Appendix A

Building Permit Fees and Valuation Table

Valuation

The following table is used to calculate building permit fees based on the valuation of the construction project. Utilize the square footage for the construction project and the dollar amounts below to calculate the project valuation.

Valuation (per square foot), based on 100% of the ICC building valuation data:

Construction Area	Fee
Porch	$30.00 per sq. ft.
Carport	$30.00 per sq. ft.
Garage	$71.79 per sq. ft.
Unfinished Basement	$31.50 per sq. ft.
Finished Basement	$63.00 per sq. ft.
Main Level	$177.63 per sq. ft.
2nd Level	$177.63 per sq. ft.

Example 1: New construction on a home with 1800 square feet finished main level, 1800 square feet unfinished basement, and an attached garage of 600 square feet would have a valuation of $419,508.00, based on the table above:

Main Level:	1800 square feet x $177.63 = $319,734.00
Unfinished Basement:	1800 square feet x $31.50 = $56,700.00
Garage:	600 square feet x $71.79 = $43,074.00
Total Valuation:	**$419,508.00**

Building Permit Fees

The cost of the building permit fee is based on the valuation of the project, multiplied by 0.0075.

Using the scenario above, the building permit fee would be $419,508.00 x 0.0075 = **$3,146.31**.

Plan Review Fees

The cost of the plan review fee is 65% of the building permit fee.

Using the same scenario, the plan review fee would be $3,146.31 x 0.65 = **$2,045.10**.

Utah State Surcharge

The State of Utah requires a 1% Building Permit Surcharge on building permits issued by municipalities. This surcharge is collected by the Town and paid to the State. The cost of the surcharge is 1% of the building permit fee. The surcharge applies *only* if a permit fee is actually charged. If a project is minor enough not to require a building permit under the state code, no permit is issued, and no state fee is applied.

Again, using the project scenario above, the surcharge would be $3,146.31 x 0.01 = **$31.46**.

Based on Example 1, the total cost of permitting fees to build this new home would be:

Application Fee:	$100.00
Building Permit Fee:	$3,146.31
Plan Review Fee:	$2,045.10
State Surcharge:	$31.46
Inspection Fee:	$0.00 (*most inspection fees included in building permit fee*)
Total Permitting Fees:	**$5,322.87**

Remodels and Additions

Remodels and additions should use the valuation table above when possible. When the valuation tables are not applicable, the building permit will be based on the *actual cost* of the project. The Town may work with the applicant to determine the actual cost of the project. The Town may request a cost breakdown of the construction materials to help determine the valuation.

Inspection Fees: Most inspection fees are included in the building permit fee. In the case that the building permit is not enough to cover the cost of required inspections, the Town may add inspection fees to the building permit to cover those costs.

Example 2: If the actual cost to reroof a home is $5,000, the building permit fee would be $37.50 ($5,000 x 0.0075). The State Surcharge would be $0.38 ($37.50 x 0.01). No plan review is required, but it does require two inspections: one for the underlayment and one for a final inspection. Inspection costs would be $75 each, for a total of $150.00. The building permit fee of $37.50 is not enough to cover the inspections. In this case, an inspection fee of $112.50 ($150.00 - $37.50) would be added to the total building permit fees.

Based on Example 2, the total cost of permitting fees to reroof this home would be:

Application Fee:	$100.00
Building Permit Fee:	$37.50
State Surcharge:	$0.38
Inspection Fees:	$112.50
Total Permitting Fees:	**$250.38**