

**CITY OF FLORENCE  
RESOLUTION NO. 18, SERIES 2014**

**A RESOLUTION AMENDING RESOLUTION 6, SERIES 2007 TO ADJUST THE FEE  
STRUCTURE TO ELIMINATE \$250 INVESTIGATIVE FEE SURCHARGE**

**WHEREAS**, the Oregon Revised Statutes allow jurisdictions to recover costs by charging fees associated with providing a service; and

**WHEREAS**, the review of plans and inspection of construction related to building plans is a legitimate public service to protect health, safety, and welfare; and

**WHEREAS**, Ordinance No. 41, Series 1998 has been passed authorizing the charging of fees to issue building permits to ensure compliance with the International Building Code as adopted by the State of Oregon as well as other city codes and regulations; and

**WHEREAS**, the City Council finds that the Investigative Fees charged for work performed without a permit do not comply with state policy adopted under HB 2978 and effective January 1, 2014; and

**WHEREAS**, the City Council wishes to standardize local policy with state policy and eliminate the \$250 additional charge assessed with investigative fees and establish that permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the "investigative fee."

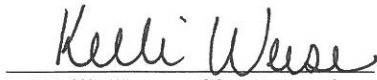
**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FLORENCE THAT:**

Section 1: The City approves Resolution No. 18, Series 2014 amending Resolution No. 6, Series 2007 concerning removing the \$250 charge added to investigative fees and establish that permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the "investigative fee" as shown in the attached Exhibit A.

Section 2: This Resolution shall become effective immediately upon its adoption.

Adopted this 6<sup>th</sup> day of October, 2014.

  
Nola Xavier, Mayor

  
Kelli Weese, City Recorder

**CITY OF FLORENCE**

**NEW ONE- AND TWO-FAMILY DWELLING BUILDING PERMIT FEE TABLE**

**Fee Based on Valuation** (valuation is determined by multiplying the square footage of the dwelling, garage, carport, and covered walks and patios by the “per square foot cost factor” identified in the Building Valuation Data Table):

|  |  |
|--|--|
| \$0 to \$25,000 valuation.....         | \$76.40 for the first \$2000 and \$6.95 for each additional \$1000<br>or fraction thereof        |
| \$25,001 to \$50,000 valuation .....   | \$236.35 for the first \$25,000 and \$6.15 for each additional \$1000<br>or fraction thereof     |
| \$50,001 to \$100,000 valuation.....   | \$390.10 for the first \$50,000 and \$4.90 for each additional \$1,000<br>or fraction thereof    |
| \$100,001 to \$500,000 valuation ..... | \$635.10 for the first \$100,000 and \$2.90 for each additional \$1,000<br>or fraction thereof   |
| \$500,001 to 1,000,000 valuation ..... | \$1,795.10 for the first \$500,000 and \$2.05 for each additional \$1000<br>or fraction thereof  |
| \$1,000,001 and over valuation.....    | \$2,820.10 for the first 1,000,000 and \$1.40 for each additional \$1,000<br>or fraction thereof |
| Minimum Fee .....                      | \$76.40  |
| Structural Plans Review Fee.....       | 65% of building permit fee   |
| State Surcharge.....                   | 12% of building permit fee   |

**Other Inspections and Fees:**

1. Inspections outside of normal business hours  
(minimum charge – two hours).....\$76.40 per hour\*
2. Re-inspection fees assessed under provisions of Building Division  
Administrative Rules Section 309.10.....\$76.40 per hour\*
3. Inspections for which no fee is specifically indicated  
(minimum charge – one half hour).....\$76.40 per hour\*
4. Additional plans review required by changes, additions, or revisions  
to proposed or approved plans (minimum charge – one hour).....\$76.40 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

|   |   |
|---|---|
| Address Assignment Fee.....                 | \$45 each address   |
| Review of Sand Management Plan.....         | \$150   |
| Site Inspection Fee* (Simple Site).....     | \$150 for new construction on simple site<br>\$75 for new garages, carports, and accessory structures   |
| Site Inspection Fee* (Complex Site**). .... | \$225 for new construction on complex site<br>\$150 for new garages, carports, and accessory structures |

\*Services are for planning review of plans and site inspections to ensure compliance with zoning code and conditions of approval resulting from land use decisions. Items considered include landscaping, grading, parking, and lighting.

\*\*Complex site is one as listed in Florence City Code 10-7 or 10-19.

**Phased Projects:** There shall be a minimum plans review phasing fee of \$150 for each separate phased portion of the project. In addition, a plans review phasing fee shall be charged in an amount equal to ten percent of the total project building permit fee calculated in accordance with OAR 918-050-100 through 110 not to exceed an additional \$1500 for each phase.

**Deferred Submittals:** The plans review fee for processing deferred plan submittals shall be an amount equal to 65 percent of the building portion of the project with a minimum fee of \$115. This fee is in addition to the project plans review fee based on total project value.

**Investigation Fee:** (For commencement of work before obtaining a permit.) ~~Equal to the permit fee or the actual investigation costs at \$105 per hour whichever is greater plus \$250. Actual or average cost of investigation to ensure the unpermitted work complies with the state building code. Permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the “investigative fee.”~~

**CITY OF FLORENCE**

**MANUFACTURED HOME PLACEMENT PERMITS  
(OAR 814-23-600)**

|  |          |
|--|----------|
| Manufactured Home Placement Fee.....                           | \$260.00 |
| Pier Pad Fee   |          |
| Single Wide .....  | \$30.00  |
| Double Wide.....   | \$45.00  |
| Triple Wide.....   | \$60.00  |
| Site Utilities (100 feet ea. water, sewer and rain drain)..... | \$243.00 |
| Site Utility Connection Inspection.....                        | \$65.00  |
| Earth Quake Resistant System & Hold-Down.....                  | \$110.00 |
| City Manufactured Home Installation Fee.....                   | \$40.50  |
| State of Oregon Installation Fee .....                         | \$30.00  |
| State of Oregon Administration Fee.....                        | \$2.00   |
| State of Oregon 8% Surcharge..... Single Wide.....             | \$2.99   |
| State of Oregon 8% Surcharge..... Double Wide.....             | \$3.54   |
| State of Oregon 8% Surcharge .....Triple Wide .....            | \$4.09   |

|   |  |
|---|--|
| Address Assignment Fee.....                 | \$45 each address                          |
| Review of Sand Management Plan.....         | \$150                                      |
| Site Inspection Fee* (Simple Site) .....    | \$150 for new construction on simple site  |
| Site Inspection Fee* (Complex Site**). .... | \$225 for new construction on complex site |

\*Services are for planning review of plans and site inspections to ensure compliance with zoning code and conditions of approval resulting from land use decisions. Items considered include landscaping, grading, parking, and lighting.

\*\*Complex site is one as listed in Florence City Code 10-7 or 10-19.

Investigation Fee: (For commencement of work before obtaining a permit.) ~~Equal to the permit fee or the actual investigation costs at \$105 per hour, whichever is greater plus \$250. Actual or average cost of investigation to ensure the unpermitted work complies with the state building code. Permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the "investigative fee."~~

ALL ACCESSORY BUILDINGS OR STRUCTURES MUST BE PERMITTED SEPARATELY.

**CITY OF FLORENCE**  
**COMMERCIAL, MULTI-FAMILY, AND INDUSTRIAL**  
**BUILDING PERMIT FEE TABLE FOR NEW BUILDINGS**

Fee Based on Valuation [valuation is determined by multiplying the square footage of the building (based on use and construction type) by the "per square foot cost factor" identified in the Building Valuation Data Table]:

|  |  |
|--|--|
| \$0 to \$2,000 valuation .....             | \$76.40 for the first \$500 and \$2.75 for each additional \$100 or fraction thereof             |
| \$2,001 to \$25,000 valuation.....         | \$110.85 for the first \$2,000 and \$11.10 for each additional \$1,000 or fraction thereof       |
| \$25,001 to \$50,000 valuation .....       | \$366.15 for the first \$25,000 and \$8.35 for each additional \$1,000 or fraction thereof       |
| \$50,001 to \$100,000 valuation .....      | \$574.90 for the first \$50,000 and \$5.90 for each additional \$1,000 or fraction thereof       |
| \$100,001 to \$500,000 valuation .....     | \$869.90 for the first \$100,000 and \$4.40 for each additional \$1,000 or fraction thereof      |
| \$500,001 to \$1,000,000 valuation.....    | \$2,629.90 for the first \$500,000 and \$3.85 for each additional \$1,000 or fraction thereof    |
| \$1,000,001 to \$10,000,000 valuation..... | \$4,554.90 for the first \$1,000,000 and \$2.50 for each additional \$1,000 or fraction thereof  |
| \$10,000,001 and over valuation .....      | \$27,054.90 for the first \$10,000,000 and \$2.40 for each additional \$1000 or fraction thereof |
| Minimum Fee .....                          | \$76.40  |
| Structural Plans Review Fee .....          | 65% of building permit fee   |
| Fire and Life Safety Plans Review Fee..... | 40% of building permit fee   |
| State Surcharge.....                       | 12% of building permit fee   |

**Other Inspections and Fees:**

1. Inspections outside of normal business hours (minimum charge - two hours) .....\$76.40 per hour\*
2. Re-inspection fees assessed under provisions of Building Division Administrative Rules Section 309.10..... \$76.40 per hour\*
3. Inspections for which no fee is specifically indicated (minimum charge - one-half hour)..... \$76.40 per hour\*
4. Additional plans review required by changes, additions, or revisions to proposed or approved plans (minimum charge - one hour)..... \$76.40 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

|   |                       |
|---|-----------------------|
| Address Assignment Fee.....                 | \$45 for each address |
| Review of Sand Management Plan.....         | \$150                 |
| Site Inspection Fee* (Simple Site).....     | \$350                 |
| Site Inspection Fee" (Complex Site**))..... | \$450                 |

\*Services are for planning review of plans and site inspections to ensure compliance with zoning code and conditions of approval resulting from land use decisions. Items considered include landscaping, grading, parking, and lighting.

\*\*Complex site is one as listed in Florence City Code 10-7 or 10-19.

**Phased Projects:** There shall be a minimum plans review phasing fee of \$150 for each separate phased portion of the project. In addition, a plans review phasing fee shall be charged in an amount equal to ten percent of the total project building permit fee calculated in accordance with OAR 918050-100 through 110 not to exceed an additional \$1,500 for each phase.

**Deferred Submittals:** The plans review fee for processing deferred plan submittals shall be an amount equal to 65 percent of the building permit fee calculated in accordance with OAR 918-050110(2) and (3) using the value of the particular deferred portion of the project with a minimum fee of \$115. This fee is in addition to the project plans review fee based on total project value.

**Investigation Fee:** (For commencement of work before obtaining a permit.) Equal to the permit fee or the actual investigation costs at \$105 per hour, whichever is greater plus \$250. Actual or average cost of investigation to ensure the unpermitted work complies with the state building code. Permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the "investigative fee."

**CITY OF FLORENCE**

**SINGLE-FAMILY, MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL  
BUILDING PERMIT FEE TABLE FOR ALTERATIONS, ADDITIONS, AND DEMOLITIONS**

**Fee Based on Valuation** (includes the dollar value of all materials, equipment, labor, overhead, and profit):

|   |   |
|---|---|
| \$0 to \$2,000 valuation.....               | \$76.40 for the first \$500 and \$0.57 for each additional \$100 or fraction thereof            |
| \$2,001 to \$25,000 valuation.....          | \$85.05 for the first \$2,000 and \$12.50 for each additional \$1,000 or fraction thereof       |
| \$25,001 to \$50,000 valuation.....         | \$372.55 for the first \$25,000 and \$9.00 for each additional \$1,000 or fraction thereof      |
| \$50,001 to \$100,000 valuation.....        | \$597.55 for the first \$50,000 and \$6.15 for each additional \$1,000 or fraction thereof      |
| \$100,001 to \$500,000 valuation.....       | \$905.05 for the first \$100,000 and \$4.95 for each additional \$1,000 or fraction thereof     |
| \$500,001 to \$1,000,000 valuation.....     | \$2,885.05 for the first \$500,000 and \$4.15 for each additional \$1,000 or fraction thereof   |
| \$1,000,001 and over valuation.....         | \$4,960.05 for the first \$1,000,000 and \$2.75 for each additional \$1,000 or fraction thereof |
| Minimum Fee.....                            | \$76.40   |
| Structural Plans Review Fee.....            | 65% of building permit fee  |
| Fire and Life Safety Plans Review Fee ..... | 40% of building permit fee  |
| State Surcharge.....                        | 12% of building permit fee  |

**Other Inspections and Fees:**

1. Inspections outside of normal business hours (minimum charge - two hours)..... \$76.40 per hour\*
2. Re-inspection fees assessed under provisions of Building Division Administrative Rules Section 309.10..... \$76.40 per hour\*
3. Inspections for which no fee is specifically indicated (minimum charge -- one-half hour)..... \$76.40 per hour\*
4. Additional plans review required by changes, additions, or revisions to proposed or approved plans (minimum charge - one hour)..... \$76.40 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include super vision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

|   |   |
|---|---|
| Review of Sand Management Plan.....         | \$150                                       |
| Site Inspection Fee* (Simple Site).....     | \$150 for commercial, \$75 for residential  |
| Site Inspection Fee* (Complex Site**). .... | \$225 for commercial, \$150 for residential |

\*Services are for planning review of plans and site inspections to ensure compliance with zoning code and conditions of approval resulting from land use decisions. Items considered include landscaping, grading, parking, and lighting.

\*\*Complex site is one as listed in Florence City Code 10-7 or 10-19.

**Phased Projects:** There shall be a minimum plans review phasing fee of \$150 for each separate phased portion of the project. In addition, a plans review phasing fee shall be charged in an amount equal to ten percent of the total project building permit fee calculated in accordance with OAR 918-050-100 through 110 not to exceed an additional \$1,500 for each phase.

**Deferred Submittals:** The plans review fee for processing deferred plan submittals shall be an amount equal to 65 percent of the building permit fee calculated in accordance with OAR 918-050-110(2) and (3) using the value of the particular deferred portion of the project with a minimum fee of \$115. This fee is in addition to the project plans review fee based on total project value.

**Investigation Fee:** (For commencement of work before obtaining a permit.) ~~Equal to the permit fee or the actual investigation costs at \$105 per hour, whichever is greater plus \$250. Actual or average cost of investigation to ensure the unpermitted work complies with the state building code. Permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the "investigative fee."~~

**CITY OF FLORENCE**

**MECHANICAL FEE SCHEDULE FOR NEW CONSTRUCTION,  
ADDITIONS OR ALTERATIONS TO ONE- AND TWO-FAMILY DWELLINGS**

|   |                               |
|---|-------------------------------|
| Air Handling Units.....                                     | \$28.60 per appliance         |
| Air Conditioning.....                                       | \$40.00 per appliance         |
| Alteration of Existing HVAC System.....                     | \$28.60 per appliance         |
| Heat Pump.....  | \$52.25 per appliance         |
| Install/Replace Furnace (including duct work)               |                               |
| Up to 100,000 btu.....                                      | \$40.00 per appliance         |
| Over 100,000 btu.....                                       | \$47.00 per appliance         |
| Install/Replace/Relocate Heaters                            |                               |
| Suspended, Wall, or Floor Mounted .....                     | \$40.00 per appliance         |
| Appliance Vent other than Furnace.....                      | \$28.60 per appliance         |
| Dryer Exhaust.....  | \$28.60 per appliance         |
| Hood .....  | \$28.60 per appliance         |
| Exhaust Fan Connected to a Single Duct.....                 | \$20.00 per appliance         |
| Gas Piping: 1 to 4 Outlets.....                             | \$12.25                       |
| Additional Outlets.....                                     | \$3.50 each                   |
| Boiler/Compressor.....                                      | \$28.60 per appliance         |
| Masonry Fireplace.....                                      | \$80.00 per appliance         |
| Wood, Pellet, or Gas Stoves or Inserts, including flu ..... | \$28.60 per appliance         |
| Other .....   | \$20.00 per appliance         |
| Minimum Fee.....  | \$76.40                       |
| Mechanical Plan Review.....                                 | .25% of mechanical permit fee |
| State Surcharge.....  | 12% of mechanical permit fee  |

**Other Inspections and Fees:**

1. Inspections outside of normal business hours  
(minimum charge - two hours) .....\$76.40 per hour\*
2. Re-inspection fees assessed under provisions of Building  
Division Administrative Rules Section 309.10.....\$76.40 per hour\*
3. Inspections for which no fee is specifically indicated  
(minimum charge - one-half hour)..... \$76.40 per hour\*
4. Additional plans review required by changes, additions, or revisions  
to proposed or approved plans (minimum charge - one hour).....\$76.40 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

**Deferred Submittals:** The plans review fee for processing deferred plan submittals shall be an amount equal to 65 percent of the building permit fee calculated in accordance with OAR 918-050-110(2) and (3) using the value of the particular deferred portion of the project with a minimum fee of \$115. This fee is in addition to the project plans review fee based on total project value.

**Investigation Fee:** (For commencement of work before obtaining a permit.) ~~Equal to the permit fee or the actual investigation costs at \$105 per hour, whichever is greater, plus \$250. Actual or average cost of investigation to ensure the unpermitted work complies with the state building code. Permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the “investigative fee.”~~

**CITY OF FLORENCE**

**MECHANICAL FEE SCHEDULE FOR NEW CONSTRUCTION OR ADDITIONS OR ALTERATIONS TO COMMERCIAL, MULTI-FAMILY, AND INDUSTRIAL PROJECTS**

**Fee Based on Valuation** (includes the dollar value of all materials, equipment, labor, overhead and profit)

|   |  |
|---|--|
| \$0.00 to \$500.00 valuation .....          | \$76.40  |
| \$501.00 to \$5,000.00 valuation .....      | \$76.40 for the first \$500.00 and \$2.60 for each additional \$100.00 or fraction thereof         |
| \$5,001.00 to \$10,000.00 valuation .....   | \$193.40 for the first \$5,000.00 and \$2.40 for each additional \$1000.00 or fraction thereof     |
| \$10,001.00 to \$50,000.00 valuation .....  | \$313.40 for the first \$10,000.00 and \$2.20 for each additional \$1000.00 or fraction thereof    |
| \$50,001.00 to \$100,000.00 valuation ..... | \$1,193.40 for the first \$50,000.00 and \$2.15 for each additional \$1000.00 or fraction thereof  |
| \$100,001.00 and over valuation .....       | \$2,268.40 for the first \$100,000.00 and \$2.00 for each additional \$1000.00 or fraction thereof |
| Minimum Fee.....                            | \$76.40  |
| Plans Review .....                          | .25% of the mechanical permit fee.   |
| State surcharge .....                       | .12% of the mechanical permit fee.   |

**Other Inspections and Fees:**

1. Inspections outside of normal business hours (minimum charge -two hours) ..... \$76.40 per hour\*
2. Re-inspection fees assessed under provisions of Building Division Administrative Rules Section 309.10 ..... \$76.40 per hour\*
3. Inspections for which no fee is specifically indicated (minimum charge -one-half hour) .... \$76.40 per hour\*
4. Additional plans review required by changes, additions, or revisions to proposed or approved plans (minimum charge-one hour) ..... \$76.40 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

**Deferred Submittals:** The plans review fee for processing deferred plan submittals shall be an amount equal to 65 percent of the building permit fee calculated in accordance with OAR 918-050-110(2) and (3) using the value of the particular deferred portion of the project with a minimum fee of \$115.00.

This fee is in addition to the project plans review fee based on total project value.

**Investigation Fee:** (For commencement of work before obtaining a permit.) ~~Equal to the permit fee or the actual investigation costs at \$105.00 per hour, whichever is greater plus \$250.00~~ Actual or average cost of investigation to ensure the unpermitted work complies with the state building code. Permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the “investigative fee.”

**Commercial, Multi-Family and Industrial Mechanical Valuation Table:**

|  |                       |
|--|-----------------------|
| Gas Piping 1 to 4 Outlets  | \$500                 |
| Each Additional Outlet   | \$100                 |
| Exhaust Fan Connected to Single Duct,<br>Exhaust System apart from Heating or A/C  | \$600 per appliance   |
| Air Handling Units up to 10,000 cfm<br>Altering Existing System, Hood, Vent for Appliance other than<br>Furnace, Wood Stove Fireplace, Dryer Exhaust, Other                            | \$1000 per appliance  |
| Install/Replace Furnace up to 100,000 btu<br>Install/Replace/Relocate Heaters (suspended, wall, or floor-mounted)<br>Boiler/Compressors up to 3 hp, Absorption Units up to 100,000 btu | \$1300 per appliance  |
| Install/Replace Furnace over 100,000 btu   | \$1500 per appliance  |
| Air Handling Units over 10,000 cfm, Heat Pump,<br>Domestic Incinerator   | \$2200 per appliance  |
| Boiler/Compressors up to 15 hp, Absorption Units up to 500,000 btu   | \$2300 per appliance  |
| Boiler/Compressors up to 30 hp, Absorption Units up to 1,000,000 btu   | \$3100 per appliance  |
| Boiler/Compressors up to 50 hp, Absorption Units up to 1,750,000 btu   | \$4600 per appliance  |
| Commercial/Industrial Incinerator  | \$6,200 per appliance |
| Boiler/Compressors over 50 hp, Absorption Units over 1,750,000 btu   | \$6700 per appliance  |



**CITY OF FLORENCE**

**ELECTRICAL PERMIT FEE SCHEDULE**

**New Residential**

*Single- or multi family, per dwelling unit. Includes attached garage. Service included.*

|  |  |
|--|--|
| 1,000 square feet or less  | \$180  |
| Each additional 500 sq. ft. or portion thereof                   | \$38   |
| Limited Energy Install I & 2 Family                              | \$38 when in conjunction with home wiring permit |
| Limited Energy Install Multi-Family                              | \$38 when in conjunction with home wiring permit |
| Each Manufactured Home or Modular Dwelling Service and/or Feeder | \$103  |

**Services or Feeders**

*Installation, alteration or relocation.*

|                          |       |
|--------------------------|-------|
| 200 amps                 | \$103 |
| 201 to 400 amps          | \$131 |
| 401 to 600 amps          | \$175 |
| 601 amps to 1,000 amps   | \$263 |
| Over 1,000 amps or volts | \$480 |
| Reconnect only           | \$78  |

**Temporary Services or Feeders**

*Installation, alteration or relocation.*

|  |       |
|--|-------|
| 200 amps or less                         | \$76  |
| 201 amps to 400 amps                     | \$122 |
| 401 amps to 600 amps                     | \$152 |
| over 600 amps or 1,000 volts (see above) |       |

**Branch Circuits**

*New, alteration or extension per panel.*

|   |      |
|---|------|
| a. The fee for branch circuits with the purchase of service or feeder fee     | \$6  |
| b. The fee for branch circuits without the purchase of service or feeder fee: |      |
| First branch circuit  | \$77 |
| Each additional branch circuit  | \$8  |

**Miscellaneous**

*Service or feeder not included.*

|   |      |
|---|------|
| Each pump or irrigation circle                                      | \$65 |
| Each sign or outline lighting                                       | \$65 |
| Signal circuit(s) or a limited energy panel alteration or extension | \$65 |

**Requested Inspections**

|  |  |
|--|--|
| One and Two-Family Dwellings   | \$110  |
| Apartment Houses   | \$160 + \$10 for each dwelling unit in excess of 3 |
| Hotels/Motels  | \$160 + \$5 for each sleeping room in excess of 5  |
| All other occupancies one and two stories in height up to 10,000 square feet | \$160 + \$10 for each additional 1000 square feet  |
| All other occupancies 3 stories in height and above                          | \$160 + \$20 for each story in excess of 3         |

**Master Permit (Industrial Plant) Program Fees**

|  |                                    |
|--|------------------------------------|
| Registration   | \$100 per facility                 |
| Each additional off-site location                      | \$100                              |
| Inspection, plan review, and administrative activities | \$110 per hour or fraction of hour |

**Master Permit/Facilities Permit Program**

|  |  |
|--|--|
| Inspection, plan review, and administrative activities | \$142 per hour or fraction of hour, minimum - 1 hour |
|--|--|

**Plan Review Fees**

|             |                       |
|-------------|-----------------------|
| Plan Review | 25% of the permit fee |
|-------------|-----------------------|

**Appeal Fees**

*Per appeal*

|                              |       |
|------------------------------|-------|
| One and Two-Family Dwellings | \$100 |
| All other occupancies        | \$200 |
| Each appeal item over 4      | \$50  |

**Other Inspections and Fees**

|  |   |
|--|---|
| Inspections Outside Normal Business Hours                                      | \$150 per hour or fraction thereof  |
| Reinspections  | \$75  |
| Inspections beyond those covered by original permit                            | \$75 per inspection   |
| Other inspections not specifically identified elsewhere                        | \$110 per hour or fraction thereof, minimum – 1 hour  |
| Additional plans review for changes, additions, or revisions to approved plans | \$55 plan review time ½ hour or less<br>\$110 per hour or fraction thereof for more than ½ hour |

**Investigation Fee**

*For commencement of work before obtaining a permit. ~~Equal to the permit fee or the actual investigation costs at \$110 per hour, whichever is greater, plus \$250. Actual or average cost of investigation to ensure the unpermitted work complies with the state building code. Permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the “investigative fee.”~~*

**Permit Reinstatement Processing Fee**

Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once. The renewal fee shall be equal to the amount required for a new permit.

**CITY OF FLORENCE**

**SIGN FEE SCHEDULE**

**Illuminated (Electric) Signs**

Fascia, freestanding, wall, marquee, projecting signs or reader boards with direct (neon), internal or changing image lighting, words or other electrical components.

Up to 20 square feet \$131.00  
Over 20 square feet and up to 40 square feet \$163.00  
Over 40 square feet and up to 60 square feet \$188.00  
Over 60 square feet and up to 80 square feet \$206.00  
Over 80 square feet and up to 100 square feet \$225.00  
Over 100 square feet and up to 120 square feet \$250.00  
Over 120 square feet and up to 140 square feet \$263.00

**Non-illuminated Signs**

Fascia, freestanding, wall, marquee or projecting signs without direct or internal lighting or other electrical components.

Up to 20 square feet \$100.00  
Over 20 square feet and up to 40 square feet \$138.00  
Over 40 square feet and up to 60 square feet \$163.00  
Over 60 square feet and up to 80 square feet \$169.00  
Over 80 square feet and up to 100 square feet \$175.00  
Over 100 square feet and up to 120 square feet \$188.00  
Over 120 square feet and up to 140 square feet \$194.00

**Wall Painted Signs, Adhered Signs:**

These are based on the square footage, and shall be computed the same way as fee2.is charged for sign permits (i.e. vinyl, paper or similar material)

**Additional Plan Review Fee**

Charged for changes, additions or revisions to approved plans and for review of proposed "Pre-Approved" structural designs",

Plan Review Time 1/2 hour or less: \$55.00  
Plan Review Time Greater than 1/2 hour: \$105.00 per Hour or Fraction Thereof

**Appeals and Adjustments:**

Appeal Fees are \$200.00 per Appeal  
Adjustment Fees are \$750.00 per Adjustment

**Re- Inspections or Inspections Outside of Normal Business Hours**

Other Inspections Not Specifically Identified Elsewhere are subject to \$76.40 per hour or fraction thereof

**Investigation Fee For commencement of work before obtaining a sign permit.**

Equal to permit fee or the actual investigation costs at \$105 per hour, whichever is greater, plus \$250.00.

**Permit Reinstatement Processing Fee**

Fee for Renewal of a Permit that has Expired Shall be Equal the Cost of a New Permit.

**Structural Alteration**

Structural alterations will be subject to a New Building Permit and a Plan Review Fee of 65% of the Building Permit Fee.

**Signs that Require a Building Permit are, But not Limited to:**

Fascia signs over 400 pounds, All projecting signs

All freestanding signs over 6 feet in height

All pitched roof signs

**Investigation Fee For commencement of work before obtaining a building or electrical permit.**

*For commencement of work before obtaining a permit. Actual or average cost of investigation to ensure the unpermitted work complies with the state building code. Permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the “investigative fee.”*

**Temporary Banners**

Registration of all banners must be made at the Building Department.

**Consultant Review**

Applications or documents necessitating review from consultants (i.e. city attorney, lighting consultant, etc.) shall be charged the consultant cost to the city. The city will bill the applicant for charges incurred as a pass-thru charge.