COUNTY AGENDA REQUEST

Department:	Building Permits and Inspections	Presenter(s):	Joe Scarborough
Meeting Date:	Wednesday, June 6, 2012	Type of Request:	Old Business

Wording for the Agenda:

Discussion of proposed revisions to the County's building permit fee schedule.

Background/History/Details:

At the March 10, 2012, Board of Commissioners's Budget Workshop Meeting, staff provided the Board with a comparison of Fayette County's building permit fees in relation to fees charged by nine (9) surrounding jurisdictions. This comparison showed that Fayette County's fees for new residential construction are less than 1/2 of the average fee charged by surrounding jurisdictions, and for new commercial construction, less than 1/3 of the average fee charged by surrounding jurisdictions. The Board of Commissioners requested that staff meet with the Finance Department to devise a fee schedule that would allow the County's Building Department to recover operating costs for presentation to the Board for consideration.

What action are you seeking from the Board of Commissioners?

Permission to place the proposed revisions to the building permit fee schedule on the Board of Commissioners' Consent Agenda scheduled for June 14, 2012

If this item requires funding, please describe:

Not Applicable

Has this request been considered within the past two years?	Yes	If so, when?	Saturday, March 10, 2012
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Yes	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval	Yes		

Staff Notes:

Minutes

Board of Commissioners
Retreat Meeting - Part II
March 10, 2012
8:30 a.m.

Notice: A complete audio recording of this meeting can be heard by accessing Fayette County's Website at www.fayettecountyga.gov. Click on "Board of Commissioners", then "County Commission Meetings", and follow the instructions. The entire meeting or a single topic can be heard.

The Board of Commissioners of Fayette County, Georgia, met in Official Session on Saturday, March 10, 2012, at 8:30 a.m. in the Commissioners' Conference Room of the Fayette County Administrative Complex, 140 Stonewall Avenue, Fayetteville, Georgia.

Commissioners Present:	Herb Frady, Chairman Robert Horgan, Vice Chairman Steve Brown Lee Hearn Allen McCarty
Staff Present:	Jack Krakeel, County Administrator Scott Bennett, County Attorney Carol Chandler, Executive Assistant Karen Morley, Chief Deputy Clerk Mary Holland, Chief Financial Officer Toni Jo Howard, Assistant Chief Financial Officer Various Department Heads

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Chairman Frady called the Board's Retreat Meeting to order at 8:30 a.m.

Building Department: County Administrator Jack Krakeel remarked that in preparing for this upcoming budget he had asked all of the County Departments to take a look at their fees and whether or not their fees were in line with not only the cost of providing a particular service but how they compared with other jurisdictions. Director of Permits and Inspections Joe Scarborough discussed fees and operating costs for the Building Department. A copy of his handout, identified as "Attachment No. 5",follows these

minutes and is made an official part hereof. He remarked that Fayette County's fees were significantly below all of the surrounding jurisdictions. He said he wanted to bring this information to the Board's attention and to ask for direction from the Board to allow him to meet with Finance Department staff to draft a detailed analysis of the current fees and operating costs in order to come up with a proposed fee increase that would be presented to the Board at a later date for consideration. He said staff certainly understands the difficult economic times across the board. He noted that he has the complete support from the Home Builders Association of Midwest Georgia and this letter was included with his backup information that he provided the Board and Commissioner Hearn and Commissioner Horgan said they also agreed.

Commissioner McCarty said he agreed but felt it should be a little less than everybody else. Commissioner Hearn said staff would really have to take into account what the County's costs were and make sure those were covered. He said he was not in favor of making money but would like the fee to reflect the County breaking even.

Director of Community Development Pete Frisina remarked that traditionally the Building Department had only covered approximately 50% of their costs.

Chairman Frady said he agreed that this has to be done.

County Administrator Jack Krakeel commended Joe Scarborough for the degree of work that he and his staff have done over the last five years. He pointed out that the letter of support from the Home Builders Association of Midwest Georgia reflects that and speaks volumes to the degree of work to create a collaborative working relationship with the builders here in Fayette County.

Mr. Scarborough remarked on the issue of consolidating services and the County being able to takeover those inspections, he said he currently had the inspector workforce right now to take over without missing a step with a planned examiner and himself picking up the inspection tickets. He said there were currently so many qualified outstanding certified inspectors who would love to work for Fayette County, he would have no trouble with filling positions that the increased permit numbers might support.

Fayette County
GEORGIA

Where Quality Is A Lifestyle

May 23, 2012

To: Fayette County Board of Commissioners

From: Joe Scarborough

Re: Building Permit Fee Recommendation

Gentlemen, the revised fee schedule being recommended to the Board assumes the following:

1. All existing permit fees are doubled in price. Attached is a copy of all recommended new fees.
2. A new Plan Review Fee and Plan Revision Fee will be implemented for all residential and commercial construction (new construction, alterations, additions, renovations, remodels, etc.) The only exception being, where the simplicity of the project is such that a plan review is determined to be unnecessary.
3. Reinspection Fees shall remain unchanged.
4. Commercial Greenhouse Fees shall remain unchanged.
5. Swimming Pool permits and Cell Tower Permits were increased to a level which allows us to cover the number of required inspections. These particular permit types have been tripled in price.
6. Attached is a detailed analysis of our actual Departmental Costs, based on 2011 figures, for a New Residential Structure, a New Commercial Structure, and a new Residential Addition.

FEE SCHEDULE

Structure Permit – $ .42 per total square foot (Includes Attached Garage-Basement-Porches, etc.; or $ 100.00 Minimum Fee (This includes plumbing, HVAC and electrical fees - affidavits required)	$ .42 per total square foot or $ 100.00 minimum Fee
Impact Fees - New Structures Only (does not apply to additions, remodels, rebuilds or accessory structures) - Commercial based on use, available on request	Residential $ 600.57 Commercial based on use; payable when permit issued
Disturbed Acre Fees - Contact Engineering Department for specifics: 770.305. 5410	Residential and Commercial
Stand-Alone Plumbing Permit	$ 100.00 Minimum Fee
Stand-Alone HVAC Permit **RESIDENTIAL ONLY**: Exclude from # of pieces the installation or replacement of **NON** Heat Pump exterior ground mounted air conditioning units	**BASE HVAC PERMIT $100.00** **(INCLUDES FIRST (2) PIECES OF EQUIPMENT- EX: AIR HANDLER, FURNACE, GROUND MOUNTED HEAT PUMP)** **Add $50.00 for number of additional pieces over the first (2) piece**
Stand-Alone Electrical Permit -	$ 100.00 Minimum Fee
Commercial Green House	$ 450.00
Swimming Pools* *HVAC permit for pool heater or heater system $100.00	$ 200.00 Pool Permit $ 100.00 Electric Permit $ 300.00 Total Fee
Pre-Inspection (For "Move-In" Structure)	$ 150.00
Commercial Re-Roofing and Repair Fees	Structure Size — Fee 0 to 10,000 sq ft — $ 200.00 10,001 to 20,000 sq ft — $ 400.00 20,001 to 30,000 sq ft — $ 600.00 30,001 to 40,000 sq ft — $ 800.00 40,001 to unlimited sq ft — $1000.00
Residential Re-Roofing Fees – Only required if new roofing material is **not** identical to the existing roofing material and / or the repair or replacement of structural sheathing (e.g. plywood, OSB, etc.) **exceeds** 128 square feet (11.9 m^2).	$ 100.00

Re-Inspection Fees -	$ 100 Not Ready $ 50 (1st Recall) $ 75 (2nd Recall) $ 100 (3rd Recall) Continued escalation in $50.00 increments additional recalls
Demolition - see what requires a demo permit under Notice to Industry	Structure $ 200.00 Residential - Termination only $ 100.00
Notice of Violation – Compliance	$ 250.00
Notice of Violation – Non- Compliance	$ 350.00
Stop Work Order – Investigation fees	Minimum fee shall be equal to the amount of the permit fee. Whether or not the structure is subsequently built.
Cell Tower – New A Separate Electrical Permit ($100) is required.	$300.00
Cell Tower – Co-locate A Separate Electrical Permit ($100) is required.	$150.00
Plan Review Fees: **Commercial New Construction** **Commercial Addition/Renovation** **Commercial Plan Revision**	 $500.00 $150.00 $75.00 each revision
Residential New Construction **Residential Addition/Renovation** **Residential Plan Revision**	$100.00 $50.00 $25.00 each revision

Actual Departmenmtal Costs Based on 2011: SINGLE FAMILY DWELLING (SFD) CALCULATIONS

2500 SQUARE FOOT RESIDENCE

Administrative	Time Expended	Average Salary Per Hour		Total Cost
Initial Application Processing	2 hrs	22.15	$	44.30
Revision Processing	1 hr	22.15	$	22.15
Ticket Processing	1 hr	22.15	$	22.15
Administrative Total			$	**88.60**

Plan Review	Time Expended	Average Salary Per Hour		Total Cost
Initial Plan Review Processing	4 hrs	28.36	$	113.44
Revision Processing	1 hr	28.36	$	28.36
Plan Review Total			$	**141.80**

Inspections		Calculations			Total of Calculations
Inspections Per Day **(IPD)**	6656 Per Yr	/	220 Workdays	=	30.25 IPD
Inspections Per Inspector **(IPI)**	30.25 IPD	/	3 Inspectors	=	10.08 IPI
Time Per Inspection **(TPI)** - includes drive time & Inspection time	10.08 IPI	/	6.5 hrs Per Day	=	39 mins TPI
Inspections Per Single Family Dwelling **(IPR)**	32 Initial Inspections	+	8 Re-Inspections	=	40 IPR
Total Time for Inspections Per SFD **(TTI)**	40 IPR	*	39 min TPI	=	1560 mins (26 hrs) TTI
Average Salary of (All) inspectors Per Hour				$	29.38
Inspections Total	26 TTI	*	29.38	$	**764.00**

Additional Cost	Admin / Plan Review / Inspection Total			
Benefits, Truck Fuel, Insurance, etc.	921.74	Plus 15%	$	**138.26**
GRAND TOTAL			$	**1,132.66**

Proposed .42 cent per Square Foot					Totals
Current Permit Fee .21 cent Per Square Foot	525.00	*	2	$	1,050.00
Plan Review & Revision Fees	100.00	25.00		$	125.00
GRAND TOTAL Plus Plan Review				$	**1,175.00**

Actual Departmental Costs Based on 2011: NEW COMMERICAL CALCULATIONS

3000 SQUARE FOOT BUILDING

Administrative	Time Expended	Average Salary Per Hour		Total Cost
Initial Application Processing	3 hrs	22.15	$	66.45
Revision Processing	3 hrs	22.15	$	66.45
Ticket Processing	1 hr	22.15	$	22.15
Administrative Total			$	**155.05**

Plan Review	Time Expended	Average Salary Per Hour		Total Cost
Initial Plan Review Processing	8 hrs	28.36	$	226.88
Revision Processing	2 hrs	28.36	$	56.72
Plan Review Total			$	**283.60**

Inspections		Calculations			Total of Calculations
Inspections Per Day **(IPD)**	6656 Per Yr	/	220 Workdays	=	30.25 IPD
Inspections Per Inspector **(IPI)**	30.25 IPD	/	3 Inspectors	=	10.08 IPI
Time Per Inspection **(TPI)** - includes drive time &	10.08 IPI	/	6.5 hrs Per Day	=	39 mins TPI
Inspections Per Building **(IPB)**	60	+	7 Re-Inspections	=	67 IPB
Total Time for Inspections Per Building **(TTI)**	67 IPB	*	39 min TPI	=	2613 mins (43.5 hrs) TTI
Average Salary of (All) inspectors Per Hour				$	29.38
Inspections Total	43.5 TTI	*	29.38	$	**1,278.03**

Additional Cost	Admin / Plan Review / Inspection Total			
Benefits, Truck Fuel, Insurance, etc.	1716.68	Plus 15%	$	**257.50**
GRAND TOTAL			$	**1,974.18**

Proposed .42 cent per Square Foot					Totals
Current Permit Fee .21 cent Per Square Foot	630.00	*	2	$	1,260.00
Plan Review & Revision Fees	500.00	150.00		$	650.00
GRAND TOTAL Plus Plan Review				$	**1,910.00**

Actual Departmental Costs Based on 2011: RESIDENTIAL ADDITION CALCULATIONS

750 SQUARE FOOT ADDITION

Administrative	Time Expended	Average Salary Per Hour		Total Cost
Initial Application Processing	2 hrs	22.15	$	44.30
Revision Processing	1 hr	22.15	$	22.15
Ticket Processing	30 mins	22.15	$	11.08
Administrative Total			$	**77.53**

Plan Review	Time Expended	Average Salary Per Hour		Total Cost
Initial Plan Review Processing	2 hrs	28.36	$	56.72
Revision Processing	1 hr	28.36	$	28.36
Plan Review Total			$	**85.08**

Inspections		Calculations			Total of Calculations
Inspections Per Day **(IPD)**	6656 Per Yr	/	220 Workdays	=	30.25 IPD
Inspections Per Inspector **(IPI)**	30.25 IPD	/	3 Inspectors	=	10.08 IPI
Time Per Inspection **(TPI)** - includes drive time & Inspection time	10.08 IPI	/	6.5 hrs Per Day	=	39 mins
Inspections Per Addition **(IPA)**	20	+	4 Re-Inspections	=	24
Total Time for Inspections Per Addition **(TTI)**	24 IPA	*	39 min TPI	=	936 mins (16 hrs rounded)
Average Salary of (All) inspectors Per Hour				$	29.38
Inspections Total	16 TTI	*	29.38	$	**470.08**

Additional Cost	Admin / Plan Review / Inspection Total			
Benefits, Truck Fuel, Insurance, etc.	632.69	Plus 15%	$	**94.90**
GRAND TOTAL			$	**727.59**

Proposed .42 cent per Square Foot					Totals
Current Permit Fee .21 cent Per Square Foot	157.50	*	2	$	315.00
Plan Review & Revision Fees	100.00	25.00		$	125.00
GRAND TOTAL Plus Plan Review				$	**440.00**