COUNTY AGENDA REQUEST

Department:	Permits and Inspections	Presenter(s):	Joe Scarborough
Meeting Date:	Thursday, June 28, 2012	Type of Request:	Consent

Wording for the Agenda:

Approval of staff's recommendation to adopt Resolution 2012-15 revising the Building Permit Fee Schedule; and approval to effectuate related and necessary changes with EnerGov software in the amount of $387.00

Background/History/Details:

At the March 10, 2012 Board Retreat, information was presented to the Board comparing Fayette County's Building Permit Fees in relation to fees charged by nine of Fayette's surrounding counties. The comparison showed that Fayette County's fees for new residential construction are less than half of the average fee charged by surrounding jurisdictions, and for new commercial construction, less than one-third of the average fee charged by surrounding jurisdictions. This low fee schedule resulted in a loss of operating costs for the Permits and Inspections Department. The Board directed that the Permits and Inspections Department work with the Finance Department to revise the County's Fee Schedule in order to allow the Permits and Inspections Department to recover operating costs. The Board directed that this issue be brought back at a later date for consideration.

On June 6, this issue was once again discussed at the Board of Commissioners Workshop Meeting. The Board's consensus was to place the proposed Schedule of Fees on the June 28, 2012 Consent Agenda for formal approval.

If approved, the effective date of the revised fees will be August 1, 2012. The costs associated with the necessary changes to the EnerGov software is $387.00.

What action are you seeking from the Board of Commissioners?

Approval of staff's recommendation to adopt Resolution 2012-15 revising the Building Permit Fee Schedule; and approval to effectuate related and necessary changes with EnerGov software in the amount of $387.00

If this item requires funding, please describe:

Finance recommends amending the Fiscal Year 2013 budget at mid-year for this revenue and associated costs based on activity from August through December 2012.

Has this request been considered within the past two years?	Yes	If so, when?	Wednesday, June 6, 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
June 6, 2012
3:30 P.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 June 6, 2012, at 3:30 p.m. in the Public Meeting 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

Old Business:

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

Director of Permits and Inspections Joe Scarborough presented this item for discussion. A copy of the request and backup, identified as "Attachment No. 1", follow these minutes and are made an official part hereof. He said this was a follow up to the Board's Retreat Meeting held on March 10th where he had presented the Board with a comparison of surrounding jurisdictions basically pointing out that the County was seriously lagging in the current fees that were being charged. He said he had been directed by the Board at that time to meet with the Finance Department staff and revise the current fee schedule to meet the department's operating costs. He discussed the proposed fees as well as departmental costs.

Commissioner Hearn asked how much additional revenue was expected due to increased fee schedule. Mr. Scarborough replied that the 2011, revenue not including impact fees was $201,000 and the new fee schedule would double that amount to $402,000.

Commissioner Brown questioned the work load percentage in this department from 2006 through 2012. Mr. Scarborough replied that through attrition over the last five years his department staff had gone from 12 people down to 7 people currently and also down from 7 inspectors down to 3 inspectors currently. He said his department is adequately staffed for the number of annual inspections per day. Commissioner Brown asked if there was an increase of inspections over last year's inspections. Mr. Scarborough replied yes and he felt there was also a lot of optimism throughout the industry.

There was a consensus of the Board that a proposed schedule of fees be presented for adoption at the June 28, 2012, Board of Commissioners' meeting.

Fayette County
GEORGIA

Where Quality Is A Lifestyle

June 18, 2012

To: Fayette County Board of Commissioners

From: Joe Scarborough JS

Re: Building Permit Fee Recommendation for Consideration and associated Costs.
Building Permit Fee Effective Date.

Gentlemen, at the June 6th Workshop Meeting, I was asked by the Board to place the revised permit fee schedule on the June 28th Consent Agenda. Before you is a copy of this revised fee schedule for your consideration. There is also a cost of $387.00 associated with the necessary changes to our EnerGov software. I've been in discussions with Mary Holland concerning the payment of these fees.

With your approval, the effective date of implementation for these fees will be August 1, 2012. This will allow us to provide a minimum 30 day "Notice to Industry" on our County webpage, as well as provide the time necessary for EnerGov to make the software changes and testing before implementation.

FAYETTE COUNTY PERMITS AND INSPECTIONS DEPARTMENT FEE SCHEDULE

Residential Structure Permits (This includes plumbing, HVAC and electrical fees - affidavits required)	**New/Rebuild** **(Does not include initial Plan Review fee)** $ .42 per total square foot or $ 100.00 Minimum Fee **Other** **(Includes initial Plan Review fee) -** $400.00 minimum fee (up to 400 sq. ft.) Plus: 0.42 sq. ft. over 400 sq. ft. **Manufactured Home** **(Does not include initial Plan Review fee)** $400.00 or $0.42 X total square footage, whichever is greater
Commercial Structure Permits (This includes plumbing, HVAC and electrical fees - affidavits required)	**ALL - Unless otherwise noted** **(Does not include initial Plan Review fee)** $ .42 per total square foot or $ 100.00 Minimum Fee **Industrial Building** **(Does not include initial Plan Review fee)** $400.00 or $0.42 X total square footage, whichever is greater
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 - Plan Review Fee as required
Stand-Alone HVAC Permit **RESIDENTIAL ONLY**: Exclude from # of pieces the installation or replacement of **NON** Heat Pump exterior ground mounted air conditioning units	$ 100.00 **BASE HVAC PERMIT** - Plan Review Fee as required **(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 - Plan Review Fee as required

Commercial Green House	$ 450.00 - Plan Review Fee as required
Swimming Pools *HVAC permit for pool heater or heater system $100.00	**Residential** $ 100.00 Pool Permit $ 100.00 Electric Permit * $ 100.00 HVAC Permit – if required $ 100.00 Plan Review **Commercial** $ 200.00 Pool Permit $ 100.00 Electric Permit * $ 100.00 HVAC Permit – if required $ 500.00 Plan Review
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 *Add Plan Review Fee as required
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**	$ 200.00 Structure $ 100.00 Residential - Termination only
Notice of Violation – Compliance	$ 250.00
Notice of Violation – Non- Compliance	Additional $ 100.00 to Compliance Fee

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	$ 300.00 Structure $ 100.00 Tower Electrical $ 500.00 Plan Review Fee - New
Cell Tower – Co-locate / Upgrade	$ 150.00 Structure $ 100.00 Tower Electrical $ 150.00 Plan Review Fee - Other
Plan Review Fees ***Payment is Due at time of Submitting the Application or Revision***	**Commercial** $ 500.00 **Plan Review Fee - New** $ 150.00 **Plan Review Fee - Other** $ 75.00 **Each Plan Revision** **Residential** $ 100.00 **Plan Review Fee- New** $ 50.00 **Plan Review Fee - Other** $ 25.00 **Each Plan Revision**

State of Georgia:
County of Fayette

RESOLUTION
2012-15

A RESOLUTION AMENDING FEES AS REQUIRED BY THE FAYETTE COUNTY PERMITS AND INSPECTIONS DEPARTMENT FOR COSTS ASSOCIATED WITH BUILDING PERMITS.

Whereas, The Fayette County Code of Ordinances requires the Board of Commissioners to establish a schedule of fees for the purpose of recovering the department costs associated with the permitting/inspection process for the Fayette County Permits and Inspections Department;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS DOES HEREBY RESOLVE that the Schedule of Fees set forth below is adopted:

FAYETTE COUNTY PERMITS AND INSPECTIONS DEPARTMENT
SCHEDULE OF FEES

Residential Structure Permits (This includes plumbing, HVAC and electrical fees - affidavits required)	**New/Rebuild** **(Does not include initial Plan Review fee)** $ .42 per total square foot or $ 100.00 Minimum Fee **Other** **(Includes initial Plan Review fee) -** $400.00 minimum fee (up to 400 sq. ft.) Plus: 0.42 sq. ft. over 400 sq. ft. **Manufactured Home** **(Does not include initial Plan Review fee)** $400.00 or $0.42 X total square footage, whichever is greater
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This Schedule of Fees shall become effective August 1, 2012.

So resolved this 28th day of June, 2012, by the

BOARD OF COMMISSIONERS
FAYETTE COUNTY, GEORGIA

Attest:

_____
Herbert Frady, Chairman

_____
Clerk/Deputy Clerk