

ADOPTED

JUN 11 1996

ORDINANCE NO. 81A-8

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 4, BUILDING REGULATIONS, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE I, VIRGINIA UNIFORM STATEWIDE BUILDING CODE, DIVISION 2, PERMIT AND INSPECTION FEES, SECTION 4-8, GENERALLY; SECTION 4-9, REFUNDS; AND SECTION 4-10, EXEMPTIONS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 4, Building Regulations, is hereby amended and reordained by amending Section 4-8, Generally; Section 4-9, Refunds; and Section 4-10, Exemptions.

Chapter 4. Building Regulations

Article I. Virginia Uniform Statewide Building Code

Division 2. Permit and Inspection Fees

Sec. 4-8. Generally.

Permit and inspection fees are hereby established in accordance with the provisions of the Virginia Uniform Statewide Building Code, as follows:

(1) *Building Permits:*

- (a) The minimum fee for any building permit shall be ~~ten dollars (\$10.00)~~ \$25.00.

- (b) For the construction of any building or addition thereto where the floor area is increased, and for the installation or erection of any industrialized building unit, the fee shall be based on the floor area to be constructed as computed from exterior building dimensions at each floor. Any residential building, any unenclosed carport, porch or stoop, when built in conjunction with and at the same time as the dwelling, shall be excluded from the square footage computation. The fee shall be as follows: ~~\$0.09 per square foot.~~

<i>Total Square Footage:</i>	<i>Fee</i>
0-40,000 square feet, per square foot.....	\$ 0.06
40,001 or more square feet, plus \$0.05 per square foot in excess of 40,000 square feet	2,400.00

- (c) For the construction of a garage, barn, pole shed or similar structure, when not constructed at the time of and under the permit of the main dwelling, the fee shall be ~~five cents (\$0.05)~~ ~~\$0.08~~ per square foot of the exterior dimensions of the building.
- (d) For the alteration or repair of any building or structure, or for the construction or erection of piers, bulkheads, exterior walls or fences, towers, swimming pools or other structures or things, the fee shall be at the rate of one (1) percent of the current value of all service, labor and materials.

- (e) For the demolition or razing of any building or structure having a floor area greater than two hundred (200) square feet the fee shall be ~~ten dollars (\$10.00)~~ **\$25.00**. No fee shall be charged for a permit to raze a building with a floor area of two hundred (200) square feet or less.

- (f) For the erection, placement or removal of a building or structure, in part or in whole from one (1) location to another, or into or out of the county or to a new location within the same lot or parcel of land, the fee shall be at the rate of ~~five cents (\$0.05)~~ **\$0.08** per square foot of the gross floor area.

- (g) For construction not covered by any of the above, the permit fee shall be assessed and collected at the rate of one (1) percent of the retail value or current market value of the work being done; provided, that the minimum permit fee shall be ~~ten dollars (\$10.00)~~ **\$25.00**.

A BUILDING PERMIT FEE SHALL BE DOUBLE FOR ANY CONSTRUCTION THAT HAS COMMENCED BEFORE A PERMIT IS OBTAINED

(2) *Plumbing Permits:*

- (a) The minimum fee for any plumbing permit shall be ~~ten dollars (\$10.00)~~ **\$25.00**.

- (b) For the installation of each plumbing fixture or appliance, the fee shall be ~~four dollars (\$4.00)~~.

- (c) For the installation of the water distribution system in each building, the fee shall be ~~four dollars (\$4.00)~~.
- (d) For the connection of any building drain to a public or private sanitary sewage disposal system, the fee shall be ~~four dollars (\$4.00)~~.
- (e) For each sewer (sanitary or storm), manhole (sanitary or storm), roof drain or other similar device, the fee shall be ~~four dollars (\$4.00)~~.

(3) *Electrical Permits:*

- (a) The minimum fee for any electrical permit shall be ~~ten dollars (\$10.00)~~ **\$25.00**.
- (b) For the installation of each electrical service system in new construction, the fee shall be determined from the rated size of the service panels in amperes as follows:

	<i>Single Phase</i>	<i>Three Phase</i>
0-60 amps	\$20.00 \$25.00	\$25.00
61-100 amps	25.00	30.00
101-150 amps	30.00	35.00
151-200 amps	35.00	40.00
Over 200 amps, plus		
\$10.00 for each additional		

50 amps or fraction thereof		
over 200 amps	35.00	40.00

(c) For the installation of a temporary service, or the reconnection of a mobile home, the fee shall be ~~ten dollars (\$10.00)~~ **\$25.00**.

(d) For increasing the size of the electrical service to any building structure, or mobile home, the fee shall be ~~twenty dollars (\$20.00)~~ **\$25.00** for service up to and including ~~two hundred (200)~~ amperes; or ~~twenty dollars (\$20.00)~~ **\$25.00** plus ~~ten dollars (\$10.00)~~ for each ~~fifty (50)~~ amperes or fraction thereof over ~~two hundred (200)~~ amperes. For relocation of any existing service for which the size is not increased, the fee shall be ~~ten dollars (\$10.00)~~ **\$25.00**. No additional fee shall be charged for outlets when the size of the service is increased.

(e) For the addition to any existing electrical installation, the fee shall be based on the number of outlets to be installed at the following rates:

1-100 outlets	\$10.00 25.00
Over 100 outlets, plus \$0.10 for each outlet over 100	10.00 25.00

(4) *Mechanical and Gas Permits:*

(a) The minimum fee for any mechanical or gas permit shall be ~~ten dollars (\$10.00)~~ **\$25.00**.

(b) Basic permit fee:

- 1. First \$1,000.00 value ~~20.00~~ 25.00
- 2. Over \$1,000.00 value, plus \$5.00 per \$1,000.00 or fraction thereof ~~20.00~~ 25.00

(c) For the replacement, repair or alteration of mechanical systems or equipment in existing buildings, structures or additions thereto:

- 1. First \$1,000.00 value ~~10.00~~ 25.00
- 2. Over \$1,000.00 value, plus \$5.00 per \$1,000.00 or fraction thereof ~~10.00~~ 25.00

EXCEPTIONS: Domestic cooking equipment and space heaters in dwelling units are exempt from mechanical permit fees. Inspections of this equipment are required.

(d) Fuel piping permit fee: $0.005 \times \$1,000.00$ of valuation or fraction thereof. Note: Fee applies when permit is issued for fuel piping work only.

(e) L.P.G. (i.e. butane, propane, etc.) tanks and associated piping permit fee (total water capacity in gallons):

- 0-500 ~~15.00~~ 25.00
- 501-2,000 ~~20.00~~ 30.00
- Over 2,000, plus \$1.00 per 10,000 gallons ~~20.00~~ 30.00

(f) Tanks and associated piping for flammable liquids permit fee (capacity in gallons):

- 0-10,000 15.00
- 10,001-20,000 20.00
- 20,001-50,000 25.00

Over 50,000, plus \$5.00 per 25,000 gallons or fraction thereof 25.00

(g) For the removal of storage tanks, the minimum fee shall be ~~ten dollars (\$10.00)~~ **\$25.00**.

(h) For fire suppression systems, the permit fee shall be (includes standpipes):

1. New construction: Same as basic fee in subsection ((b)(1)) above.
2. All others: Same as basic fee in subsection ((b)(1)) above.

(i) Elevators, dumbwaiters, moving stairways, moving walks, man lifts or special hoisting and conveying equipment permit fee:

1. New construction: Same as basic fee in subsection (b)(1) above.
2. All others: Same as basic fee in subsection (b)(1) above.

(j) Permit reissuance fee: Permits becoming invalid, as specified by the Code, may be reissued up to a period of ~~five (5)~~ years and charged a fee of ~~ten dollars (\$10.00)~~ for each six-month period.

(5) *Elevator Inspections:*

(a) The fee for a semiannual elevator inspection shall be ~~thirty-five dollars (\$35.00)~~.

(b) Reinspection: When an inspector is required to make a reinspection of an elevator for the convenience of the owner of the elevator or because the elevator fails to pass the inspection,

there shall be a ~~twenty-five dollar~~ (\$25.00) reinspection fee. Such reinspection fee shall be paid at the office of building inspections prior to the reinspection.

(6) *Plan Review Fee:*

(a) The fee for the review of building plans shall be ~~ten dollars~~ (\$10.00) for each ~~one thousand~~ (1,000) square feet of floor space, or part thereof, reviewed. Such review fee shall be paid at the office of building inspections prior to the plan review or at the discretion of the building official, at the time of permit issuance.

(b) Revised plans: There shall be no fee for the review of revised building plans unless such plans are substantially different than the original plans and necessitate the issuance of additional review comments. Such revised plans shall be subject to an additional fee equal to the fee provided for in subsection (a) above.

(7) *Certificate of Occupancy Inspection:*

(a) The fee for an inspection for a certificate of occupancy shall be ~~twenty dollars~~ (\$20.00) \$25.00.

(b) No certificate of occupancy shall be issued until all inspection fees have been paid.

(8) *Mobile Home Installation Fee:*

(a) The fee for the inspection of the installation of a mobile home shall be ~~forty dollars~~
(\$40.00).

(b) The fee for the inspection of the mobile home installation shall supersede any fee otherwise
required for the inspection for an electrical or plumbing permit for that mobile home.

(9) *Reinspection:* When any building, electrical, mechanical or plumbing inspector is required to
make a reinspection of work or a mobile home for the convenience of the contractor,
subcontractor or mobile home owner because of incomplete, inadequate or improper work or
installation, or because the inspector could not obtain reasonable access to the work or mobile
home to be inspected, there shall be a ~~fifteen dollar (\$15.00)~~ **\$25.00** reinspection fee for each
reinspection, except as otherwise provided herein. Such reinspection fee shall be paid at the
office of building inspections prior to the reinspection.

Sec. 4-9. Refunds.


No fee paid for any permit covered under Section 4-8 of this Code shall be refunded unless the permit
application is denied and a permit is not issued or the permit is issued in error. If a permit is revoked, abandoned
or the project for which the permit is obtained is discontinued, a portion of the permit fee may be refunded after
deducting ~~ten dollars (\$10.00)~~ **\$25.00** for administrative costs plus ~~fifteen dollars (\$15.00)~~

inspection that has been made. No permit fee, the value of which is ~~ten dollars (\$10.00)~~ \$25.00 or less, shall be refunded.

Sec. 4-10. Exemptions.

Where the owner of any premises is the United States of America, the commonwealth, the county or instrumentalities thereof, the payment of any permit fee established in Section 4-8 is hereby waived. *When the Housing and Community Development Administrator certifies that the work for which application has been made is funded through his office or a related program and requests that fees be waived, then the request shall be granted.*

Secs. 4-11, 4-12. Reserved.



David L. Sisk, Chairman
Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

SUPERVISOR VOTE

TAYLOR	NAY
MAGOON	AYE
DEPUE	AYE
EDWARDS	AYE
SISK	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of June, 1996.