

ORDINANCE NO. 3129

AN ORDINANCE AMENDING APPENDIX A OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES, ELIMINATING THE FEE FOR REGISTRATION OF PLUMBING CONTRACTORS AND AMENDING FEES CHARGED FOR CERTAIN PERMITS

WHEREAS, the North Richland Hills City Council desires to amend certain fees charged for various activities, to eliminate fees not currently enforced and to bring fees in line with legislative amendments as recommended by city staff; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS:

Section 1: THAT Appendix A of the North Richland Hills Code of ordinances is hereby amended by amending all of the charges established for **CHAPTER 98. BUILDINGS AND BUILDING REGULATIONS** to read as follows:

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CHAPTER 98. BUILDINGS AND BUILDING REGULATIONS		
Section 98-63(7)	Minimum estimated cost for commercial tenant finish out or remodel (per square foot of occupied or controlled area)	\$19.00
Section 98-92	Building permit fees, miscellaneous building permit fees, mechanical fees, plumbing fees, electrical fees, fire sprinkler, fire alarm and other fire-related fees, platting and zoning fees, and public works fees are listed in the following eight tables:	

**TABLE 1
BUILDING PERMIT FEES**

Total Valuation	Fee
\$1.00 to \$500.00	\$30.00
\$501.00 to \$2,000.00	\$30.00 for the first \$500.00 plus \$3.44 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$81.56 for the first \$2,000.00 plus \$15.66 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$441.74 for the first \$25,000.00 plus \$11.27 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$723.40 for the first \$50,000.00 plus \$7.82 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,114.63 for the first \$100,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to an including

	\$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,615.92 for the first\$500,000.00 plus \$5.31 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,272.21 for the first \$1,000,000.00 plus \$3.44 for each additional \$1,000.00, or fraction thereof

**TABLE 2
MISCELLANEOUS BUILDING PERMIT FEES**

Item		Fee
1.	Certificate of Occupancy Application Fee:	
	a. Change of Business Owner/Business Name	\$36.00
	b. Change of Occupant/New Tenant	60.00
	c. New Building, Addition, Tenant Finish Out	60.00
2.	Residential temporary accessory building (less than 200 sq. ft)	19.00
3.	Residential permanent accessory building	valuation
4.	Fences (wood, chain link, vinyl (per lot or tract)	19.00
5.	Fences (masonry-per lot or tract)	60.00
6.	Fences (wrought iron-per lot or tract)	19.00
7.	Fences (masonry screening wall)	valuation
8.	Fences (subdivision walls)	valuation
9.	Swimming pool, inground	209.00
10.	Swimming pool, aboveground	120.00
11.	Portable (self-contained) spa/hot tub	60.00
12.	Retaining walls (more than 4 feet in height)	36.00
13.	Satellite dish (more than 36 inches in diameter)	19.00
14.	Carports	valuation
15.	Deck/patio, without cover	19.00
16.	Deck/patio, with cover	valuation
17.	Demolition (per building)	89.00
18.	Tent (30-day permit)	36.00
19.	Carnival (approved by city council)	238.00
20.	Residential garage sale	6.00
21.	Temporary construction/sales trailer	60.00
22.	Grading, excavation and fill	89.00
23.	Revised grading plan (per platted SF lot)	120.00

24.	Revised grading plan for plans not submitted with plat application (per acre or tract)	298.00
25.	Change to approved plans (minimum of one hour)	60.00/hour
26.	Change contractor of record	30.00
<i>Paving/concrete (for projects not included with a building permit)</i>		
1.	Drive approach, new or replacement (ROW per approach)	\$30.00
2.	Driveway, new or replacement (residential-private property)	19.00
3.	Sidewalk, new or replacement (within ROW)	30.00
4.	Commercial parking lot (adding surface area or change in grading patterns)	valuation
<i>Signs Permit Fees</i>		
1.	Permanent, 1 to 50 square feet in area	\$60.00
2.	Permanent, 51 to 100 square feet in area	120.00
3.	Permanent, 101 to 200 square feet in area	238.00
4.	Permanent, 201 to 300 square feet in area	357.00
5.	Permanent, 301 square feet and over (per square foot)	2.00
6.	Portable sign	60.00
7.	Banner sign	60.00
8.	Weekend advertising registration (per year)	60.00
9.	Digital billboard conversion of legal non-conforming billboard	1,500.00
	Digital billboard--Annual	200.00
<i>Miscellaneous Fees</i>		
1.	Contractor's registration : Non-plumbing trades Plumbing trades	\$89.00 \$0.00
	Board of appeals filing fee	120.00
3.	Master electrician's license (annual fee)	60.00
4.	Master sign electrician's license (annual fee)	60.00
5.	Journeyman electrician's license (annual fee)	19.00
6.	Journeyman sign electrician's license (annual fee)	19.00
7.	Residential wireman electrician's license (annual fee)	19.00
8.	Maintenance electrician's license (annual fee)	14.00
9.	Reciprocal letter	14.00
10.	1st Reinspection	35.00
11.	2nd Reinspection	68.00
12.	Subsequent Reinspections	114.00

**TABLE 3
MECHANICAL FEES**

Monetary Value of Proposed Work	Fee
\$0.00--\$1,500.00	\$37.55
1,501.00--3,000.00	43.81
3,001.00--5,000.00	50.08
5,001.00--50,000.00	62.59 for the first \$5,000.00 plus a multiplier of 0.0108 for amount over \$5,000.00
50,001.00--100,000.00	518.29 for the first \$50,000.00 plus a multiplier of 0.0102 for amount over \$50,000.00
100,001.00--500,000.00	1,028.29 for the first \$100,000.00 plus a multiplier of 0.0065 for amount over \$100,000.00
500,001.00--or more	\$3,628.29 for the first \$500,000.00 plus a multiplier of 0.0035 for amount over \$500,000.00

(Ord. No. 3000, § 8, 5-12-2008; Memo of 7-15-2009, eff. 1-1-2009)

**TABLE 4
PLUMBING FEES**

1. New residential/multifamily/hotels/motels--Single-family and multifamily residents, hotels and motels shall be calculated as follows:
\$81.38 for the first water closet, plus \$40.68 dollars for each additional water closet.

Residential/multifamily/hotels/motels remodel/repair--Single-family and multifamily residents, hotels and motels shall be calculated as follows:
\$48.82 for each bath or kitchen area per dwelling unit.

3. New eating establishments--Restaurants, cafeterias, deli's, and similar type establishments shall be calculated according to the following fee schedule:

Total Gross Square Footage of Building or Lease Space	Permit Fee
5,000 square foot or less	0.109/sq. ft. plus \$48.00 per water closet
5,001 square foot or more	0.094/sq. ft. plus \$48.00 per water closet

4. Remodel eating establishments--Restaurants, cafeterias, deli's, and similar type food establishments shall be calculated according to the following fee schedule:

Total Gross Square Footage of Building or Lease Space	Permit Fee
5,000 square foot or less	0.078/sq. ft. plus \$48.00 per water closet
5,001 square foot or more	0.062/sq. ft. plus \$48.00 per water closet

5. Commercial structures--New, addition, remodel, repair or tenant finish out an existing retail, commercial or industrial structure shall be calculated according to the following fee schedule:

Total Gross Square Footage of Building or Lease Space	Permit Fee
5,000 square foot or less	0.038/sq. ft. plus \$48.00 per water closet
5,001--25,000 square foot	0.022/sq. ft. plus \$48.00 per water closet
25,001--50,000 square foot	0.0086/sq. ft. plus \$48.00 per water closet
50,001 square foot or more	0.0053/sq. ft. plus \$48.00 per water closet

6. Miscellaneous plumbing--Miscellaneous plumbing items shall be calculated according to the following schedule, plus a \$25.00 permit issuance fee shall be added to each miscellaneous permit:

Description of Work	Permit Fee
Each plumbing fixture	\$13.00
Each building sewer service	\$24.00
Each septic system	\$62.00
Each private storm sewer system	\$78.00
Each hot water heater	\$13.00
Each swimming pool P-trap	\$13.00
Each construction trailer or mobile home service (water & sewer)	\$24.00
Each propane tank installation	\$18.00
Each water line	\$13.00
Each temporary holding tank	\$18.00
Each gas piping system one to five outlets	\$18.00
Each gas piping system over five outlets, per outlet	\$2.50

Repair or replacement of water piping or treating equipment, each fixture	\$10.00
Repair or replacement of drainage, vent or sewer piping, each fixture	\$10.00
Each water meter	\$10.00
Each landscape irrigation system	
Residential	\$130.00
Commercial, multifamily	\$162.00
<i>The following must be issued on separate permits:</i>	
Each industrial waste interceptor (grease trap/sand trap)	\$30.00
Each backflow prevention device	\$18.00

**TABLE 5
ELECTRICAL FEES**

1. New and additions to single-family and multifamily residential units:
\$18.78 base fee plus \$0.048 per square feet (air conditioned area)

Residential remodeling or repair where the benefit area can be determined:

Description of Work/Area	Permit Fee
500 SF or less	\$43.81
501--5,000 SF	31.29 + 0.048 per sq. ft.
5,001 SF or more	250.00 + 0.0108 per sq. ft.

3. New, addition, remodeling, repairing, or tenant finish out of a retail, commercial or industrial structure:

Description of Work/Area	Permit Fee
500 SF or less	\$43.81
501--5,000 SF	31.29 + 0.048 per sq. ft.
5,001--100,000 SF	250.00 + 0.0108 per sq. ft.
100,001--500,000 SF	532.00 + 0.0084 per sq. ft.
500,001 SF or more	1,878.00 + 0.0060 per sq. ft.

4. New, addition, remodeling, repairing or shell warehouse or shell structure:

Description of Work/Area	Permit Fee
5,000 SF or less	\$ 62.59 + 0.0096 S.F.
5,001 to 10,000 SF	75.11 + 0.0072 S.F.
10,001 to 20,000 SF	100.14 + 0.0048 S.F.
20,001 S.F. and over	137.69 + 0.0036 S.F.

5. Electrical work that does not have a definable square foot area or is not covered as a miscellaneous electrical item:

Description of Work/Area	Permit Fee
Replace, add or move an outlet or receptacle (each)	\$4.17
Replace, add or move a branch circuit (each)	3.57
Minimum permit fee	14.91

6. Miscellaneous electrical items:

Description of Work	Permit Fee
Accessory building	\$14.91
Temporary power pole	23.85
Mobile home connection	23.85
Signs	23.85
Construction trailer	23.85
30-day temporary service	17.88
90-day temporary service	35.77
Swimming pool/hot tub	23.85
Service change (up to and including 200 amps)	17.88
Service change (over 200 and including 400 amps)	36.00
Service change (over 400 and including 800 amps)	60.00
Service change (over 800 amps and including 1,000 amps)	89.00
Service change (over 1,000 amps)	120.00

**TABLE 6
FIRE SPRINKLER, FIRE ALARM AND OTHER FIRE RELATED FEES**

1.	Automatic Fire Sprinkler Systems:	
	a. Underground (vault and lateral) each	\$89.00
	b. New sprinkler systems	Valuation

	c.	Addition, removal, relocation:	
		1 to 19 heads	36.00
		20 to 59 heads	77.00
		60 to 150 heads	149.00
		Over 150 heads	209.00
	d.	Fire pump, each	120.00
	e.	Plan review fee for new fire sprinkler systems is 35 percent of permit fee	
2.	Fire Alarm Systems:		
	a.	1 to 10 devices	60.00
	b.	11 to 25 devices	89.00
	c.	26 to 100 devices	120.00
	d.	101 to 200 devices	238.00
	e.	201 and more devices	357.00
	f.	Plan review fee for all fire alarm systems is 35 percent of permit fee	
3.	Standpipe systems (per standpipe)		89.00
4.	Authorized burn permits		238.00
5.	Underground flammable/combustible liquid storage tanks		120.00
6.	Aboveground combustible liquid storage tanks		89.00
7.	Abandonment/removal/testing of underground combustible/flammable liquid storage tanks (per tank)		89.00
8.	Fire extinguishing/fire suppression system		84.00
9.	Installation of any LP gas container, except portable containers, of less than 120 gallons water capacity where natural gas service is not available (per container)		41.00
10.	Installation of a LP portable cylinder rack (20 or less cylinders) (per store)		41.00
11.	Blasting (14-day permit)		238.00
12.	Pyrotechnic special effects display		41.00
13.	Residential automatic fire sprinkler system		60.00

**TABLE 7
PLATTING AND ZONING FEES**

<i>Zoning Fees:</i>		
Filing fee for rezoning application		\$543.00
Filing fee for special use permit application		543.00

Filing fee for planned development application	543.00
Filing fee for site plan review application	478.00
<i>Platting Fees:</i>	
Filing fee for preliminary and final plat application	239.00
Plus \$5.00 per residential lot and \$7.00 per nonresidentialacre	
Filing fee for replat application	299.00
Plus \$5.00 per lot residential and nonresidential	
Filing fee for amended plat application	239.00
Plat recording fee (24 x 36) based on county charge	67.00
Covenants, per page	6.00
Street vacation	119.00
Easement vacation	60.00
Street signs, per intersection	119.00
<i>Variance Fees:</i>	
Filing fee for zoning board of adjustment:	
Residential property	179.00
Nonresidential property	212.00
Filing fee for sign review board	598.00
<i>Miscellaneous:</i>	
Sale of zoning ordinance	19.00
Zoning verification letters	19.00
Sale of zoning map	14.00
Sale of subdivision regulations	14.00
Sale of blue line copies	7.00

**TABLE 8
PUBLIC WORKS FEES**

1. Inspection fees:
 - a. Street and drainage construction--3.57 percent of construction costs.
 - b. Water and wastewater construction--3.57 percent of construction costs.

Construction plan review fees (street, drainage, water, wastewater, traffic and earthwork and grading)--2.38 percent of construction costs.

3. Street cut repair fees--\$14.00 per square foot.

Code Section	Description	Fee
98-185(a)	Contractor registration annual fee	\$89.00
98-338(c)	Mechanical reinspection fee	36.00
98-541	Multifamily housing license fees:	
	Annual	12.00
	Replacement or duplicate	20.00
98-548	Multifamily housing governmental inspection fees (each building)	25.00
98-623	Swimming pool permit fee	120.00

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AND IT IS SO ORDAINED.

PASSED AND APPROVED on this the 28th day of February, 2011.

CITY OF NORTH RICHLAND HILLS

By: _____
Oscar Trevino, Mayor

ATTEST:

Patricia Hutson, City Secretary

APPROVED AS TO FORM AND LEGALITY:

George A. Staples, City Attorney

APPROVED AS TO CONTENT:

John Pitstick, Planning & Development Director