

**CITY OF INDIAN ROCKS BEACH
ORDINANCE NO. 2012-05**

AN ORDINANCE OF THE CITY OF INDIAN ROCK BEACH, FLORIDA, AMENDING CHAPTER 15, SCHEDULE OF FEES; ARTICLE II, BUILDING PROGRAM; BY AMENDING SECTION 15-10, GENERAL PERMIT FEE; SECTION 15-11, VALUATION; SECTION 15-12, CONSTRUCTION PLAN EXAMINATION FEE; SECTION 15-13, SITE EXAMINATION FEE; SECTION 15-14, ISSUANCE FEE; SECTION 15-15, PERMIT FEES; SECTION 15-16, PROGRAM ADMINISTRATION FEE; AND SECTION 15-17, OTHER FEES; BY PROVIDING FOR MORE EQUITABLE BUILDING PERMIT FEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Indian Rocks Beach has received complaints from citizens and contractors regarding the cost of building permits, and

WHEREAS, a study has been done which indicates that the current fee schedule is disproportionate in its assessment of fees for certain permits, and

WHEREAS, the City Commission recognizes that fair and equitable fees help legitimate contractors to remain competitive in the marketplace, and

WHEREAS, it is also recognized that reasonable fees facilitate new development and the improvement of existing housing stock in the City, and

WHEREAS, the City of Indian Rocks Beach desires to provide Building Department services at a cost that is equitable to all.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF INDIAN ROCKS BEACH, FLORIDA, THAT:

Section 1. Chapter 15, Schedule of Fees; Article II, Building Program; Section 15-10, General permit fee, of the Code of Ordinances, City of Indian Rocks Beach, Florida, is hereby amended to read as follows:

Sec. 15-10. General permit fee.

Where the value of the proposed work does not exceed ~~\$500.00~~ **\$2000**, **and no inspection is required by the building code adopted in section 14-31**, no permit shall be required. **The minimum permit fee shall be**

\$40.00 except as otherwise specified in Section 15-15 of this chapter.
~~unless an inspection is required, in which case there shall be a minimum fee of \$40.00 per inspection. A permit is required for all roofing and roof repair work, regardless of valuation of work to be performed.~~

Section 2. Chapter 15, Schedule of Fees; Article II, Building Program; Section 15-11, Valuation, of the Code of Ordinances, City of Indian Rocks Beach, Florida, is hereby amended to read as follows:

Sec. 15-11. Valuation.

Unless otherwise specified in this chapter building permit fees shall be based on valuation of the work to be performed. The value placed on materials and labor shall be an amount equivalent to that obtained through normal market transaction. A copy of all contract(s) or an equivalent schedule of cost approved by the city manager or designee related to the application shall be submitted for review. **In the absence of such contract or schedule, the building official may utilize the most recent valuation table published by the International Code Council for establishing project valuation.**

Section 3. Chapter 15, Schedule of Fees; Article II, Building Program; Section 15-12, Construction plan examination fee, of the Code of Ordinances, City of Indian Rocks Beach, Florida, is hereby amended to read as follows:

Sec. 15-12. Construction plan examination fee.

(a) When a permit application documents ~~construction plan is required to be submitted~~ **require a plan review**, a construction plan examination fee shall be paid to the city prior to the issuance of a permit. Such construction plan examination fee shall be equal to ~~one-half~~ **25%** of the building **total** permit fee (includes building, electrical, mechanical, plumbing, etc.; ~~total fees~~ $\times 1/2$). If ~~SSTD (10-97) or RCS plan examination is required, there will be an additional \$40.00 charge.~~

(b) This initial construction plan examination fee shall be for the initial submittal and ~~one re-submittal~~ **two re-submittals**. For each additional submittal, ~~one-quarter of the~~ **a fee of 4x the amount of the portion of the permit fee attributed to plan review shall be imposed.** ~~construction plan examination fee shall be paid.~~ This construction plan examination fee is nonrefundable.

Section 4. Chapter 15, Schedule of Fees; Article II, Building Program; Section 15-13, Site examination fee, of the Code of Ordinances, City of Indian Rocks Beach, Florida, is hereby amended to read as follows:

Sec. 15-13. Site examination fee.

When site plans are required to be submitted for an application review (i.e. zoning, curb cuts, drainage, elevation, water/sewer taps, driveways) then a site examination fee of \$30.00 will be added to the permit. This site examination fee is nonrefundable.

Section 5. Chapter 15, Schedule of Fees; Article II, Building Program; Section 15-14, Issuance fee, of the Code of Ordinances, City of Indian Rocks Beach, Florida, is hereby amended to read as follows:

Sec. 15-14. Issuance fee.

For each permit **with a valuation exceeding \$1000** issued, a permit issuance fee of \$10.00 shall be paid. This permit issuance fee is nonrefundable.

Section 6. Chapter 15, Schedule of Fees; Article II, Building Program; Section 15-15, Permit fees, of the Code of Ordinances, City of Indian Rocks Beach, Florida, is hereby amended to read as follows:

Sec. 15-15. Permit fees.

All buildings, structures, alterations, vehicle use areas, landscaping/grounds projects requiring a permit, the fee shall be paid at the time of permit issuance in accordance with the following schedule.

(a) All construction and other renovations for which a building permit fee is not specified herein this schedule of fees shall be charged as follows:

<i>Total valuation</i>	<i>Fee</i>
Less than \$500.00, unless an inspection is required <u>\$0.00 to \$1000.00</u>	\$40.00 /if inspection is required.
\$501.00 <u>\$1000.00 and over</u>	\$40.00, first \$1,000.00 ; \$5.00 plus <u>\$7.50</u> each per \$1,000.00 <u>or portion thereof - prorated.</u>

(b) *Electrical permit fees:*

~~(1) New construction, residential, per unit per 1,000 square foot. \$175.00~~

(1) Bundled permit: \$40 plus \$1.00 per \$1000 of total valuation (pro-rated)

(2) Single trade permit: \$40 plus \$7.50 per \$1000 of total valuation (pro-rated)

~~(2) New construction, nonresidential per unit per 1,000 square foot. \$175.00~~

- ~~..... plus \$0.02 per square foot~~
- (3) ~~Repair or remodeling residential, per unit per 1,000 square foot. 80.00~~
- (4) ~~Repair or remodeling nonresidential per unit per 1,000 square foot. . . . 175.00~~
- ~~..... plus \$0.02 per square foot~~
- (5) ~~Electrical with boatlift/dock, change out, or saw pole. 45.00~~

(c) *Plumbing permit fees:*

(1) Bundled permit: \$40 plus \$1.00 per \$1000 of total valuation (pro-rated)

(2) Single trade permit: \$40 plus \$7.50 per \$1000 of total valuation (pro-rated)

- (1) ~~New construction, per unit per 1,000 square foot. \$150.00~~
- ~~..... plus \$5.00 per fixture over ten fixtures~~
- (2) ~~Repair or remodeling, per unit per 1,000 square foot. 80.00~~
- (3) ~~Sewer tap, new construction or additions, per unit (add). 40.00~~
- (4) ~~New or repair of irrigation systems. 40.00~~

(d) *LP or natural gas permit fees:*

(1) Bundled permit: \$40 plus \$1.00 per \$1000 of total valuation (pro-rated)

(2) Single trade permit: \$40 plus \$7.50 per \$1000 of total valuation (pro-rated)

- (1) ~~Residential, per unit per 1,000 square foot. \$80.00~~
- (2) ~~Nonresidential, per unit per 1,000 square foot. 80.00~~
- ~~..... plus \$5.00 per outlet~~

(e) *Mechanical permit fees:*

(1) Bundled permit: \$40 plus \$1.00 per \$1000 of total valuation (pro-rated)

(2) Single trade permit: \$40 plus \$7.50 per \$1000 of total valuation (pro-rated)

- (1) ~~New construction, residential, per unit per 1,000 square foot. \$120.00~~
- (2) ~~Repair or remodeling, residential, per unit per 1,000 square foot. 50.00~~
- (3) ~~Non-residential (commercial), new, repair or remodeling per unit per 1,000 square foot. 75.00~~
- ~~..... plus \$0.02 per square foot~~
- (4) ~~Commercial — cooler. 80.00~~
- (5) ~~Commercial — kitchen equipment. 80.00~~

(f) **Specialty Fees:** ~~Demolition of building, structure or in-ground swimming pools . . .~~

~~..... \$120.00~~

(1) Water heater replacement. \$35.00

(2) Fences not exceeding 400LF. \$35.00

(3) Garage door replacement. \$35.00

(g) *Moving a structure or building:*

- (1) ~~Permit fee. \$250.00~~

(2)(1) Bond or cash deposit. \$10,000.00

(h) ~~Pool/spa fees (add electrical):~~

- (1) ~~Permit fee for single family and duplex. \$180.00~~
~~. (deck priced separately by valuation)~~
- (2) ~~Permit fee for single family and duplex with installed spa. 200.00~~
~~. (deck priced separately by valuation)~~
- (3) ~~Permit fee for multi-family and nonresidential. 250.00~~
~~. (deck priced separately by valuation)~~
- (4) ~~Permit fee for multi-family and nonresidential with installed spa. 300.00~~
~~. (deck priced separately by valuation)~~

(i) ~~Docks fees (add electrical):~~

- (1) ~~New dock. \$60.00~~
- (2) ~~New boat lift, per lift (requires electrical permit added). 40.00~~
~~. Requires electrical permit added.~~
- (3) ~~Dock alteration, addition or repair(deck and/or railing. 40.00~~
- (4) ~~Installation of tie poles or sister poles. 60.00~~
- (5) ~~New davits, repair or alteration of davits. 60.00~~
~~. (per 1,000 square foot => 1,000 square foot prorated of total space~~
~~. under roof (a/c, garage, lanai, entry, etc.: minimum 1,000 square foot)~~

(j) ~~Seawall fees:~~

- (1) ~~New seawalls or bulkheads includes cap only or repair thereto. \$120.00~~
- (2) ~~Addition, for new alterations repair to existing, or modification of tie-backs,~~
~~and/or anchors or modifications of tie-backs, and/or anchors. 120.00~~

(k)(h) Sign fees:

(1) Installation of all signs requires a permit and the fees shall be charged as follows:

<i>Type of Sign</i>	<i>Size of Sign</i>	<i>Fee</i>
a. Basic allowance signs, per sign face (including face change applications):	16 square feet	\$40.00
	24 square feet	45.00
	32 square feet	50.00
b. Hanging signs	16 square feet	40.00
c. Freestanding signs, per sign face	Up to and including 24 square feet	40.00
d. Window Signs	Coverage up to 25 percent	40.00
e. Graphics or murals:	Up to 100 square feet or fraction thereof	40.00
	Each additional 100 square feet or fraction thereof	40.00
f. Temporary builder sign, per sign		40.00
g. Other temporary signs, per sign		10.00
h. Neon window signs, per sign	Up to 50 percent coverage of window area	40.00

i. Neon lighting	Structures other window signs	40.00
j. Directional signs	Aggregate sign	40.00

- (2) There is no fee for reconditioning or repainting an existing sign or sign structure so long as the reconditioning/repainting consists solely of restoring a sign to its original as installed state.

~~(h)~~(i) *Grounds permit--ground site improvement review:*

- (1) Then the valuation of the proposed ground site improvement exceeds \$500.00 and a site plan is required to be submitted. A site plan review fee and permit fee shall be paid to the city prior to the issuance of a grounds permit. The review fee shall be equal to one-half of the grounds permit fee. The permit fee shall [be] based on the valuation of the project. The review fee is nonrefundable.
- (2) A grounds permit is required for improvements to or redevelopment of an existing nonresidential or multifamily development's vehicle use areas.

~~(m)~~(j) *Impact fees:* An owner of a new building or structure, or an owner of an existing building or structure who modifies an existing building or structure in such a way as to increase the number of units or floor area, shall at the time of requesting a final inspection and/or issuance of a certificate of occupancy shall pay the following impact fees, pursuant to sections 14-191 and 14-192:

(1) Development impact fee:

a. New construction

1. Residential, per unit. \$500.00
2. Nonresidential, per each 2,500 square feet
. or fraction thereof . . . 500.00

b. Increase in number of units or floor area:

1. Residential, per each additional unit. 500.00
2. Nonresidential, per each additional 2,500 square feet
. or fraction thereof . . . 500.00

(2) Recreation impact fee:

a. New construction:

1. Residential, per unit. \$500.00
2. Nonresidential, per each 2,500 square feet
or fraction thereof. 500.00

b. Increase in number of units or floor area:

1. Residential, per unit. 500.00

2. Nonresidential, per each additional 2,500 square feet
or fraction thereof. 500.00

(3) Transportation impact fees are adopted by the Pinellas County Board of County Commissioners and these fees shall be paid at the time of requesting final inspection and/or issuance of a certificate of occupancy.

~~(n)~~(k) *Roof permits.* The cost of roof permits shall have a surcharge of \$80.00 added to the schedule fee per 15-5(a) for homes under \$300,000.00 of market value (value of home, not repair/re-roof) and a surcharge of \$120.00 added to the schedule fee per section 15-15 for homes equal to or greater than \$300,000.00 of market valuation (value of home, not repair/re-roof).

~~(o)~~(l) *Newsracks:*

- a. Single newsrack. \$40.00 each
Each additional location included in an application. 40.00
- b. Modular newsrack (two or more compartments). 40.00
Each additional location included in an application. 20.00
- c. Removal fee. Actual cost
- d. Storage fee, per day. 10.00

~~(p)~~(m) *Outdoor doggie dining establishments:*

(1) Plan review fee. \$200.00

Section 6. Chapter 15, Schedule of Fees; Article II, Building Program; Section 15-16, Program administration fees, of the Code of Ordinances, City of Indian Rocks Beach, Florida, is hereby amended to read as follows:

Sec. 15-16. Program administration fees.

(a) *Reinspection fees.* When additional inspections are necessary due to any of the following reasons, a fee of \$40.00 shall be charged for the first additional inspection; \$80.00 for the second additional inspection; and \$120.00 for the third and for each additional inspection on the same infraction.

(1) Wrong address **or no access for inspection.**

~~(2) Repairs or corrections not made when inspection was called.~~

~~(3) Condemned work resulting from faulty construction.~~

~~(4)~~**(2)** Same ~~W~~work not ready for inspection when inspection called for.

~~(5)~~**(3)** Permit not posted at the job site.

~~(6)~~**(4)** Notice of commencement not posted.

~~(7)~~**(5)** Approved set of building plans not at job site.

~~(8)~~**(6)** Approved site development plan, if required, not at job site.

(7) After an initial inspection and one subsequent re-inspection for the same code violation specifically and continuously noted in each rejection, a fee of four times the amount of the initial inspection or first re-inspection will be charged for each subsequent re-inspection.

(b) *Re-permitting fees.* Whenever a permit has expired, a re-permitting fee shall be paid.

(1) Where the project lacks only final inspections, the re-permitting fee shall be the minimum fee for on-site inspections for each trade **plus the normal permit issuance fee.**

(2) Where the project lacks other than final inspections, the re-permitting fee shall be one-half of the original permitting fee.

(c) *Time extensions.* Where a time extension to a permit is granted by the building official, a fee of \$100.00 shall be charged.

(d) *Change of contractor.* If a permit has been issued and ~~no work has started, and~~ a change of contractor is requested a \$100.00 fee will be charged. ~~If a permit has been issued and work has started a new permit will be issued and 50 percent of the original permit fee will apply to the new permit costs, or a minimum of \$100.00.~~

(e) *Contractor registration fee.* All contractors and subcontractors doing any type of construction in the city shall register with the city. Registrants without an active state license shall pay a \$10.00 fee.

(f) *Registration of businesses pruning, treating or removing trees.* All businesses doing pruning, treating and/or removing trees shall provide proof of liability insurance and shall register with the city. A fee of \$10.00 will be assessed for administration of the registry.

(g) *Condemnation fees.* The administrative processing fee for any building condemned by the city shall be \$250.00. The fee is in addition to the assessment procedures stated in section 14-309.

(h) *Refunds on permits.*

- ~~(1)~~ No refund shall be issued on permits.
- ~~(2)~~ No refund shall be issued if work has commenced and/or permit issuance date has been over 90 days.
- ~~(3)~~**(1)** All applications for permit refunds shall be in writing and shall be received within 90 days of permit issuance.
- ~~(4)~~**(2)** Construction plan examination and site examination fees are not refundable.
- ~~(5)~~**(3)** Twenty percent of the permit fee shall be retained for administrative processing.

(i) Addendums. Where there is a change in construction documents or scope of work requiring an addendum, the fee for the addendum shall be based on the valuation table in 15-15(a) with a minimum fee of \$50.00.

(j) Certificates of Occupancy. Fees for Certificates of Occupancy shall be as follows:

(1) 30 Day Temporary C.O. - \$100.00

(2) 60 Day Temporary C.O. - \$200.00

(3) 90 Day Temporary C.O. - \$250.00

(4) Permanent C.O. - \$40.00

~~(i)~~**(k)** *After the fact permits.* Where work for which a permit is required is started, proceeded with, or completed prior to obtaining such permit, the fees required shall be tripled. The payment of such triple fee shall not relieve any person from fully complying with the requirements of the city nor from any other penalties prescribed herein.

~~(j)~~**(l)** *Field inspection fee.* A \$40.00 fee shall be charged for special request by a property owner for a field inspection when no permit was issued.

~~(k)~~**(m)** *Temporary power requests prior to certificate of occupancy.* There shall be a \$40.00 fee for temporary power request prior to certificate of occupancy.

~~(l)~~**(n)** *Failure to request final inspection.* For failure to request a final inspection on a permit, a fee of ~~\$500.00~~ **\$100.00** will be charged to the permit

applicant or contractor, and shall be paid within ~~30~~ **10** days from the notification for payment by the city or prior to any additional permits being issued to that applicant or contractor.

Section 7. Chapter 15, Schedule of Fees; Article II, Building Program; Section 15-17, Other fees, of the Code of Ordinances, City of Indian Rocks Beach, Florida, is hereby amended to read as follows:

Sec. 15-17. Other fees.

(a) The city shall levy fees for other activities, events, temporary use permits, use of city facilities, parks, beaches, or the like, as noted below. The fees shall cover the total expense to the city including, but not limited to all labor, materials, and overhead.

(b) The city may require a deposit in addition to the minimum fees set below and/or other monies following the activity for which a permit is granted. Said deposit and/or other monies shall be for the cost associated with the restoration of facilities, areas, and the like, to the original condition prior to use.

(c) The city shall have the exclusive and sole right to increase said fees above those stated below where it is deemed that additional cost shall be warranted due to the size, complexity, or other factors. Determination and approval of such increases will be at the sole discretion of the city manager unless such fees and or adjustments are waived by the city commission.

(d) *Outdoor events in commercial districts:* (See section 110-706.)

(1) Resident permit. \$ 25.00

(2) Nonresident permit. 100.00

(e) *Outdoor events in residential districts:* (See section 110-707.)

(1) Resident permit. \$ 25.00

(2) Nonresidential permit. 100.00

(f) *Use/reserve pavilion:*

(1) Resident permit. \$ 25.00

(2) Nonresident permit. 100.00

(3) City businesses. 75.00

Section 8. If any portion, part or section of this ordinance is declared invalid, the valid remainder hereby shall remain in full force and effect.

Section 9. All ordinances, parts of ordinances, in conflict herewith are hereby repealed, to the extent of such conflicts.

Section 10. This Ordinance shall become effective as of the date of final passage as allowed by law.

ADOPTED ON FIRST READING by the City Commission of the City of Indian Rocks Beach, Florida, held on the 22nd day of May, 2012.

PUBLISHED THIS 27th day of June, 2012.

ADOPTED ON SECOND READING AND FINAL READING this 10th day of July, 2012.

R.B. Johnson, Mayor-Commissioner

ATTEST: _____
Deanne B. O'Reilly, MMC, City Clerk

Approved as to form and legal sufficiency:

BY: _____
Maura J. Kiefer, City Attorney

/DNW