

**BUREAU OF CONSTRUCTION CODES
FEE SCHEDULE**

ESTABLISHED UNDER THE STILLE-DEROSSETT-HALE STATE
CONSTRUCTION CODE ACT, 1972 PA 230, MCL 125.1501 ET SEQ.

BUILDING PERMITS

The total cost of improvement is based on the Bureau of Construction Codes Square Foot Construction Cost Table. Plan review fees for use groups R-3 and R-4 only are included in this computation. Premanufactured unit fees are based upon 50% of the normal on-site construction permit fee. The first \$100.00 of an application fee is non-refundable.

to \$1,000 (includes one inspection only).....	\$75.00
\$1,000 to \$10,000.....	75.00 plus \$10 per \$1,000 over \$1,000
\$10,001 to \$100,000.....	\$165.00 plus \$3 per \$1,000 over \$10,000
\$100,000 to \$500,000.....	\$435.00 plus \$2 per \$1,000 over \$100,000
\$500,000 plus.....	\$1,235.00 plus \$3 per \$1,000 over \$500,000

*Based on Bureau of Construction Codes square foot construction cost table. (see page 9)

All work not involving a square foot computation:

Plan review and administration base fee\$100.00
plus \$100.00 for each inspection

Additional inspection..... \$100.00

Demolition:

Plan review and administration base fee\$100.00
plus \$0.07 per square foot on demolition

Certificate of Occupancy\$50.00
(Required for all building permits except demolition permits)

Re-Open Expired Permit.....\$75.00

Zoning Board of Appeals

A. Variance Request.....\$825.00

Escrow Deposits

In addition to the basic application fee, applicants for Planning, Engineering, Building and Zoning and other approvals, shall pay escrow deposits to cover the costs of any additional expenses incurred in the review and approval process. Such escrow fees shall be in addition to the basic administrative fees, and the total amount paid shall be equal to the Township’s actual expenses incurred plus an administrative fee of 2%. The additional expenses shall include, but not limited to the items listed below.

- Planning Commission subcommittee meetings;
- Special meetings;
- Notice of additional hearings; and Additional notices of public hearing;
- Review by Township attorney and preparation of appropriate approving resolutions or ordinances;
- Review by Township planner;
- Review by Township engineer;
- Review by Fire Department;
- Review by Police Department;
- Review by Building Department;
- Review by Assessing Department;
- Review by Water Department;
- Review by Environmental Specialist:
- Impact studies for: Environmental Issues, Existing Utility Issues, or Traffic and Transportation Issues
- Other intergovernmental reviews;
- Other Similar services and expenses.

If the Planning Department determines that the application is one for which such costs for review are likely to exceed the fees set forth in this Ordinance, the Planning Department shall require the applicant to pay into escrow, in advance, an amount over and above the stated escrow fee estimated to be sufficient to cover the expected costs. No application(s) shall be processed and no Certificate of Occupancy(s) or permit(s) shall be issued prior to the required escrow fee having been deposited with the Township.

When 50% of the fund in the escrow account is depleted, the applicant shall make an additional deposit sufficient to cover any expected deficit and to reestablish its original balance, or such greater amount as is determined by the Planning Department to be reasonably necessary, in order to cover the anticipated or remaining future expenses. No further action shall be taken on an application until the escrow account has been reestablished to such appropriate level, as determined by the Planning Department.

The Planning Department shall maintain accurate records regarding the expenditures made on behalf of each applicant from the escrow account. Such escrow funds (from one or more applicants) shall be kept in a separate bank account or bank account category.

Any excess funds remaining in the escrow account after the application has been fully processed, reviewed, and the final decision has been rendered regarding the project, will be refunded to the applicant with no interest to be paid on those funds. If the balance of the expenses for the application for any reason exceeds the amount remaining in escrow following final action by the Township, the Township shall send the applicant a statement for such additional fees. Until the applicant pays such fees for the expense of the review, no further building permit(s) or certificate of occupancy(s) or other permit(s) for the project shall be issued or actions approved. If such expenses remain unpaid for a period of 14 days, the Township Planning Department or Building Official may issue appropriate stop work orders or take other action to halt work on the project. In addition, the Township may take legal action to collect unpaid fees.

The applications for review and approval covered by this Ordinance shall indicate and require a signature of the applicant and/or owner of the property that they agree to pay the Township’s expenses for the reviews and/or items listed herein. Should it be determined by any department that the impact of any proposed development will result in additional fees and an applicant objects to the amount of the escrow funds required to be deposited, it may appeal that determination to the Township Board within 30 days after the initial decision. All reviews, investigations, reports and/or public meetings, hearing and/or approvals will be suspended until a decision is rendered by the Township Board.

Planning Commission

- A. Site Plan Application Submittal as required in the ordinance for all Business, Industrial and Multiples uses also require the submission of an initial "Site Plan Review Costs" fee and subsequent "Engineering Review Costs" and "Engineering Inspection Costs" fees as necessary upon approval to continue. Site Plans presented at a regular monthly Planning Commission Meeting.....\$450.00
- B. Any required fourth (4th) meeting and each subsequent meeting thereafter, unless waived by the Township Board, will costs the actual staff, and engineers review time plus an additional.....\$150.00
 - i. Sketch Plan Review-for Minor Modifications to an Existing Site including similar Changes in Use, Additions and Accessory Structures and Uses such as Fences and Landscaping review, etc.....\$150.00
- C. Public Hearing Request
 - i. Rezoning Request: The standard Site Plan review fee as well as an additional\$600.00
 - ii. Special Approval The standard Site Plan review fee as well as an additional\$500.00
- D. A request for an additional unscheduled Planning Commission Meeting includes the regular fees plus an additional\$250.00

Site Plan Review Costs

- A. Preliminary Site Plan review of civil engineering plans (includes 3 reviews).....\$1,000.00 plus \$80 per acre or fraction thereof over one acre. (This does not include un-developed/utilized areas)
- B. Additional reviews of preliminary plan..... 25% of original fee
- C. Pre Application Conference with Engineering hourly rate or minimum\$250.00
- D. Planning Department Reviews
 - i. Pre-application or pre-construction conf. with the Twp. Dept. Heads actual costs or min.....\$150.00
 - ii. Administrative Site Plan Review and/or Consultation Meetings per hourly cost.....\$50.00
- E. Site Condominium (incl. 2 reviews)\$660.00 (plus \$2/unit)
- F. Multi-family residential Development (incl.....\$750.00 (plus \$2/unit)
- G. PUD Reviews (incl. 2 reviews).....\$660.00 (plus \$14/1,000 sq. ft. GFA)
- H. Mobile Home Park (each review)\$330.00 (plus \$2/unit)
- I. Subdivision Plats
 - i. Pre-approval sketch plan\$250.00
 - ii. Tentative preliminary plat (incl. 2 reviews).....\$660.00 (plus \$4/unit)
 - iii. Final preliminary plat (includes 2 reviews).....\$460.00 (plus \$2/unit)
 - iv. Final plat (includes 2 reviews)\$460.00 (plus \$2/unit)
 - v. Re-review of revised plans within six months75% of original fee

Engineering Review Costs

The Final Engineering review fee is based upon the percentage of the approved construction cost estimate as listed below and as approved by the Twp. Engineers:

Construction Costs & Engineer Review Fee	Document Review Fee	Total
Up to \$50,000 x 2.5% (\$500.00 min)	1.5% (\$500 min)	4.0% (\$1,000 min)
\$50,000 to \$100,000 x 2.0% (\$1,250 min)	1.0% (\$750 min)	3.0% (\$2,000 min)
\$100,000 to \$250,000 x 1.5% (\$2,000 min)	1.0% (\$1,000 min)	2.5% (\$3,000 min)
Over \$250,000 x 1.0% (\$3,750 min)	0.5% (\$2,500 min)	1.5% (\$6,250 min)

Note: A revised cost estimate and fee adjustment may be required as a result of design changes.

Engineering Inspection Costs

Inspection rates to be put in escrow shall be in accordance with the following schedule based upon proprietor's total construction cost, as listed below:

Construction Cost Amount and/or Utility Construction Amount	Deposit for Inspection of Site
Up to \$10,000	\$1,000.00
\$10,000 to \$50,000	10% of construction cost
\$50,000 to \$100,000	8% but not less than \$5,000
\$101,000 to \$499,000	6% but not less than \$8,000
Over \$500,000	4% but not less than \$30,000

Planning, Zoning, Engineering and Building Department Bonds: All approvals by the above listed departments that are conditional in nature shall require a deposit of cash or a letter of credit in an amount sufficient to cover 110% of the remaining cost of completion of any unfinished requirement of approval by any Department. The waiver of all such bonds shall be subject to the Township Board.

A. All permits for new Single Family Residential homes shall require the applicant to post a bond of ~~2~~\$500.00

B. Bond Interest: Upon cancellation, return or refund of building, construction or demolition bonds, the applicant/depositor shall NOT be entitled to interest.

Lot Split Application

A. 1-4 New Applications or Units from One (1) parent parcel.....\$50.00

This will include condominium of all types. B. 5+New descriptions or Units from parent parcel.....\$75.00 C. This will include condominiums of all types

Each parcel number that a split or condominium is requested on would require a separate application.

Outside Consultant Fees

A. Pre-application conference w/Eng. (at client's office)	\$400.00
B. Pre-application conference (at the Twp. Eng/Planner's office).....	\$275.00
C. Special land use/cluster option/planned develop (plus site plan fee).....	\$200.00
D. Development Agreement review(plus \$180.00 for each subsequent submittal).....	\$240.00
E. Conceptual review (prior to formal submittal)	\$300.00
F. Traffic Impact Study Reviews	
i. Rezoning Study (regardless of peak hour trips)	\$260.00
ii. Abbreviated Impact Assessment (i.e. Trip Generation Studies regardless of peak hour trips)	\$200.00
iii. Full Impact Study (under 500 peak hour trips)	\$520.00
iv. Full Impact Study (over 500 peak hour trips)	\$925.00
v. Revised Traffic Impact Studies	75% of original fee

Miscellaneous Fees

Other additional review fees or actual costs for services performed by the Township such as demolition or grass cutting costs, that need to be administrated by the Township are to be assessed based on the actual costs or quotes to the Township for those services, plus an additional administrative fee of 2%. The fees listed below are to serve as a minimum guideline for services rendered and may not reflect the exact cost.

If a Municipal Civil Infraction (MCI) is issued for failing to comply with the ordinance requirements, the responsible party is not alleviated from paying both the actual costs as listed above, and the fine assessed by the MCI.

Attorney Fees

Development Agreement	\$500.00
Easement Review	\$400.00
Master Deeds and Bylaws	\$750.00
Confirmation of Recording	\$100.00
Covenants and Restrictions	\$400.00
Hourly rate for additional reviews	\$215.00

* Items added for Clarification Purposes

ELECTRICAL PERMITS

Application Fee (non-refundable).....\$75.00

SERVICE

Through 200 Amp.....\$10.00
Over 200 Amp. Thru 600 Amp.....\$15.00
Over 600 Amp. Thru 800 Amp.....\$20.00
Over 800 Amp. Thru 1200 Amp.....\$25.00
Over 1200 Amp. (GFI only) thru 1600 Amp.....\$50.00
Over 1600 Amp.....\$120.00
Circuits.....\$5.00
Lighting Fixtures/Outlets including Receptacles and Wired Smoke Detectors per 25.....\$6.00
Dishwasher, Microwave or Garbage Disposal.....\$5.00
Furnace-Unit Heater.....\$5.00
Electrical-Heating Units (baseboard).....\$4.00
Power Outlets (ranges, dryers, etc.).....\$7.00

SIGNS

Unit.....\$10.00
Letter (each).....\$15.00
Neon-each 25 feet.....\$20.00
Feeders-Bus Ducts, etc.-per 50'.....\$6.00
Mobile Home Park Site.....\$6.00
Recreational Vehicle Park Site.....\$4.00

K.V.A.H.P. WIND TURBINES

Units up to 20 K.V.A or H.P.....\$6.00
Units up to 21 to 50 K.V.A or H.P.....\$10.00
Units>50 K.V.A or H.P.....\$12.00
Solar Photovoltaic System where the total inverter generating capacity is less than 5,000 KW
(each panel).....\$2.00
Solar Photovoltaic System where the total inverter generating capacity is no less than 5,000 KW
(each panel).....\$1.00
Electric Vehicle Charging Station (each station).....\$5.00

FIRE ALARM SYSTEMS (NOT SMOKE DETECTORS)

Up to 10 devices.....\$50.00
11 to 20 devices.....\$100.00
Over 20 devices (each).....\$5.00

DATA/TELECOMMUNICATION OUTLETS

1-19 devices (each).....\$5.00
Outlets 20 to 300 devices.....\$100.00
Outlets over 300 devices.....\$300.00

ENERGY MANagements TEMP. CONTROL

Energy Retrofit – Temp. Control	\$45.00
Energy Devices – Energy Management.....	\$5.00 ea.
Conduit only or grounding only.....	\$45.00
Rough/Additional Inspection.....	\$75.00
Final inspection... ..	\$75.00
Certificate Fee... ..	\$30.00
Re-Open Expired Permit	\$75.00

MECHANICAL PERMITS

Application Fee (non-refundable).....	\$75.00
Residential Heating System New Building Only.....	\$50.00
Gas/Oil Burning Equipment.....	\$30.00
HWC Unit.....	\$30.00
Generator (also requires electrical permit)	\$30.00
Residential Boiler.....	\$30.00
Water Heater (gas piping & vent-direct replacement only) (also requires plumbing permit)	\$5.00
Damper (control, back-draft, barometric or fire/smoke).....	\$5.00
Solid Fuel Equipment (includes chimney).....	\$30.00
Chimney, factory built (installed separately), B Vent, PVC Venting.....	\$25.00
Gas Burning Fireplace.....	\$30.00
Solar, set of 3 panels-fluid transfer (includes piping).....	\$20.00
Gas Piping; each opening -new install (residential).....	\$5.00
Air Conditioning Split System	\$30.00
Roof Top Unit.....	\$30.00
Heat Pumps (split systems) or Geothermal (complete residential)	\$30.00
Dryer, Bath & Kitchen Exhaust (residential ducting not included)	\$5.00
Humidifiers/Air Cleaners	\$10.00
Heat Exchange Replacement	\$30.00
L.P. Above ground Connection... ..	\$20.00
L.P. Underground Connection... ..	\$25.00

TANKS

Above ground.....	\$20.00
Underground.....	\$25.00

PIPING (All piping-minimum fee \$25.00)

Above ground fuel gas piping... ..	\$.05/ft
Underground fuel gas piping... ..	\$.05/ft
Above ground process piping... ..	\$.05/ft
Underground process piping... ..	\$.05/ft
Above ground hydronic piping... ..	\$.05/ft
Underground hydronic piping... ..	\$.05/ft
Refrigeration piping... ..	\$.05/ft
Commercial Air Conditioning Piping... ..	\$.05/ft
Exhausters (commercial)	\$15.00
Duct-minimum fee \$25.00.....	\$.10/ft
Heat Pumps; Commercial (pipe not included).....	\$20.00

AIR HANDLERS/HEAT WHEELS

Under 10,000 CFM.....	\$20.00
Over 10,000 CFM.....	\$60.00
Commercial Hoods.....	\$15.00
Heat Recovery Units.....	\$10.00
V.A.V Boxes (all variable volume or zone damper equipment)	\$10.00
Unit Ventilators/PTAC Units/Liebert units	\$10.00
Fuel Fired Unit Heaters (terminal units).....	\$15.00
Fire Suppression/Protection (includes piping)-minimum fee \$20.00	\$.75/head
Coils (Heat/Cold).....	\$30.00
Refrigeration (split system)	\$30.00

CHILLER/COOLING TOWERS

Chiller Refrigeration.....	\$30.00
Chiller-Air Conditioning.....	\$30.00
Cooling Towers-Refrigeration... ..	\$30.00
Cooling Towers-Air Conditioning... ..	\$30.00
Compressor/Condenser.....	\$30.00

INSPECTIONS

Gas Pressure Test only.....	\$20.00
Rough/Additional Inspection.....	\$75.00
Final Inspection... ..	\$75.00
Certificate Fee	\$30.00
Re-Open Expired Permit	\$75.00

PLUMBING PERMITS

Application Fee (non-refundable).....	\$75.00
Mobile Home Park Site	\$5.00 each
Fixtures, floor drains, special drains, water connected appliances... ..	\$5.00 each
Stacks (soil, waste, vent and conductor).....	\$3.00 each
Sewage ejectors, sumps	\$5.00 each
Sub-soil drains.....	\$5.00 each

WATER SERVICE

Less than 2"	\$5.00
2" to 6"	\$25.00
Over 6"	\$50.00
Connection (bldg. drain-bldg. sewers).....	\$5.00

SEWERS (sanitary, storm or combined)

Less than 6"	\$5.00
6" and over	\$25.00
Manholes, Catch Basins	\$5.00 each

WATER DISTRIBUTING PIPE (system)

3/4" Water Distribution Pipe	\$5.00
1" Water Distribution Pipe.....	\$10.00
1-1/4" Water Distribution Pipe	\$15.00
1-1/2" Water Distribution Pipe	\$20.00
2" Water Distribution Pipe.....	\$25.00
Over 2" Water Distribution Pipe.....	\$30.00
Reduced pressure zone back-flow preventer	\$5.00 each
Domestic water treatment and filtering equipment only**	\$5.00 each
Medical Gas System.....	\$45.00
Water Heater.....	\$5.00

INSPECTIONS

Rough/Additional Inspection.....	\$75.00
Final Inspection... ..	\$75.00
Certification Fee	\$30.00
Re-Open Expired Permit	\$75.00
Island Inspection Fee (where ferries, boats, or planes are involved)	\$50.00

PREMANUFACTURED PLAN EXAMINATIONS

ONE-AND TWO-FAMILY DWELLINGS

New Model (One foundation system).....	\$375.00
Building system or building component/each.....	\$375.00
Foundation Options/Modification.....	\$125.00
Reverse Plan/Modification	\$125.00
Various Options	\$125.00
Additional Manufacturer(s) Submittal (Not Primary)	\$125.00

NEW MODEL (One foundation system) \$125 Minimum

Additional Manufacturer(s) Submittal (Not Primary)	\$125.00
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PLAN EXAMINATIONS

BUILDING CODE REVIEW FEE

<u>BUILDING VALUATION*</u>	<u>FEE</u>
\$0-\$500,000.....	0.0013 of building valuation but not less than \$125.00
Over \$500,000.....	\$650.00 plus 0.0003 of building valuation over \$500,000

*Based on Bureau of Construction Codes square foot construction cost table. (see page 9)

The first \$125.00 of an application is non-refundable.

Mechanical, Plumbing, Electrical (each code)25% of Building Code Review Fee

Review of Alterations, Remodeling & Submissions Where
NO SQUARE FOOTAGE CALCULATIONS are available \$125.00 Per Hour - 1 Hour Minimum

NOTE: Plan review services for permits issued by the Bureau of Construction Codes will be assessed at 30% of the building permit fee.

SCHOOL PROJECT PLAN EXAMINATIONS

Required deposit fees (first \$125.00 of an application is non-refundable)

Construction Code Review	\$125.00
School Site Plan Review	\$125.00

MISCELLANEOUS FEES

Application for Barrier Free Design Exception	\$500.00
Petition for Approval of Unlisted Materials, Products, Methods of Manufacture, Method or Manner of Construction or Installation.....	\$1,000.00
Filing Fee for Appeals.....	\$500.00

ADDITIONAL BUILDING PERMIT FEES

Special inspection (pertaining to sale of building)	\$100.00
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ADDITIONAL PREMANUFACTURED FEES

Code and standard updates/hour	\$125.00
Inspection & Monitoring fees/hour.....	\$100.00
Compliance Assurance Programs, initial application	\$500.00
Inspection Agency initial application	\$750.00
Inspection Agency Renewal	\$150.00
Labels/each (Must be requested by the Third Party Inspection Agency)	\$25.00
Mileage, workstation to plant	\$.30/mile
Lodging, meals, transportation other than auto related.....	Actual cost
Other related travel expenses	Actual cost

ADDITIONAL PLAN EXAMINATION FEES

Consulting Services.....	\$125.00 Per Hour - 1 Hour Minimum
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SQUARE FOOT
CONSTRUCTION COST TABLE

To be used with the Bureau of Construction Codes Building Permits and Plan Examinations Schedules for computation of the "Total Cost of Improvement". The table below outlines the base cost per square foot for any given Use Group/Type of Construction combination. Unfinished basements must be computed separately at 20% of table cost. These figures are not intended to reflect actual cost of construction, but are only used as a basis for determination of fees related to services rendered for projects.

USE GROUP	(2009* Michigan Building Code) *at time of approval	TYPE OF CONSTRUCTION									
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB	
A-1	Assembly, theaters, with or without stage	176.44	169.93	165.20	157.56	146.98	142.20	151.76	132.98	127.07	
A-2	Assembly, nightclubs, restaurants, bars, banquet halls	151.03	146.72	141.70	136.83	127.57	124.97	131.74	115.44	113.02	
A-3	Assembly, religious worship buildings, general, community halls, libraries, museums	178.16	171.65	166.92	159.28	148.82	144.24	153.47	134.83	128.91	
A-4	Assembly, arenas	175.54	169.03	163.40	156.66	145.18	141.50	150.86	131.18	126.17	
A-5	Assembly, bleachers, grandstands, stadiums	156.59	150.08	144.45	137.72	125.75	122.53	131.91	112.21	107.20	
B	Business	155.28	149.60	144.52	137.45	124.67	120.03	131.78	109.55	104.34	
E	Educational	163.53	157.90	153.20	146.21	136.19	128.91	141.11	118.49	114.47	
F-1	Factory and industrial, moderate hazard	92.97	88.61	83.30	80.08	71.35	68.29	76.52	58.88	55.23	
F-2	Factory and industrial, low hazard	92.07	87.71	83.30	79.18	71.35	67.39	75.62	58.88	54.33	
H-1	High Hazard, explosives	87.11	82.75	78.34	74.22	66.57	62.61	70.66	54.10	N.P.	
H234	High Hazard	87.11	82.75	78.34	74.22	66.57	62.61	70.66	54.10	49.55	
H-5	HPM	155.28	149.60	144.52	137.45	124.67	120.03	131.78	109.55	104.34	
I-1	Institutional, supervised environment	154.20	148.79	144.63	138.36	127.07	123.71	134.85	114.01	109.95	
I-2	Institutional, hospitals, nursing homes	263.67	257.99	252.91	245.84	232.14	N.P.	240.17	217.03	N.P.	
I-3	Institutional, restrained	176.87	171.19	166.11	159.04	147.61	142.08	153.37	132.50	125.48	
I-4	Institutional, day care facilities	154.20	148.79	144.63	138.36	127.07	123.71	134.85	114.01	109.95	
M	Mercantile	113.22	108.91	103.89	99.02	90.41	87.80	93.93	78.28	75.86	
R-1	Residential, hotels and motels	155.54	150.13	145.97	139.70	128.56	125.20	136.34	115.49	111.44	
R-2	Residential, multiple family including dormitories, convents, monasteries	130.40	124.99	120.83	114.56	104.04	100.68	111.82	90.97	86.92	
R-3	Residential, one- and two-family	122.74	119.39	116.36	113.47	108.94	106.23	109.87	101.79	95.34	
R-4	Residential, care/assisted living facilities	154.20	148.79	144.63	138.36	127.07	123.71	134.85	114.01	109.95	
S-1	Storage, moderate hazard	86.21	81.85	76.54	73.32	64.77	61.71	69.76	52.30	48.65	
S-2	Storage, low hazard	85.31	80.95	76.54	72.42	64.77	60.81	68.86	52.30	47.75	
U	Utility, miscellaneous	64.61	61.02	57.11	53.93	48.40	45.26	51.34	37.85	35.85	