

MAY 9 2006

ORDINANCE NO. 81A-15

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

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.

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 \$3550.00.
- 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 \$0.13 per square foot.
- 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 \$0.12 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 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 200 square feet, the fee shall be \$3450.00.

No fee shall be charged for a permit to raze a building with a floor area of 200 square feet or less.

- f. For the erection, placement or removal of a building or structure, in part or in whole from one 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 \$0.10 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 percent of the retail value or current market value of the work being done; provided, that the minimum permit fee shall be \$3550.00.

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 \$3450.00.
- b. For the installation of each plumbing fixture or appliance, the fee shall be \$7.00.
- c. For the installation of the water distribution system in each building, the fee shall be \$15.00.
- d. For the connection of any building drain to a public or private sanitary sewage disposal system, the fee shall be \$7.00.
- e. For each sewer (sanitary or storm), manhole (sanitary or storm), roof drain or other similar device, the fee shall be \$7.00.

(3) *Electrical Permits:*

- a. The minimum fee for any electrical permit shall be \$3550.00.
- 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:

	<u>Single Phase</u>	<u>Three Phase</u>
0-60 amps	\$3450.00	<del>\$3550.00</del>
61-100 amps	3550.00	<del>4055.00</del>
101-150 amps	4560.00	<del>5065.00</del>
151-200 amps	5865.00	<del>5570.00</del>
Over 200 amps, plus \$1500 for each additional 50 amps or fraction thereof over 200 amps	5865.00	<del>5570.00</del>

- c. For the installation of a temporary service, or the reconnection of a mobile home, the fee shall be ~~\$3550.00~~.

- d. For increasing the size of the electrical service to any building structure, or mobile home, the fee shall be ~~\$3550.00~~ for service up to and including 200 amperes; or \$3550.00 plus \$15.00 for each 50 amperes or fraction thereof over 200 amperes. For relocation of any existing service for which the size is not increased. the fee shall be ~~\$3550.00~~. 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 .....	\$3550.00
Over 100 outlets, plus \$0.20 for each outlet over 100.....	3550.00

(4) *Mechanical and Gas Permits.*

- a. The minimum fee for any mechanical or gas permit shall be \$3550.00.
- b. Basic permit fee:
  - 1. First \$1,000.00 value.....3550.00
  - 2. Over \$1,000.00 value, plus \$5.00 per \$1,000.00 or fraction thereof.....3550.00
- c. For the replacement, repair or alteration of mechanical systems or equipment in existing buildings, structures or additions thereto:
  - I. First \$1,000.00 value.....~~3550.00~~
  - 2. Over \$1,000.00 value, plus \$5.00 per \$1,000.00 or fraction thereof.....~~3550.00~~

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 x \$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 .....	<del>3550.00</del>
501-2,000 .....	4855.00
Over 2,000, plus \$1.00 per 10,000 gallons.....	4855.00
- f. Tanks and associated piping for flammable liquids permit fee (capacity in gallons):
 

0-10,000.....	<del>2050.00</del>
10,001-20,000.....	<del>2555.00</del>
20,001-50,000.....	<del>3060.00</del>
Over 50,000, plus \$5.00 per 25,000 gallons or fraction thereof.....	4Q70.00

- g. For the removal of storage tanks, the minimum fee shall be ~~\$3550.00~~
- 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, manlifts 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 years and charged a fee of ~~\$1550.00~~ for each six-month period.
- (5) *Elevator Inspections:*
- a. The fee for a semiannual elevator inspection shall be ~~\$3550.00~~.
  - 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 \$3550.00 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 \$10.00 for each 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.
- 17) *Certificate of Occupancy Inspection:*
- a. The fee for an inspection for a certificate of occupancy shall be \$3550.00
  - 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 \$50.00
  - 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 \$3450.00 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.

**(10) Fire Department ~~New~~ Construction Fees.**

- a. In addition to fees collected for building code permits and inspections, a fee of ~~\$25~~**50.00** shall be charged to the permit applicant for the following inspections when a fire department employee will participate in such inspections:
  - 1. Fire protection system acceptance tests (including fire alarm, fire sprinkler, standpipe, fire pump)
  - 2. Commercial range hood fire suppression system acceptance tests.
  - 3. Certificate of Occupancy inspections excluding single- and two-family residences.


**State law reference** - Authority of county to adopt fire prevention code enforcement fees, Code of Va., § 27-98.

This ordinance shall become effective July 1, 2006.



**Sharon C. Godson** of Supervisors

ATTEST:



Sanford B. Wanner  
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
HARRISON	AYE
ICENHOUR	AYE
MCGLENNON	AYE
BRADSHAW	AYE
GOODSON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 9th day of May, 2006.