

**CITY OF SANIBEL**

**ORDINANCE 12-003**

**AN ORDINANCE PERTAINING TO CHAPTER 14 OF THE SANIBEL CODE ENTITLED "BUILDING AND BUILDING REGULATIONS"; AMENDING ARTICLE IV, PERMITS, SECTION 14-191, FEE SCHEDULE, AND ARTICLE V, STANDARDS, SECTION 14-212, VALUE OF PROJECT OR WORK; AMENDING THE BUILDING PERMIT AND BUILDING REGULATION RELATED FEES SET FORTH THEREIN TO REDUCE SUCH FEES BY 25% WHILE MAINTAINING THE MINIMUM FEE STRUCTURE; ESTABLISHING THE CURRENT SCHEDULE OF FEES AND SUPERCEDING AND REPEALING ALL PRIOR ORDINANCES AND RESOLUTIONS INCONSISTENT HERewith; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, it is in the best interests of the citizens of Sanibel that the City establish and maintain building permit fees at amounts generally equivalent to the cost of providing Building Permit and Building Department services including, but not limited to, permit application reviews, building inspection services, code review and regulation, administration and similar services; and

**WHEREAS**, the City Council has determined that the current Building Permit and Building Department services fees can be reduced by approximately 25% while maintaining the minimum fee structure and also maintaining appropriate and sufficient reserve funds in the Building Department budget; and

**WHEREAS**, the City Council finds that such reduction in costs and fees is consistent with the City's efforts to facilitate appropriate redevelopment where warranted in accordance with the City's applicable ordinances; and

**WHEREAS**, municipalities are legally authorized to maintain building permit fees at levels necessary to recoup reasonably related costs and expenses of such applicable Building Department and building permitting services;

**NOW, THEREFORE BE IT ORDAINED** by the Council of the City of

Sanibel, Florida:

SECTION 1. Amendment of Fees. Chapter 14, “Buildings and Building Regulations”, Article IV, Permits, Section 14-191, Fee Schedule, is hereby amended to read as follows, with additions indicated by underlining and deletions indicated by strikeout:

**Sec. 14-191. Fee schedule.**

The following schedule shall constitute the schedule of fees under this chapter:

**(1) Building Permits**

|   |   |                |
|---|---|----------------|
| Temporary tent permits.....   | <del>\$16.25</del>                                    | <u>\$50.00</u> |
| Minimum permit fee (except temporary tent permit) .....   |   | \$80.00        |
| Revision to building permit (each submission) .....   |   | \$80.00        |
| Re-inspection fee (each) .....  |   | \$42.75        |
| Building Permit when material and labor exceed \$750.00 <del>1%</del> <u>.75%</u> of the Value of the Project |   |                |
| Moving permit .....   |   | \$107.00       |
| Relocation inspection, if required.....   |   | \$107.00       |
| Temporary Certificate of Occupancy .....  |   | \$500.00       |
| Demolition permit.....  |   | \$53.25        |
| Lawn sprinkler system permit:   |   |                |
| Single-family dwelling .....  |   | \$53.25        |
| All others .....  |   | \$80.00        |
| Outside technical review.....   | 110% of actual expense to the City                    |                |
| Habitable floor verification.....   |   | \$53.25        |
| Roofing permit  | <del>1%</del> <u>.75%</u> of the Value of the Project |                |
| Minimum roofing permit fee .....  |   | \$80.00        |
| Administrative Reimbursement Fee for permit cancellation.....   |   | \$25.00        |

**(2) Electrical Permits**

|  |  |         |
|--|--|---------|
| For issuing each permit.....                               |  | \$37.50 |
| In addition:   |  |         |
| 0-100 amp service:   |  |         |
| New installation .....                                     |  | \$37.50 |
| Replacement of existing installation at same location..... |  | \$37.50 |
| 101-150 amp service:                                       |  |         |
| New installation .....                                     |  | \$42.75 |

|   |          |
|---|----------|
| Replacement of existing installation at same location.....  | \$42.75  |
| 151-200 amp service:  |          |
| New installation .....  | \$53.25  |
| Replacement of existing installation at same location.....  | \$53.25  |
| 201-250 amp service:  |          |
| New installation .....  | \$64.25  |
| Replacement of existing installation at same location.....  | \$64.25  |
| 251-300 amp service:  |          |
| New installation .....  | \$74.75  |
| Replacement of existing installation at same location.....  | \$74.75  |
| 301-400 amp service:  |          |
| New installation .....  | \$85.50  |
| Replacement of existing installation at same location.....  | \$85.50  |
| 401-500 amp service:  |          |
| New installation .....  | \$107.00 |
| Replacement of existing installation at same location.....  | \$107.00 |
| 501-600 amp service:  |          |
| New installation .....  | \$128.00 |
| Replacement of existing installation at same location.....  | \$128.00 |
| Over 600 amp service .....  | \$150.00 |
| Plus, per amp over 600 .....  | \$ 0.54  |
| Replacement of existing installation at same location.....  | \$ 0.44  |
| Remodeling and alterations where service charge is not required... <del>1%</del> <u>.75%</u> of value of project                                  |          |
| Minimum .....   | \$37.50  |
| Temporary Pole .....  | \$37.50  |
| Re-inspection (each) .....  | \$42.75  |
| Outside technical review..... 110% of actual expense to the City  |          |
| Administrative Reimbursement Fee for permit cancellation.....   | \$25.00  |
| <br><b>(3) Plumbing Permits</b>   |          |
| For issuing each permit.....  | \$37.50  |
| In addition:  |          |
| For each plumbing fixture, hose bib, floor drain, thermal backflow device,<br>expansion device, or trap including water and drainage piping ..... | \$ 5.35  |
| or <del>1%</del> <u>.75%</u> of total job cost (whichever is<br>greater)  |          |
| For each house sewer.....   | \$13.00  |
| For each house sewer having to be replaced or repaired .....  | \$13.00  |
| For each septic tank and seepage pit or drainfield.....   | \$13.00  |
| For each water heater and/or vent.....  | \$ 2.20  |
| For each gas piping system of 1 to 4 outlets.....   | \$ 3.25  |
| For installation of water treating equipment.....   | \$ 2.20  |
| For each gas outlet over 4, each outlet .....   | \$ 2.20  |
| For repair or alteration of drainage or vent piping .....   | \$ 2.20  |
| Sewer connection fee, each septic tank or sewer connection .....  | \$37.50  |
| Re-inspection (each) .....  | \$42.75  |

Outside technical review..... 110% of actual expense to the City  
 Administrative Reimbursement Fee for permit cancellation..... \$25.00

**(4) Mechanical Repair**

For issuing each permit..... \$37.50

In addition:

Heating, ventilating, duct air conditioning, refrigeration, or other systems,  
 per \$1,000 or portion thereof..... \$53.25  
     Additional, per each \$1,000 or portion thereof..... \$13.00  
     33,000 BTU (1 bhp) to 165,000 (5 bhp)..... \$13.00  
     165,000 BTU (5 bhp) to 330,000 (10 bhp)..... \$21.50  
     330,001 BTU (10 bhp) to 1,165,000 (52 bhp)..... \$37.50  
     1,165,000 BTU (52 bhp) to 3,300,000 (98 bhp)..... \$53.25  
     Over 3,300,000 BTU ..... \$80.00  
 Re-inspection fee for each re-inspection ..... \$42.75  
 Outside technical review..... 110% of actual expense to the City  
 Administrative Reimbursement Fee for permit cancellation..... \$25.00

**(5) LP Gas System Permits**

Each activity (regardless of cost, including addition or  
 alteration of piping)..... ~~1%~~ .75% of the value of the project  
 Minimum fee ..... \$37.50  
 Re-inspection (each) ..... \$42.75  
 Outside technical review..... 110% of actual expense to the City  
 Administrative Reimbursement Fee for permit cancellation..... \$25.00

**(6) Appeal and Variances**

Appeals ..... \$480.00  
 Variances ..... \$480.00  
 Other requests requiring council action ..... \$480.00

**~~(7) Historical Structures~~**

~~Repairs or alterations of structures listed in the City of Sanibel Local  
 Register of Historic Landmarks which have been authorized by a  
 certificate of appropriateness and which are publicly owned ..... Exempt~~

**(7)(8) Extensions of Permits**

Requests for extension of Permits ..... 10% of fee. for permit, but not less than \$ 53.25

**(8)(9) Vegetation Certificates of Competency**

|   |          |
|---|----------|
| Testing for a new vegetation contractor .....                                 | \$ 37.50 |
| Testing for re-certification.....   | \$ 37.50 |
| *One retesting is free if is requested within 21 days after notice of failure |          |

**(9)(10) Other Fees or Charges**

Copies of Forms of Notice of Commencement .....\$5.00  
(Statutory Fee)

~~Requests for completion of wind policy insurance forms ..... \$100.00~~

**(10)(11) Plan Review Fee**

|                  |                       |          |
|------------------|-----------------------|----------|
| Residential      | 10% of the permit fee |          |
| Minimum Fee..... |                       | \$ 80.00 |
| Commercial       | 25% of the permit fee |          |
| Minimum Fee..... |                       | \$ 80.00 |

**SECTION 2. Amendment of Value of Project or Work.** Chapter 14, “Buildings and Building Regulations”, Article V, Standards, Section 14-212, Value of Project or Work, is hereby amended to read as follows, with additions indicated by underlining and deletions indicated by strikeout:

**Sec. 14-212. Value of Project or Work.**

(a) The value of the project or work will be determined as follows:

- (1) For single-family and duplex projects, new construction and additions, value will be based upon an assigned cost of \$275.00 per square foot of gross living area and an assigned cost of \$138.00 per square foot of gross nonliving area.
- (2) For commercial and all other projects, value will be based upon the greatest of the following:
  - a. The actual cost of the project;
  - b. The reasonable estimated cost to replace the building, structure or other system in kind; or
  - c. The average cost of similar projects in the city within the previous six months.

- (b) The valuation submitted must include the total cost of the project or work.
- (c) If the project or work appears to be underestimated on the application, the building official shall deny the application and shall not issue the permit.

First Reading: \_\_\_\_\_  
Publication Date: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

Vote of Council Members:

Ruane \_\_\_\_\_  
Denham \_\_\_\_\_  
Congress \_\_\_\_\_  
Jennings \_\_\_\_\_  
Harrity \_\_\_\_\_

Date Filed with City Clerk: \_\_\_\_\_

- (d) The Building Official can, after review of a project, value the cost of a project at a rate higher than \$275.00 per square foot of gross living area, the \$138.00 valuation per square foot of non-living area, or both, if it is determined that the construction of the project is unique and more costly than the valuations indicated above.
- (e) An applicant can appeal the \$275.00 valuation per square foot of gross living area, the \$138.00 valuation per square foot of non-living area, or both, if they can show documentation in the form of a signed contract that indicates that the cost of the improvement is less than the applied valuation.
- (f) Prior to issuance of a certificate of occupancy or certificate of completion, and upon the request of the Building Official, the applicant must certify any changes which may affect valuation under this section.

**SECTION 3. All prior resolutions and ordinances relating to fees are superceded.**

The Building Permit and related fees set forth in this Ordinance (noted by underlining) shall constitute the currently adopted fees of the City of Sanibel and all prior ordinances and resolutions are hereby repealed and superceded to the extent of any conflict herewith.

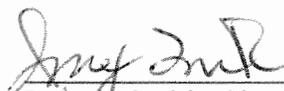
**SECTION 4. Effective Date.**

This Ordinance shall be effective immediately upon adoption provided, however, the fees set forth herein shall become effective on April 10, 2012.

**DULY PASSED AND ENACTED** by the Council of the City of Sanibel, Florida, this 3rd day of April, 2012.

**AUTHENTICATION:**

  
\_\_\_\_\_  
Kevin Ruane, Mayor

  
\_\_\_\_\_  
Pamela Smith, City Clerk

APPROVED AS TO FORM:   
Kenneth B. Cuyler, City Attorney

2/27/12  
Date

Vote of Council Members:

Ruane     yea  
Denham   yea  
Congress yea  
Harrity   yea  
Jennings yea

Date filed with the City Clerk: April 3, 2012