



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

Building Code - Commercial Permit and Plan Review Fees:

There is a four-step process to determine the *Total Project Fee* amount.

First, the total valuation of the proposed construction work needs to be established. For *New-Structures and Additions* this is determined by the square foot size and construction type of the structure (measured from the exterior) using the *ICC Cost Schedule* that follows. In the case of *Remodeling Work* it would be based on the documented material and labor costs of the project.

Second, a *Building Permit Fee* is then applied to the valuation of the construction work, obtained in Step One below from the *Commercial Building Permit Fee Schedule* listed. The only exception would be when a *Flat Rate Fee* can be applied to the work, from the *Flat Rate Fee* chart.

Third, a *Plan Review Fee* (a percentage of the Building Permit Fee) is added when a project requires *Plan Review*; the exception again is when a *Flat Rate Fee* applies to the work. The *Flat Rate Fee* already includes the standard *Plan Review Fee*. This will be the *Total Building Permit Fee*.

Fourth, apply Commercial Zoning Review, Rural Addressing and other applicable fees to the *Total Building Permit Fee* to determine the *Total Project Fee*.

Determination of Construction Values (Step one):

New - Commercial and Other than One & Two Family Structures - Valuation Rates:

All new Structures, other than those that are One and Two Family Residential Structures, shall have the square foot valuation applied that is listed on the most current published International Code Councils - 'Construction Cost Schedule', based on the type of construction. (See Page 2)

Note: The Commercial Construction Values listed for *New* complete structures & additions and the *Flat Rate Fees* that follow, include the permit fees for the entire project, including miscellaneous trades (e.g. Electrical, Plumbing and Mechanical).

Commercial Remodel Work and Phased Construction - Valuation:

Repairs, Alterations, Renovations, Restorations, Shell Only Structures and Tenant Fit-Ups shall have values determined by proven actual project cost documents (*copy of signed Contracts and / or Material and Labor estimates based on fair market retail value*). These Material and Labor values should include all trade costs (e.g. Carpentry, Electrical, Plumbing and Mechanical etc.).

ICC Bi-Yearly Construction Costs Schedule (7/2008)

Square Foot Construction Costs^{a, b, c, d}

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
	Assembly, theaters, without stage	179.41	173.01	168.56	160.71	150.24	145.26	154.97	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	127.74	125.09	131.96	115.61	112.65
A-3	Assembly, churches	182.56	176.16	171.71	163.86	153.36	148.38	158.12	138.57	132.90
A-3	Assembly, general, community halls, libraries, museums	154.36	147.97	142.51	135.66	123.58	120.18	129.93	109.37	104.69
A-4	Assembly, arenas	178.41	172.01	166.56	159.71	148.24	144.26	153.97	133.45	128.78
B	Business	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
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	258.06	252.55	247.81	241.07	228.10	N.P.	235.73	212.76	N.P.
I-2	Institutional, nursing homes	180.45	174.93	170.20	163.46	151.54	N.P.	158.11	136.20	N.P.
I-3	Institutional, restrained	176.22	170.71	165.97	159.23	148.16	142.50	153.89	132.82	126.35
I-4	Institutional, day care facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
M	Mercantile	112.50	108.26	103.52	98.92	90.48	87.82	94.09	78.34	75.38
R-1	Residential, hotels	155.77	150.50	146.52	140.66	131.24	127.69	141.71	118.97	114.37
R-2	Residential, multiple family	130.60	125.33	121.35	115.49	106.19	102.65	116.67	93.92	89.32
R-3	Residential, one- and two-family	123.28	119.90	116.97	113.77	109.66	106.79	111.84	102.72	96.83
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	39.63	37.72

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent.
- d. N.P. = not permitted

Determination of Building Permit Fee to be applied (Step two):

After the *Valuation* of the proposed construction work has been determined by one of the approved methods, a *Building Permit Fee* is then applied from the below *Fee Schedule*. Be sure to apply the *Flat Rate Fees* that are listed below, when applicable.

COMMERCIAL BUILDING PERMIT FEE RATE SCHEDULE

Total Valuation	Fee
\$1 to \$500	\$25.00
\$501 to \$2,000	\$25.00 for the first \$500 plus \$3.45 for each additional \$100, or fraction thereof
\$2,001 to \$25,000	\$76.75 for the first \$2,000 plus \$15.00 for each additional \$1000, or fraction thereof.
\$25,001 to \$50,000	\$421.75 for the first \$25,000 plus \$11.00 for each additional \$1000, or fraction thereof.
\$50,001 to \$100,000	\$695.75 for the first \$50,000 plus \$7.50 for each additional \$1000, or fraction thereof.
\$100,001 to \$500,000	\$1,071.75 for the first \$100,000 plus \$6.25 for each additional \$1000, or fraction thereof.
\$500,001 to \$1,000,000	\$3,571.75 for the first \$500,000 plus \$5.25 for each additional \$1000, or fraction thereof.
\$1,000,001 and Up	\$6,196.75 for the first \$1,000,000 plus \$3.75 for each additional \$1,000, or fraction thereof.

Flat Rate Fees - Trade Permits:

Swimming Pool...(includes Barrier).....	\$100.00
Spa.....	50.00
Fireplace.....	50.00
Water Heater.....	25.00
Cooler, Furnace, Air Conditioner.....	50.00
Service Entry.....	50.00
Misc. Mechanical, Plumbing, Electrical & Fire	50.00
Grease Trap.....	50.00

Miscellaneous Fees:

Replacement of Job Permit / Sign-Off Card.....	\$ 75.00
Re-Inspection Fee.....	75.00
Building Permit Renewal Fee.....	50.00
Investigation Fee.....	50.00
Courtesy / Utility Compliance Fee.....	25.00
Inspections for which no Fee is specifically listed.....	50.00 per hour (1 Hr. Min.)
Inspections outside normal business hours.....	100.00 per hour (2 Hr. Min.)

Plan Review Fee (Step three):

Plan Review Fees are in addition to Permit Fees and are based on a percentage of the Building Permit Fee charged. The review fee charged reflects the time spent in the review of construction plans and submittal information. The *Plan Review Fee* entitle the applicant to three submissions and reviews of the documents submitted. If the applicant is unable to obtain approval of his application with these three attempts, an additional plan review fee rate of \$50.00 per hour (1/2 hour min) will be assessed as noted below.

Commercial Plan Review Fee: 40% of the *Building Permit Fee*.

(Includes residential multi-family over four-plex)

Additional Plan Review Fees: required by changes, additions or revisions to plans as requested by the applicant; or for those required reviews in addition to the three reviews allowed under the *Plan Review Fee* listed above. **\$ 50.00 per hour (1/2 Hour Minimum).**

Building Permit and Plan Review Notes:

- 1) No subsequent step in the permit process shall be undertaken without all fees being paid.
- 2) Whenever any work for which a permit is required by the building code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. A *Work without Permit Fee* shall be collected whether or not a permit is then or subsequently issued. The *Work without Permit* fee is an amount equal to the *Building Permit Fee*, in addition to the normal required permit fee, with a minimum penalty of \$100.00 and a maximum of \$2500.00.
- 3) *Complete Plans* (all trades) still need to be submitted for review on Flat Rate Fees as required.

Total Project Fee (step four):

To determine the *Total Project Fees* add any applicable miscellaneous fees such as Work without Permit Fee, as well as Commercial Zoning Review, Rural Addressing, and any other departmental fees to the *Total Building Permit Fee*. Please refer to the current Planning and Zoning Fee schedule for all non-building Code related permit fees.