O. Box 370  
153 Fraser Avenue  
Fraser, Colorado 80442  
970-726-5491

[www.frasercolorado.com](http://www.frasercolorado.com)



## **BUILDING PERMIT AND INSPECTION PROCESS OVERVIEW**

Most construction activities in the Town of Fraser require a building permit. Activities that do not require permits include finish work such as painting, carpet, etc., and fences under six feet in height or sheds and other accessory structures under 120 square feet in size (an electrical permit may be required). This packet summarizes the building permit and inspection process. Applicants should confirm the applicability of other permitting processes such as access permits, grading permits, sign permits, development permits (for properties in the Business District), water supply protection district permits, floodplain development permits, etc., and any additional zoning requirements. *Contact the Town of Fraser Planning Department at 970-726-5491 x209 if you have any questions.*

The Winter Park/Fraser/Granby Building Department serves as the building authority for the Town of Fraser. The Building Department is located at the Winter Park Town Hall at 50 Vasquez Road, P.O. Box 3327, Winter Park, Colorado 80482 (970-726-8081). Additional important information, including application materials, can be obtained at <http://www.wpgov.com>

The Town of Fraser functions as the planning and zoning authority. The Town of Fraser Planning Department is located at the Fraser Town Hall, 153 Fraser Avenue, P.O. Box 370, Fraser, Colorado (970-726-5491 x209). General information, codes, standards and applications are available at <http://www.frasercolorado.com>

### **The following codes are in effect in the Winter Park/Fraser/Granby Building Department jurisdiction:**

International Residential Code, 2009 Edition  
International Building Code, 2009 Edition  
International Mechanical Code, 2009 Edition  
International Plumbing Code, 2009 Edition  
International Fuel Gas Code, 2009 Edition  
International Fire Code, 2009 Edition  
International Energy Conservation Code, 2006 Edition  
National Electrical Code, 2011 Edition  
International Existing Building Code, 2009 Edition  
Local Amendments as promulgated and adopted by Winter Park,  
Fraser and Granby

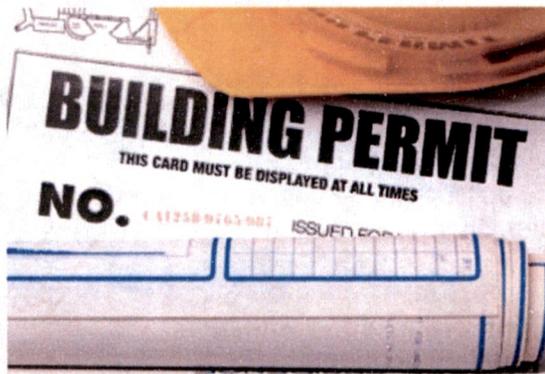


The Town of Fraser has adopted Design Criteria and Construction Standards regarding water, sanitary sewer, streets and roadways, stormwater, drainage and private infrastructure. These standards are available at <http://www.frasercolorado.com>. Click the link to the Fraser Municipal Code, Chapter 14.

**Please review the Design Criteria and Construction Standards in advance of construction activities.**

Applicants should also review any private covenants and restrictions that may apply to their property. Neither the Building Department nor the Fraser Planning Department will review proposals for compliance with private covenants and restrictions. Permit approval by the Winter Park/Fraser/Granby Building Department or the Town of Fraser does not in any way ensure compliance with private covenants and restrictions.





The first step in the permit review process is to submit a complete building permit application and other required documents to the Winter Park/Fraser/Granby Building Department at the Winter Park Town Hall. All appropriate fees will be collected by the Town of Winter Park at permit issuance. Building permit fees are established by ordinance as adopted by the towns of Winter Park, Fraser and Granby based upon the square footage of the structure and a total valuation of the project.

The Town of Fraser will review the application for zoning compliance and process water service, sanitary sewer service, water meter applications and access permits, if applicable. An access permit is required for driveway construction and excavations within a public street or right-of-way. *Contact the Town of Fraser Public Works Department at 970-726-5491 x203 if you have any questions.*

Construction shall not commence until after issuance of a building permit unless the applicant has applied for and received a grading permit. *Contact the Town of Fraser Planning Department at 970-726-5491 x209 to apply for a grading permit.*



**Smart digging means calling 811 before each job. Whether you are a homeowner or a professional excavator, one call to 811 ([www.colorado811.org](http://www.colorado811.org)) gets your underground utility lines marked for FREE.**

Don't assume you know what's below. Protect yourself and those around!

Building a deck? Planting a tree? Installing a mailbox? 811 is the new number you should call before you begin any digging project.

A new, federally-mandated national "Call Before You Dig" number, 811 was created to help protect you from unintentionally hitting underground utility lines while working on digging projects. People digging often make risky assumptions about whether or not they should get their utility lines marked due to concerns about project delays, costs and previous calls about other projects. These assumptions can be life-threatening.

Every digging job requires a call – even small projects like planting trees or shrubs. If you hit an underground utility line while digging, you can harm yourself or those around you, disrupt service to an entire neighborhood and potentially be responsible for fines and repair costs.



## **BUILDING PERMIT APPLICATION SUBMITTAL CHECKLIST**



- All plans submitted for new construction, additions, alternations, renovations or repairs to an existing building shall include details or documentation confirming compliance with the 2006 International Energy Conservation Code.
- All plans must be submitted in a PDF or TIFF format along with all of the paper copies listed below. Submit three (3) sets of site plans, drainage/grading plans, and building plans to the Winter Park/Fraser/Granby Building Department.** The Town of Fraser will retain one set for use during construction of each project and will receive the complete permanent record set upon issuance of the Certificate of Occupancy (CO).
- The site plan must indicate proposed building setbacks, water and sanitary sewer service line locations, parking provisions, and functional on-site snow storage areas (33% of the area to be cleared).
- The drainage/grading plan must include existing and proposed improvements, existing and proposed contours, snow storage areas, any drainage facilities or structures, spot elevations and flow direction arrows to clearly indicate the proposed drainage plan. The drainage/grading plan shall be reviewed for best management practices and compliance with Town of Fraser drainage and grading standards and criteria. The plan must also indicate proposed erosion control measures (both temporary and permanent). Discuss these requirements with Town of Fraser staff to clarify applicable requirements and design standards.
- An Improvement Location Certificate (ILC) shall be required for all new foundations within the Town of Fraser.** The ILC shall be submitted to the Town of Fraser for review and approval prior to requesting a rough framing inspection by the Building Department. The surveyor should denote the water curb stop and sewer clean out on the ILC whenever possible.
- Submit the following forms:**
  1. Building Permit Application
  2. Municipal Use Tax Worksheet. Applicable fees as outlined within the worksheet are due prior to permit issuance.
  3. Property Owner Affidavit of Contractor Insurance.
  4. East Grand Fire District Impact Fee Agreement, if applicable.
  5. Water Meter Order & Inspection Form, if applicable.
  6. Access Permit Application, if applicable.

**The owner/applicant is responsible for scheduling all appropriate inspections.** The Building Official will indicate the required inspections on the Building Permit Inspection Record (hard card). This card must be kept on site throughout construction and be accessible. Unless otherwise noted on the Building Permit Inspection Record (hard card), inspections may be requested by contacting the Winter Park/Fraser/Granby Building Department at 970-726-8081 x620 (the Inspection Request voice mail box). Building inspection requests received by 8:00 AM will occur that day. Inspection requests received after that time will occur the next business day. Concrete inspection requests must occur 24 hours in advance. **All inspections on the card must be completed and signed off prior to approval of the final building inspection and issuance of a CO.**

## WATER & SANITARY SEWER INSPECTION PROTOCOL



- **Water Meter Assembly Ordering and Inspection**

Complete the Water Meter Order & Inspection Form and submit with the building permit application. Contact the Town of Fraser at 970-726-5491 x204 to obtain the water meter. Please allow a minimum of two (2) months from date of order. Prior to contacting the Town of Fraser to schedule a meter inspection, locate and expose the water curb stop and ensure that it is accessible and functional. Please note that water is not available on-site prior to the water meter inspection.

- **Water and Sanitary Sewer Inspections**

Contact the Town of Fraser at 970-726-5491 x204 to schedule an inspection. Town of Fraser inspections require a **minimum notice of 48 hours** and are available Monday through Thursday 8:00 AM - 3:00 PM and Fridays, 8:00 AM - 12:00 noon. **Tapping of water and sanitary sewer mains will not be allowed on Fridays.**

All items shall be completely and correctly installed prior to the Inspector arriving on-site in order to expedite the inspection and avoid reinspection fees. **If a subsequent inspection is required, a reinspection fee of \$125.00 per visit will be assessed.** Any reinspection fees incurred must be paid to the Town of Fraser prior to approval of the final building inspection and issuance of a CO.

**The Town of Fraser will begin billing for water and sewer service ninety (90) days after payment of the Plant Investment Fee and issuance of a building permit for a new dwelling. Water and sewer service is billed quarterly at the end of each quarter (March, June, September and December) and will be prorated accordingly.**

## FINAL ZONING INSPECTION PROTOCOL

At final zoning inspection, Town of Fraser staff shall review final grade, driveway construction, parking improvements, as-built water service line and water curb stop locations and sanitary sewer service line and clean out locations, permanent address numbers, landscaping, revegetation, etc., as applicable. **For any service line curb stop located outside of a public right-of-way or utility easement, a rectangular shaped utility easement shall be provided (Fraser Municipal Code Section 14-3-240).** An improvements agreement may be required due to seasonal constraints. Contact the Town of Fraser 970-726-5491 x209 to schedule an inspection. Final zoning inspections are NOT available on Fridays. **If a subsequent inspection is required, a reinspection fee of \$125.00 per visit will be assessed.** Any reinspection fees incurred must be paid to the Town of Fraser prior to approval of the final building inspection and issuance of a certificate of occupancy.

## CONSTRUCTION AND SITE WORK RESTRICTIONS

- Construction restrictions. Construction shall only be allowed on the outside of any commercial or residential structure only between the hours of sunrise and sunset, Monday through Friday, and 8:00 a.m. to 6:30 p.m., Saturday and Sunday.
- Site work restrictions. Site work that prepares any property for improvements, or that creates any improvements on the property, shall be allowed only between the hours of sunrise and sunset, Monday through Friday, and 8:00 a.m. to 6:30 p.m., Saturday and Sunday.



## SUMMARY FEE SCHEDULE

*Note: This summary is provided for the convenience of the applicant. **Please be aware that fees may change.** The applicant will be responsible for current fees in place at the time of application as established by Town ordinances and resolutions. **See APPENDIX "A" FOR FEE SCHEDULE (attached).***

Building Permit Fees: Payable to the Town of Winter Park. **See current fee schedule (attached).**

Business License: \$40.00. All contractors working in Fraser must have a business license.

Special Event Vendor License: \$20.00. Contact Lu Berger, Town Clerk at 970-726-5491 x201 for more information.

Emergency Services Impact Fee: (effective date 1/1/2015)

Residential Property: an Impact Fee of \$483 is to be collected for each new Single Family Residence (SFR) built within the Town of Fraser.

Commercial Property: the Impact Fee is calculated by multiplying \$0.268 per square foot of building with a 1,000 Sq. Ft. minimum for Non-Residential Development of \$268.

To be paid at time of permit issuance at Winter Park Town Hall. Payment must be made by a separate check.

Grading Permit: \$550.00 (If applicable for site work initiated prior to final approval of building permit.)

Park Site Contribution Fee for any major subdivision shall be as follows:

5% of total area or 5% of market value prior to final plat approval.

School Site Contribution Fee for any major subdivision shall be as follows:

.0346 acre per single family dwelling unit

.0138 acre per multiple family dwelling unit

Or cash equivalent thereof based upon current market value of acreage.

Access Permit: ROW Excavation Permit Fee: \$275.00 plus surety in form of cash escrow or letter of credit (see permit application for surety calculations)

Driveway Construction Fee: \$50.00 plus \$500.00 driveway surety

Use Tax: 4% of building material cost. **See Municipal Use Tax Worksheet.**

Water Plant Investment Fee: \$7,700.00. **See Fraser Town Code for multipliers.**

Sanitary Sewer Plant Investment Fee: \$7,500.00. **See Fraser Town Code for multipliers.**

Water Meter Fee: Cost varies based on meter size. **See current fee schedule.**

### Water and Sanitary Sewer Rates:

- **Water Base rate shall be \$145.50 per Single Family Equivalent (SFE) per quarter PLUS**
- **Water Consumption rate shall be \$1.50 per 1,000 gallons**
- **Sanitary Sewer rate shall be \$131.00 per Single Family Equivalent (SFE) per quarter**





# BUILDING PERMIT APPLICATION

## TOWNS OF WINTER PARK & FRASER, COLORADO



**APPLICANT MUST COMPLETE ALL NUMBERED SPACES.**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

Date of Issue \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Building Permit Number \_\_\_\_\_ - \_\_\_\_\_

**1. Owner Name:** \_\_\_\_\_ Email Address \_\_\_\_\_  
 Mail Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

**2. Tenant Name:** \_\_\_\_\_ Email Address \_\_\_\_\_  
 Mail Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

**3. Job Address:** \_\_\_\_\_ Fraser  Winter Park  (check one)

**4. Legal Description**      Subdivision \_\_\_\_\_ Lot No. \_\_\_\_\_ Blk. No. \_\_\_\_\_  
 Grand Co. Assessor Schedule No. \_\_\_\_\_ Grand Co. Assessor Parcel No. \_\_\_\_\_

**5. Contractor:** \_\_\_\_\_ Email Address \_\_\_\_\_  
 Mail Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

**6. Architect or Designer:** \_\_\_\_\_ Email Address \_\_\_\_\_  
 Mail Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

**7. Engineer:** \_\_\_\_\_ Email Address \_\_\_\_\_  
 Mail Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

**8. Use of Building:**     Residential     Commercial     Other (Describe) \_\_\_\_\_

**9. Class of Work:**     New     Addition     Alteration     Repair     Move     Remove     Tenant Finish    (check one)

**10. Describe Work:** \_\_\_\_\_

**11. THE WINTER PARK/FRASER/GRANBY BUILDING DEPARTMENT REQUIRES THAT APPLICANTS PROVIDE THE FOLLOWING APPLICABLE INFORMATION (ARCHITECT MUST PROVIDE GROSS SQUARE FOOTAGE ON BUILDING PLANS OR DRAWINGS). ALL NEW CONSTRUCTION MEASUREMENTS ARE TO BE "GROSS" SQUARE FOOTAGE. CONTACT BUILDING DEPARTMENT STAFF WITH QUESTIONS OR VISIT WINTER PARK'S WEBSITE AT [www.winterparkgov.com](http://www.winterparkgov.com)**

**ONE/TWO FAMILY DWELLINGS, TOWNHOMES, AND CONDOMINIUMS**  
 (TOWNHOMES REQUIRE INDIVIDUAL PERMITS)

Dwelling Sq. Ft.: \_\_\_\_\_ Unfinished Bsmt. Sq. Ft.: \_\_\_\_\_

Garage Sq. Ft.: \_\_\_\_\_ Deck Sq. Ft.: \_\_\_\_\_

Valuation of Alterations, Repairs, and Remodels: \$ \_\_\_\_\_  
 (Actual Costs to Owner - Materials and Labor)

**ALL OTHER BUILDINGS AND STRUCTURES**

Building or Structure Gross Square Footage: \_\_\_\_\_

Construction Type: \_\_\_\_\_ Occupancy Type: \_\_\_\_\_

Valuation of Alterations, Repairs, and Remodels: \$ \_\_\_\_\_  
 (Actual Costs to Owner - Materials and Labor)

**NOTICE: THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED HAS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK HAS COMMENCED.**

I HEREBY AFFIRM THAT I HAVE FULL LEGAL CAPACITY TO AUTHORIZE THE FILING OF THIS APPLICATION AND THAT ALL INFORMATION AND EXHIBITS HEREWITH SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE UNDERSIGNED INVITES REPRESENTATIVES OF THE TOWN OF FRASER, THE TOWN OF WINTER PARK, GRAND COUNTY WATER & SANITATION DISTRICT NO. 1 ("DISTRICTS"), WINTER PARK WATER & SANITATION DISTRICT ("DISTRICTS"), AND EAST GRAND FIRE PROTECTION DISTRICT NO. 4 TO MAKE ALL REASONABLE INSPECTIONS AND INVESTIGATION OF THE SUBJECT PROPERTY DURING THE PERIOD OF CONSTRUCTION. THE UNDERSIGNED UNDERSTANDS AND AGREES TO ACCEPT AND ABIDE BY ALL PROVISIONS OF THE REGULATIONS AND STANDARDS OF THE TOWNS AND DISTRICTS, MAINTAIN BUILDING SEWER, WATER, AND PRIVATE FACILITIES AT NO EXPENSE TO THE TOWNS OR DISTRICTS, TO PROVIDE AS-BUILT PLANS IF REQUESTED, AND TO COMPLY WITH THE INSPECTION REQUIREMENTS NOTIFYING THE TOWNS AND DISTRICTS WHEN FACILITIES ARE READY FOR INSPECTION, PRIOR TO ANY PORTION OF THE WORK BEING COVERED. THE GRANTING OF A PERMIT DOES NOT AUTHORIZE VIOLATION OF ANY STATE OR LOCAL LAW. THE UNDERSIGNED UNDERSTANDS THAT VIOLATION OF TOWN OF FRASER, TOWN OF WINTER PARK, GRAND COUNTY WATER & SANITATION DISTRICT NO. 1, WINTER PARK WATER & SANITATION DISTRICT, OR EAST GRAND FIRE PROTECTION DISTRICT NO. 4 CODES OR INSPECTION PROCEDURES, OR ANY MISREPRESENTATION IN THIS APPLICATION MAY BE CAUSE FOR DENIAL OF SERVICE, FINES, AND/OR STOPPAGE OF WORK. I FURTHER AGREE TO PAY ALL FEES CONSISTENT WITH THE TOWNS OF FRASER AND WINTER PARK PAYMENT POLICIES.

**12. SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT** \_\_\_\_\_ **DATE** \_\_\_\_\_ **SIGNATURE OF OWNER (IF OWNER BUILDER)** \_\_\_\_\_ **DATE** \_\_\_\_\_

CONSTRUCTION VALUE	BUILDING PERMIT FEE	PLAN REVIEW FEE	TOTAL FEE
TYPE CONSTRUCTION	OCCUPANCY GROUP	DIVISION	NO. DWELLINGS

**SPECIAL CONDITIONS:**

Application Accepted By \_\_\_\_\_ Date \_\_\_\_\_ Plans Checked By \_\_\_\_\_ Date \_\_\_\_\_ Approved For Issuance By \_\_\_\_\_ Date \_\_\_\_\_

**PLEASE RETURN APPLICATION WITH ALL REQUIRED DOCUMENTS TO THE WINTER PARK/FRASER/GRANBY BUILDING DEPARTMENT AT THE WINTER PARK TOWN HALL FOR ISSUANCE OF PERMIT.**



## Town of Fraser Municipal Use Tax Worksheet

The Town of Fraser imposes a 4% municipal sales tax (in addition to other applicable sales taxes) on purchases made within the town. Additionally, the town ordinance imposes the 4% use tax on goods and materials purchased outside the Town of Fraser for use, storage, or consumption within the town.

The following formulas are used to determine the estimated amount of use tax to be paid for specified construction types.

Dwelling (wood frame)	_____	Sq. Ft. x \$120.08 x .50 x .04 = \$	_____
Unfinished basement	_____	Sq. Ft. x \$ 60.04 x .50 x .04 = \$	_____
Garage (wood frame)	_____	Sq. Ft. x \$ 31.58 x .50 x .04 = \$	_____
Remodel (wood frame)	_____	Sq. Ft. x \$120.08 x .50 x .04 = \$	_____
Deck/Porch	_____	Sq. Ft. x \$ 26.80 x .50 x .04 = \$	_____
Re-roof	\$ _____	Materials x .04 = \$	_____
Miscellaneous	\$ _____	Materials x .04 = \$	_____

**Total Use Tax Due \$** \_\_\_\_\_

**Property Owner** \_\_\_\_\_

**Street Address** \_\_\_\_\_

Within thirty (30) days of issuance of certificate of occupancy, the taxpayer may apply to the Town for a refund of any overpayment of the estimated use tax. If a refund application is filed, all of the taxpayer's records relating to the construction project are subject to audit by the Town to determine the actual costs of materials used or consumed on the project and the proper amount of the use tax payable for the project.

*The undersigned hereby affirms that the above information and use tax calculations are accurate and true to the best of their knowledge and that they understand that use tax refund requests must be submitted within thirty (30) days of issuance of certificate of occupancy or equivalent documentation.*

**Applicant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

Town of Fraser Receipt for payment of use tax. Date received: \_\_\_\_\_

Town Staff initials: \_\_\_\_\_

(Official Town Seal)

*This receipt may be presented upon purchase of building and construction materials so that the taxpayer will not be charged additional sales taxes on such materials. Should additional taxes be charged, the taxpayer may file for a refund with the Colorado Department of Revenue.*



**WINTER PARK/FRASER/GRANBY BUILDING DEPARTMENT  
PROPERTY OWNER  
AFFIDAVIT OF CONTRACTOR INSURANCE**

Winter Park requires that all applications for a building permit include evidence that property owners are informed of the liability protection provided by their contractors and subcontractors. Uninsured contractors expose the property owner to considerable financial risk including injured workers, unpaid suppliers, property damage, fire and theft.

Typically property owners protect themselves by:

1. Obtaining certificates of liability and workers compensation insurance from all contractors and subcontractors, preferably naming the property owners as additional insured parties;
2. Alternatively, requiring the general contractor to guarantee all subcontractors are adequately insured;
3. Requiring the contractor and subcontractors keep these policies in full force throughout the construction project;
4. Obtaining builder's risk insurance to protect against fire and theft;
5. Obtaining umbrella coverage for multi-million dollar projects; and
6. Seeking the advice of an insurance professional before signing a building contract.

I, \_\_\_\_\_, the owner of property located at \_\_\_\_\_ understand the risks of employing uninsured contractors. I am satisfied with the insurance protections provided by the contractor and subcontractors who will be building \_\_\_\_\_ ("the project") on the property above. I hereby authorize an application for a building permit to construct "the project."

In witness whereof, the owner, \_\_\_\_\_ has caused his/her name to be hereunto subscribed this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
(Owner's Signature)

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ (owner's name).

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public



## Fraser Impact Fee Agreement

THIS AGREEMENT is entered into between \_\_\_\_\_ (Developer/Owner) and the East Grand County Fire Protection District #4 (District).

WHEREAS, the Town of Fraser has adopted Ordinance #424 – 2014 Series amending the Town of Fraser code by adopting procedures for imposition of emergency service impact fees;

WHEREAS, the Town of Fraser and the District have entered into a Intergovernmental Agreement dated February 26, 2002, providing in part that the Town of Fraser Building Department shall not issue a building permit until the applicant provides this signed acknowledgement from the District that the applicant has paid the required impact fee;

WHEREAS, this agreement acknowledges the Developer/Owners payment of the impact fee to the District for the property noted below:

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. Pursuant to Ordinance #424 – 2014 Series, Developer/Owner has paid to the District an impact fee of \$ \_\_\_\_\_ Check # \_\_\_\_\_
2. The impact fee is paid to mitigate fire & emergency service impacts to the District related to the Developer/Owners request for a building permit for the above mentioned property located within the Town of Fraser, Colorado.
3. The payment of the impact fee pursuant to this agreement is associated with the construction of \_\_\_\_\_ units, \_\_\_\_\_ square feet of non-residential development.
4. The Developer/Owner hereby waives, releases and agrees to indemnify the District from any and all claims of any kind that may be asserted against the District arising out of or in connection with the payment, collection or use of the impact fee.

Developer/Owner:

East Grand County Fire Protection District #4:

By \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

1/15/2015

## East Grand Fire District Impact Fee Collection

**Residential Property** - an Impact Fee of \$483 is to be collected for each new dwelling (SFR) built within the East Grand Fire Protection District #4 boundaries to include the Town of Winter Park, Town of Fraser and unincorporated Grand County.

**Commercial Property** - is calculated by multiplying \$0.268 per square foot of building with a 1,000 Sq. Ft. minimum for Non-Residential Development of \$268.

Impact fees must be paid to East Grand Fire Protection District #4 prior to issuance of any building permit within unincorporated Grand County unless fees are collected at final plat by Grand County. These fees can be paid at the East Grand Fire District Headquarters. Fees are collected from properties within the Town of Winter Park and the Town of Fraser prior to building permit issuance by the Building Department located in Winter Park Town Hall.

### Exemptions & Definitions

#### Exemptions

The following could exempt a property from paying the impact fee

- Remodel or addition to a structure not to exceed the original square footage, not including an additional kitchen or not changing the original usage.
- Garage only not to exceed 1000 square feet and does not include any habitable space such as an apartment.
- Accessory building designed for a specific purpose needed for a SFR or Non-Residential building and not including any habitable space.
- Rebuilding or replacement of home destroyed by fire.

#### Definitions

Dwelling - Building or portion thereof which is used as the private residence or sleeping place of one or more human beings.

Remodel - reconstruction of existing dwelling or building.

Kitchen - Area used or designated to be used for the preparation of food which contains more than one kitchen appliance or fixture.

Accessory Building - Subordinate structure on the same property not attached to the primary unit but housing a use customarily incidental or necessary to the principle use. Examples would be a storage shed, well house, or trash container shelter.



**WATER METER ORDER & INSPECTION FORM**

Issued by: \_\_\_\_\_  
Issue date: \_\_\_\_\_  
Rec'd by: \_\_\_\_\_

METER SIZE: 3/4" 1" OTHER: \_\_\_\_\_ BUILDING TYPE: SFD TH CD Dup/Apt ZLL Comm

OWNER / PROPERTY NAME \_\_\_\_\_

SERVICE ADDRESS \_\_\_\_\_ LOT No. \_\_\_\_\_  
Unit: 1 2 3 4 5 6 A B C D E F

EMAIL & BILLING ADDRESS \_\_\_\_\_

STREET/BOX NO. CITY STATE ZIP CONTACT

CONTRACTOR CONTACT \_\_\_\_\_  
NUMBER NAME PHONE EMAIL

ACCOUNT #: \_\_\_\_\_ PERMIT NUMBER: \_\_\_\_\_  
METER REGISTER I.D. \_\_\_\_\_ INITIAL REGISTER READ: \_\_\_\_\_

**INSTALLATION INSPECTIONS**

METER SIZE: 3/4" 1" OTHER: \_\_\_\_\_ SERVICE LINE SIZE: 3/4" 1" OTHER: \_\_\_\_\_ SERVICE LINE MATERIAL: K Galv DIP HDPE/Poly  
METER TYPE: POS. DISP. COMPOUND TURBO OTHER: \_\_\_\_\_  
METER POSITION: HORZ VERT IN-LINE SETTER OTHER: \_\_\_\_\_  
METER LOCATION: (N S E W) Left / Right Side  
SHUT-OFF VALVES: UPSTREAM: Y N BALL GATE DOWNSTREAM: Y N BALL GATE

**BACKFLOW PREVENTION ASSEMBLY:**

PRV (DOMESTIC): Y N 3/4" 1" OTHER: \_\_\_\_\_ BRAND/MODEL: \_\_\_\_\_  
TESTABLE DEVICE: Y N 3/4" 1" OTHER: \_\_\_\_\_ BRAND/MODEL: \_\_\_\_\_

PRV (FIRE SUPPRESSION TANK): Y N TYPE (Gal): \_\_\_\_\_ TESTABLE: Y N 3/4" 1" OTHER: \_\_\_\_\_  
PASS / FAIL RE-INSPECT FEE: \$ \_\_\_\_\_

MXU MODEL: 510 510-R (TP) (Dual) LOCATION: \_\_\_\_\_

MXU NUMBER: \_\_\_\_\_  
PORT 1 CHANNEL: 1 2 3 4 5 6 7 8  
PORT 2 CHANNEL: 1 2 3 4 5 6 7 8

PHOTOS TAKEN: Y N DATE PHOTOS SAVED: \_\_\_\_\_

WATER METER ASSEMBLY: PASS / FAIL RE-INSPECT FEE: \_\_\_\_\_

INSTALLED BY: \_\_\_\_\_ Date: \_\_\_\_\_  
CONTRACTOR

INSPECTED BY: \_\_\_\_\_ Date: \_\_\_\_\_  
TOWN REPRESENTATIVE

**COMMENTS:**

**OFFICE USE ONLY**

**CURBSTOP (SHUT-OFF) LOCATION FORM**

**CURB STOP BOX:** YES NO

**LOCATION** (narrative) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PHOTOS TAKEN:** Y N  
**DATE PHOTOS SAVED TO PROPERTY FILES:** \_\_\_\_\_ **BY:** \_\_\_\_\_

**CURBSTOP (SHUT-OFF) LOCATION**

**SWING-TIE MEASUREMENTS (ft'in")**

1.	_____
2.	_____
3.	_____
4.	_____
5.	_____

Place meter sticker  
and MXU sticker  
in this box



## ACCESS PERMIT APPLICATION FORM and INSTRUCTIONS

Excavations within a Public Right of Way (ROW) shall not be permitted after October 15<sup>th</sup> or prior to April 15<sup>th</sup> unless otherwise approved by the Town of Fraser.

All work shall be performed in accordance with the current **Town of Fraser Design Criteria and Construction Standards** which are available in Chapter 14 of the Fraser Municipal Code at [www.frasercolorado.com](http://www.frasercolorado.com).

### **Incomplete applications will not be processed.**

Complete **ALL** sections of the permit application including:

- a. Type of permit
- b. Project street address and lot number
- c. Applicant's information
- d. Contractor's information
- e. Work to be performed; **attach site plan/construction drawings**
- f. Existing surface type
- g. Excavation start and end dates

Sign and date the permit application. Please read and understand the Access Permit Conditions listed in "Exhibit A", attached to this permit application.

Perform the Financial Surety calculations and include the associated Permit Fee and Surety as indicated on the next page. Attach payment with the application form.

- **The Fee for Driveway construction is non-refundable. Both the Fee and Financial Surety are collected at the Building Department at the Winter Park Town Hall. This surety is retained by the Town of Fraser until the driveway construction has been completed, inspected and approved by the Town of Fraser.**
- **The Fee for ROW excavations is non-refundable. Both the Fee and Financial Surety are collected at the time of application submittal at the Fraser Town Hall. This surety is retained by the Town of Fraser for a 12-month warranty period following the date of preliminary inspection. Following the final inspection, and if approved, at the end of the warranty period the surety will be released.**

Submit completed permit applications to the Town of Fraser Public Works Administrator for processing. Call 970-726-5491 ext. 203 **a minimum of 24 hours in advance** to schedule an appointment for permit application processing, Mon. – Thurs. from 7:00 AM to 4:30 PM.

Permits shall be displayed at the job site at all times and available upon request.

All contractors are required to have a current Town of Fraser Business License. Applications are available at [www.frasercolorado.com](http://www.frasercolorado.com).

**Inspections** require a minimum notice of **48 hours** and are available Mon – Thurs. from 8:00 AM to 4:00 PM and Friday 8 AM – 12 PM. **Tapping** of water and sanitary sewer mains is **PROHIBITED** on Fri., Sat., Sun. and holidays.

- To schedule **water and sewer** inspections call 970-726-5491 ext. 204;
- To schedule **Right-of-Way (ROW)** inspections call 970-726-5491 ext. 205



ACCESS PERMIT APPLICATION

TYPE: \_\_\_\_\_ Driveway \_\_\_\_\_ Right-of-Way (ROW) \_\_\_\_\_ Utility Incentive Program

Project Address: \_\_\_\_\_ Fraser, Colorado 80442
Street Address Lot Number

Name of Applicant Address Phone/Cell

Applicant Email: \_\_\_\_\_

Name of Contractor Address Phone/Cell

Contractor Email: \_\_\_\_\_

Work to be performed (attach construction drawings with length & width detail of ROW excavation, if applicable): \_\_\_\_\_

Existing street surface type: \_\_\_\_\_ Asphalt \_\_\_\_\_ Concrete \_\_\_\_\_ Unimproved

Estimated Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_
Signature

Application Fee Paid: \_\_\_\_\_ Surety Provided: \_\_\_\_\_

PERMIT FEES AND FINANCIAL SURETY\*: The permit fee (non-refundable) and financial surety shall be charged in accordance with the current fee schedule established by the Town Board. Acceptable forms of surety are cash, cashier's check or bank letter of credit only. \*Fees and surety may be waived if work is part of the Utility Incentive Program.

DRIVEWAY PERMIT FEE: \$ 50.00 Fee + \$500.00 (surety amount) =\$ TOTAL RECEIVED
ROW PERMIT FEE: \$275.00 Fee + \$ (surety amount) =\$ TOTAL RECEIVED

Unimproved portions of the ROW
Length of linear feet x width of linear feet x \$5.00/SF x 125% =

Asphalt portions of the ROW
Length of linear feet x width of linear feet x \$8.00/SF x 125% =

Rates for asphalt shall be calculated using the above formula, or \$1,500.00, whichever is greater:

Concrete portions of the ROW
Length of linear feet x width of linear feet x \$8.00/SF x 125% =

Rates for concrete shall be calculated using the above formula, or \$1,500.00, whichever is greater:

**"EXHIBIT A"**  
**Town of Fraser- Access Permit Conditions**

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**Incomplete applications will not be processed.**

1. No work shall commence prior to the issuance of an Access Permit. Permit shall be kept at the job site at all times and available upon request.
2. Failure to obtain proper permits shall be cause for issuance of stop work orders and the Town may elect to require exposure of any covered work and/or assess penalty fines.
3. Construction shall only be allowed between sunrise and sunset Mon. through Fri., and between 8:00 AM and 6:30 PM on Sat., Sun. and holidays.
4. An approved Traffic Control Plan shall be provided and maintained at the work zone in accordance with the Manual on Uniform Traffic Control Devices.
5. All asphalt and concrete must be saw cut prior to removal.
6. The Town of Fraser must be present for inspection at the time of any water and/or sanitary sewer main tap and backfill.
7. Upon completion of **Driveway** construction, Applicant shall notify the Planning or Public Works Department to schedule an inspection, 970-726-5491. Following the inspection, Applicant will be notified in writing of deficiencies, if any, within ten (10) days of the inspection and shall correct said deficiencies within thirty (30) days of the date of the written notification. All deficiencies, if any, shall be corrected and inspected prior to the release of the Financial Surety.
8. **Inspections** require a minimum notice of **48 hours** and are available Mon. – Thurs., 8:00 AM – 3:00 PM and Fridays 8:00 AM – 12:00 PM. **Tapping** of water and sanitary sewer mains is **PROHIBITED** on Fri., Sat., Sun. and holidays.
  - To schedule **water and/or sewer inspections** call 970-726-5491 ext.204.
  - To schedule **Right-of-Way (ROW) inspections** call 970-726-5491 ext.203 or 205.
9. Permanent replacement paving shall be installed within thirty (30) days following backfill inspection. The Town may allow installation and maintenance of temporary surfacing for longer periods subject to specific written approval by the Town which may require additional surety.
10. Excavations between September 15<sup>th</sup> and October 15<sup>th</sup> shall be repaved within five (5) business days.
11. Excavations within the Right of Way (ROW) **shall not be permitted after October 15<sup>th</sup> or prior to April 15<sup>th</sup>** unless otherwise approved in writing by the Town of Fraser.
12. Per Colorado law, utility locates must be called into the Utility Notification Center of Colorado (UNCC), at a minimum, 72 hours (3 business days) prior to excavation. Visit UNCC's website for more information: [www.colorado811.org](http://www.colorado811.org), or call **811**.

**APPENDIX A  
FEE SCHEDULE**

**NOTE:** In the event of a conflict between the fees, costs, deposits, occupation taxes and other charges listed in this Appendix A and the text of any individual section of the Code, the provisions of the applicable section of the Code shall control.

<b>Municipal Code-Based Fees, Costs and Deposits</b>		
<i>Code Section</i>	<i>Fee/Charge</i>	<i>Amount</i>
<b>Chapter 1</b>		
1-3-70	Cash Deposit – Annexation	\$10,000.00
1-3-70	Cash Deposit – Major Subdivision	\$5,000.00
1-3-70	Cash Deposit – Major Development Permit	\$3,000.00
1-4-30	Return check fee	\$25.00
<b>Chapter 4</b>		
4-2-30	Sales tax license	Included in business license
<b>Chapter 6</b>		
6-1-100	Annual business license for each business	\$40.00 per year
	Special event vendor license	\$20.00 per year
6-2-40	Peddler's or solicitor's license for calendar year	\$40.00
6-5-60	Application fee for new medical marijuana business license	\$5,000.00 plus reimbursement of any additional fees or expenses incurred by the Town and/or reimbursement of any Town expenses incurred in excess of this amount
6-5-60	Annual license fee for each medical marijuana center or medical marijuana infused-products manufacturer (separate fee for each operation and/or location)	\$5,000.00 plus reimbursement of any additional fees or expenses incurred by the Town and/or reimbursement of any Town expenses incurred in excess of this amount
6-5-60	Late renewal fee (Section 12-43.3-311(2)(a), C.R.S.)	\$500.00
6-5-60	Change of location application fee	\$700.00
6-5-60	Modification of premises application	\$700.00
6-5-60	Change of corporate structure/officers/directors (for each owner/officer/director added)	\$500.00
6-5-60	Manager registration (if not an owner)	\$500.00
6-5-110	Transfer of ownership application fee (new entity)	\$5,000.00
6-6-30	Application fee for special events – Board of	\$150.00 plus reimbursement of any

	Trustees review	additional fees or expenses incurred by the Town and/or reimbursement of any Town expenses incurred in excess of this amount
6-6-30	Application fee for special events – administrative review	N/A
6-6-30	Special event liquor license fee	\$100.00
6-6-30	Special event business license	\$20.00
6-6-50	Special event security deposit	\$TBD; based on size and scale of the event (applicable only if event is held on Town property)
6-7-60	Application fee for new retail marijuana business license	\$250.00 for existing medical marijuana business owner; \$2,5000.00 for other applicants. These local application fees are to be collected and remitted by the state licensing authority.
6-7-60	Annual operating fee for each retail marijuana establishment	\$500.00 plus reimbursement of any additional fees or expenses incurred by the Town and/or reimbursement of any Town expenses incurred in excess of this amount.
6-7-60	Change of location application fee	\$700.00
6-7-60	Modification of premises application fee	\$700.00
6-7-60	Change of corporate structure/officers/directors (for each owner/officer/director added)	\$500.00
6-7-60	Manager registration (if not an owner)	\$500.00
6-7-110	Transfer of ownership application fee (new entity)	\$2,500.00
<b>Chapter 7</b>		
7-6-40	Dog license – annual, set by the County	\$10.00 intact, \$5.00 fixed
	Duplicate tag	\$0.50 per tag
<b>Chapter 11</b>		
11-2-20	Access permit/right-of-way excavation permit fee	\$275.00
11-2-20	Access permit/driveway construction fee	\$50.00
11-2-30	Formula to determine financial surety	
	Unimproved portions of ROW	Length linear feet X width linear feet X \$5.00/SF X 125%
	Asphalt portions of ROW	Length linear feet X width linear feet X \$8.00/SF X 125% or \$1,500.00, whichever is greater

	Concrete portions of ROW	Length linear feet X width linear feet X \$8.00/SF X 125% or \$1,500.00, whichever is greater
	Driveway surety	\$500.00
11-3-40	Street number certificate	\$5.00
<b>Chapter 13</b>		
13-2-80	Water and water service extension fee	3% of construction costs of main and line extensions
13-2-210	Water plant investment fee	\$7,700.00 per single-family equivalent
13-2-220	Water system utility report	\$25.00 per report
13-2-260	Water turn-on or turn-off service	\$50.00 every time the water is turned on or off for each water-using unit
13-2-320	Water meters ¾" 1" Greater than 1"	\$850.00 \$1,045.00 Cost to Town plus 15%
13-3-50	Water Supply Protection District permit	\$300.00
13-4-50	Wastewater plant investment fee	\$7,500.00 per Single Family Equivalent
13-4-90	Sewer disconnect and reconnect fee	\$100.00 every time the sewer is discon- nected or reconnected, plus all fees for labor, costs supplies
<b>Chapter 14</b>		
14-6-20	Variance (from construction standards)	\$250.00
<b>Chapter 15</b>		
15-1-20	Annexation fee (minimum)	\$1,500.00
<b>Chapter 16</b>		
	<i>Zoning Fees</i>	<i>Amount</i>
16-4-110	B District Development permit (a) Temporary and/or seasonal proposal (b) Minor proposal (c) Major proposal	\$25.00 \$50.00 \$700.00
16-5-170	Planned Development District review plan (a) Planned Development District plan  (b) Final Planned Development plan	\$1,500.00 plus \$75.00 for first 10 acres plus \$60.00 per acre over 10 to 50 acres plus \$50.00 per acre over 50 acres \$2,500.00 minimum  \$1,500.00 plus \$75.00 for first 50 acres plus \$40.00 per acre over 50 acres

		\$2,000.00 minimum
16-5-350	PD impact fee	To be determined by Planning Commission
16-5-530	PD final plan special review	80% of original final PD plan review fee
16-6-60	Conditional use permit for an accessory dwelling unit	\$400.00
16-7-10	Special use permit	\$550.00
16-10-40	Sign permit	\$40.00
16-10-350	Master sign plan	\$350.00 for up to 250 acres \$400.00 for 251—500 acres \$450.00 for 501—1,000 acres \$550.00 for 1,001—2,000 acres
	Major amendments to the MSP will require an additional application fee. Minor amendments to the MSP will require an additional 50% of the application fee.	
16-12-30	Variance from Chapter 16, Zoning	\$750.00
16-12-60	Appeals from Board of Adjustment	\$150.00 for each decision or ruling
16-13-30	Rezoning	\$650.00
<b>Chapter 17</b>		
17-3-10	Subdivision exemption	\$650.00
17-3-40	Vacation of right-of-way or easement	\$650.00
17-3-60	Plat vacations	\$650.00
17-3-80	Plat amendments	\$650.00
17-3-100	Variance (from subdivision regulations)	\$650.00
17-4-20	Minor subdivision	\$650.00
17-4-60	As-built plat review procedure, minor subdivision	\$250.00
17-5-100	As-built plat review procedure, major subdivision	\$250.00
17-5-20 17-5-30 17-5-60	Major subdivision (a) Sketch plan (b) Preliminary plat (c) Final plat	\$350.00 \$100.00 per lot/unit created – \$900.00 min. \$200.00 per lot/unit created – \$1,200.00 min. (5—10 lots/units) \$100.00 per lot/unit created – \$1,500.00 min. (11—20 lots/units) \$90.00 per lot/unit created – \$2,000.00 min. (21—50 lots/units) \$80.00 per lot/unit created – \$3,600.00 min. (51+ lots/units)

17-6-10	Preliminary acceptance of improvements	\$250.00
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(Prior code 3-1-4, 5-1-3, 6-1-4, 6-2-11, 8-1-7, 10-3-6, 10-4-4, 10-5-1, 10-5-2, 10-5-3, 10-7-2, 12-1-10, 12-2-1, 12-2-4, 12-2-6, 12-2-8, 12-3-2, 12-3-3, 12-3-7, 12-4-2, 12-4-3, 12-4-6, 12-4-10, 13-3-8, 13-3-12, 13-4-4, 13-5-1, 13-8-2, 13-8-8, 13-10-7, 13-11-3; Ord. 262 Part 1, 1999; Ord. 271 Part 1, 2001; Ord. 290 Part 1.2.3, 2004; Ord. 295 Part 1.1, 2004; Ord. 296 Part 1.2, 2004; Ord. 301 Parts 1.1, 1.2, 1.3, 2.1, 5.1, 5.2, 5.4, 6.1, 8.1, 2004; Ord. 316 Parts 1.1, 1.2, 1.3, 2.1, 5.1, 5.2, 5.4, 6.1, 8.1, 2005; Ord. 317 Parts 1.2, 1.2a, 2006; Ord. 320 Parts 1—10, 2006; Ord. 324 Parts 1—10, 2007; Ord. 330 §1, 2007; Ord. 337 Part 1, 2007; Ord. 339 Part 1, 2008; Ord. 347 Part 1, 2008; Ord. 361 Part 1, 2009; Ord. 371 Part 2, 2010; Ord. 377 Part 1, 2010; Reso. 2010-12-07; Ord. 383 Part 1, 2011; Ord. 384 Part 1, 2011; Ord. 393 Part 1, 2012; Ord. 395 Part 1, 2012; Ord. 396 Part 1.2, 2012; Ord. 402 Part 1, 2012; Ord. 414 Part 1.2, 2013; Ord. 415 Part 1, 2014; Ord. 417 Part 1.2, 2014)

## HOW TO ESTIMATE BUILDING PERMIT FEES

The Winter Park/Fraser/Granby Building Department is providing this guide to assist you in estimating building permit and plan review fees for your construction project. Please note- building permit and plan review fees are separate from any other fees you may incur during the review process. Also, fee schedules may change with Town Council/Board action.

Building permit fees are based on the construction value of a project. This value has nothing to do with the actual cost of project. The construction value set by the towns is based on a national standard with modifications for this region.

### CONSTRUCTION VALUE

1. Calculate the square footage of each use (dwelling, garage, deck, etc.). Dimensions must utilize exterior measurements (outside wall to outside wall).
2. Using **APPENDIX C (Table 1-11-2A)**, multiply the calculated square footage for each use by the matching construction value.
3. Add the values together to arrive at the project's construction value.

Example:	1.	2500 sq. ft. dwelling X \$120.08	=	\$300,200.00
	2.	576 sq. ft. garage X \$31.58	=	18,190.08
	3.	300 sq. ft. decks X \$26.80	=	<u>8,040.00</u>
		<b>Total Construction Value</b>		<b><u>\$326,430.08</u></b>

### BUILDING PERMIT FEE

Using **APPENDIX B** determine the building permit fee.

Example:

1. The value for this project falls within the \$100,001 to \$500,000 range (\$978.50 for the first \$100,000 plus \$5.10 for each additional \$1,000 or fraction thereof).
2. \$978.50 – for the first \$100,000
3. To calculate fee for remaining value:

\$326,430.08
<u>- 100,000.00</u>
\$226,430.08
<u>+ 1,000.00</u>
226.43 (round to 227)
<u>x 5.10</u>
\$ 1,157.70
4. Add fees together to arrive at permit fee:

<u>978.50</u>
\$ 2,136.20

### PLAN REVIEW FEE

A plan review fee is required in addition to the building permit fee. The plan review fee is 65% of the building permit fee. The sum of the fees is the total dollar amount required for permit issuance.

Example: \$2,136.20 (Building Permit Fee)  
 $\times .65$   
**\$1,388.53 Plan Review Fee + \$2,136.20 = \$3,524.73 Total Fees**

If you have any questions about fees required by the Winter Park/Fraser/Granby Building Department, please call Joan Evans, Planning and Building Technician. 970-726-8081 ext. 2.

**APPENDIX B  
BUILDING PERMIT FEES**

<b>TOTAL VALUATION</b>	<b>FEE</b>
\$1.00 to \$2,000.00	\$54.00
\$2,001.00 to \$25,000.00	\$54.00 for the first \$2,001.00, plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$376.00 for the first \$25,001.00, plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$628.50 for the first \$50,001.00, plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$978.50 for the first \$100,001.00, plus \$5.10 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,018.50 for the first \$500,001.00, plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,343.50 for the first \$1,000,001.00, plus \$3.65 for each additional \$1,000.00, or fraction thereof

**Other Inspections and Fees**

1. Plan Review fee <sup>1</sup> .....	65% of building permit fee as shown in the above Table for Building Permit Fees
2. Additional plan review required by changes, additions or revisions to plans .....	\$47.00 per hour <sup>2</sup>
3. Inspections outside of normal business hours .....	\$47.00 per hour <sup>2</sup>
4. Reinspection fee .....	\$47.00 per hour <sup>2</sup>
5. Inspections for which no fee is specifically indicated.....	\$47.00 per hour <sup>2</sup>
6. Reinspection fee for zoning and utility inspection.....	\$125.00
7. For use of outside consultants for plan checking and inspections, or both .....	Actual costs <sup>3</sup>
8. Elevator and escalator inspection .....	\$170.00
9. Dumbwaiter inspection.....	\$95.00
10. Grading permit fee.....	\$550.00
11. Floodplain development permit.....	\$150.00

<sup>1</sup> When submittal documents are required to be reviewed, a plan review fee shall be assessed at 65% of the building permit fee as shown in the above Table. The plan review fee is a separate fee and is in addition to the building permit fee.

<sup>2</sup> Minimum one hour.

<sup>3</sup> Cost of consultants plus 20% administrative and overhead cost.

(Ord. 326 Exh. B, 2007; Ord. 337 Part 1, 2007; Ord. 347 Part 1, 2008; Ord. 351 Part 1.3, 2009; Ord. 354 Exh. A, 2009; Ord. 374 Part 1, 2010; Ord. 383 Part 1, 2011)

**APPENDIX C**  
**Table 1-11-2A**  
**Square Foot Construction Costs <sup>a, b, c, d</sup>**

Group	(2006 International Building Code)										
	Type of Construction										
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB		
A-1	Assembly, theaters, with stage	\$ 198.09	\$ 191.69	\$ 187.24	\$ 179.39	\$ 168.88	\$ 163.90	\$ 173.66	\$ 154.09	\$ 148.42	
A-1	Assembly, theaters, without stage	179.41	173.01	168.56	160.71	150.24	145.26	134.97	135.45	129.78	
A-2	Assembly, nightclubs	151.36	147.12	143.38	137.79	129.74	126.09	132.96	117.61	113.65	
A-2	Assembly, restaurants, bars, banquet halls	150.36	146.12	141.38	136.79	126.58	122.29	131.96	115.92	111.38	
A-3	Assembly, churches	128.92	96.82	128.92	92.01	105.27	100.59	109.37	98.38	92.53	
A-3	Assembly, general, community halls, libraries, museums	128.92	96.82	128.92	92.01	105.27	100.59	109.37	98.38	92.53	
A-4	Assembly, arenas	178.41	172.01	166.56	159.71	148.24	144.26	133.97	133.45	128.78	
B	Business	138.80	92.92	138.80	88.50	100.33	95.91	108.67	95.96	88.50	
E	Educational	168.14	162.47	157.86	150.98	141.50	134.27	145.99	124.54	119.84	
F-1	Factory and industrial, moderate hazard	92.98	88.72	83.61	80.88	72.40	69.23	77.63	59.62	56.41	
F-2	Factory and industrial, low hazard	91.98	87.72	83.61	79.88	72.40	68.23	76.63	59.62	55.41	
H-1	High hazard, explosives	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	N.P.	
H234	High hazard	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	50.76	
H-5	HPM	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20	
I-1	Institutional, supervised environment	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64	
I-2	Institutional, hospitals	155.30	129.96	155.30	119.82	129.96	120.99	235.73	117.22	N.P.	
I-2	Institutional, nursing homes	155.30	129.96	155.30	119.82	129.96	120.99	158.11	117.22	N.P.	
I-3	Institutional, restrained	155.30	129.96	155.30	119.82	129.96	120.99	133.89	117.22	113.07	
I-4	Institutional, day care facilities	155.30	129.96	155.30	119.82	129.96	120.99	139.98	117.22	113.07	
M	Mercantile	107.09	65.50	107.09	64.07	79.67	74.73	94.09	67.06	61.99	
R-1	Residential, hotels	131.26	1123.48	131.26	118.50	113.72	108.39	141.71	99.03	97.08	
R-2	Residential, multiple-family	141.92	141.39	133.89	130.41	125.15	120.11	125.15	115.27	106.57	
R-3	Residential, one- and two-family	161.18	154.68	148.45	142.47	136.73	131.22	136.73	125.93	120.08	
R-4	Residential, care-assisted-living facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64	
S-1	Storage, moderate hazard	86.15	81.89	76.78	74.05	65.75	62.57	70.80	52.97	49.76	
S-2	Storage, low hazard	85.15	80.89	76.78	73.05	65.75	61.57	69.80	52.97	48.76	
U	Utility, miscellaneous	65.81	62.22	58.51	55.59	50.20	46.80	52.46	35.61	31.58	
	Docks									26.80	

<sup>a</sup> Private garages use utility, miscellaneous

<sup>b</sup> Unfinished basements (Group R) = \$60.04

<sup>c</sup> For shell-only buildings deduct 20 percent

<sup>d</sup> N.P. = not permitted

(Ord. 326 Exh. A, 2007; Ord. 337 Part 1, 2007; Ord. 347 Part 1, 2008)