

ORDINANCE NO. 2022-12

An ordinance establishing fees for Residential and Commercial construction permits, inspection fees for checking plans, mechanical, electrical, plumbing, solar, and gas systems; permit fee for driveway culvert; permit fee for moving buildings and other structures; permit fees for roofing; permit fee for Florida Building Code Modular homes; permit fee for HUD/DCA manufactured homes; establishing a reinspection fee; providing penalties for not first obtaining permits and paying fees; establishing a requirement that ALL habitable structures in Gulf County be designed and stamped by a Florida licensed architect or engineer with advance building code course; adoption of the Florida Building Code; establishing one uniform wind zone for Gulf County; providing a severability clause; providing a repealed clause; and providing for an effective date.

WHEREAS, it is appropriate to monitor, inspect, and control inspection throughout Gulf County; and

WHEREAS, the Gulf County Board of County Commissioners has determined that it is appropriate for uniform standards and fees to be established; and

WHEREAS, the cost of providing the services relating to construction activities should be paid by the recipients of the services and not be subsidized by other revenue from taxpayers; and

WHEREAS, it is appropriate and necessary to adjust the fees charged for services in order to keep up with the costs of providing services; now, therefore,

BE IT ORDANINED BY THE BOARD OF COUNTY COMMISSIONERS OF GULF COUNTY, FLORIDA, as follows:

Section 1. Ordinance Number 2001-13 is hereby repealed.

Section 2. All building, construction, alterations, additions, improvements and other activities requiring a permit and/or inspection, pursuant to the latest editions of the Florida Building Code, Florida Residential Code, Florida Mechanical Code, Florida Plumbing Code, Florida Existing Building Code, Florida Fuel Gas Code, Florida Energy Conservation Code, Florida Accessibility Code; Florida Fire Prevention Code and National Electric Code, shall conform to all requirements of the applicable code and/or Gulf County Ordinance, and shall pay fees set out herein.

Section 3. The building permit fees shall be set by Gulf County as per the following fee schedule:

Total Valuation

\$1,000 to \$50,000	\$20.00 for the first \$1000 plus \$6.00 for each additional thousand or fraction thereof, to including \$50,000.
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\$50,000 to \$250,000	\$265 for first \$50,000 plus \$5.00 for each additional thousand or fraction thereof, to and including \$250,000
\$250,000 and up	\$1065 for the first \$250,000 plus \$4.00 for each additional thousand or fraction thereof

Section 4. Plan-Check Fees: Shall be one-half the building permit fee

Section 5. Moving Fee shall be \$250.00 plus all applicable building permit fees

Demolition Fees shall be: \$75.00 base fee, plus \$.50 for every 1,000 cu.ft or contract price, using the above fee schedule, without a plan check fee

Driveway culvert permit Fees: Shall be \$100.00 up to 28ft in length and \$300.00 29ft in length and longer.

Preliminary manufactured home inspection fee: IN-County \$75.00; Out of County \$75.00 base plus \$2.00 per mile to and from

All permit(s) will have a Florida Building Code Surcharge

Section 6. Electrical permits fee shall be set forth as follows:

Residential electric permit fee \$75.00 base plus \$25.00 per thousand sq/ft or any portion thereof.

Residential Service up-grade permit shall be \$75.00.

Residential Temp/power pole permit shall be \$75.00

RV power pole permit fee \$75.00

Accessory Structure electrical permit fee \$75.00 must be over 100ft from existing power to be approved.

Water well Service electrical permit fee \$75.00

Commercial electric permit fee \$150.00 base up to 1000 sq ft plus \$30.00 for each additional thousand sq/ft or any portion thereof.

Commercial Service up-grade permit shall be \$150.00

Commercial Temp/power pole permit shall be \$75.00

Section 7. Plumbing permit fee shall be set forth as follows:

Residential plumbing permit fee \$75.00 base plus \$25.00 per thousand sq/ft. or any portion thereof.

Commercial plumbing permit fee \$150.00 base plus \$25.00 per thousand sq/ft. or any portion thereof.

Section 8. Mechanical/HVAC permit fee shall be set forth as follows:

Mechanical/HVAC permit fee \$75.00 base plus \$25.00 per thousand sq/ft or any portion thereof.

Commercial Mechanical/HVA permit fee \$150.00 base plus \$25.00 per thousand sq/ft or any portion thereof.

Section 9. Fuel/Gas permit fee shall be set forth as follows:

Residential Fuel/Gas permit fee \$75.00 base plus \$25.00 per thousand sq/ft. or any portion thereof.

Commercial Fuel/Gas permit fee \$150.00 base plus \$25.00 per thousand sq/ft or any portion thereof.

Section 10. Roofing permit fee shall be set forth as follows:

Residential Shingle roof permit fee \$75.00

Residential Metal roof permit fee \$100.00

Commercial roof permit fee \$150.00

Section 11. Solar panel permits fee shall be set forth as follows:

Solar panel permit fee \$75.00 base plus \$25.00 per thousand sq/ft. or any portion thereof and may also require a Residential Service up-grade permit.

Section 12. Elevator permit fee shall be set forth as follows:

Residential elevator permit fee \$250.00

Commercial elevator permit fee \$500.00

Section 13. DCA/HUD manufactured home permit fee shall be set forth as follows

DCA/HUD manufactured home permit fee \$150.00 per section

DCA/HUD modular home permit fee \$150.00 per section

Section 14. Florida Building Code Modular home permit fee shall be set forth as follows:

F.B.C Modular home permit fee \$400.00 per section

Section 15. Scope of work permit fee shall be set forth as follows:

Scope of Work permit fee \$75.00 base plus valuation

Section 16. Swimming pool permit fee shall be set forth as follows:

Residential Swimming pool permit Fee: Shall be \$175.00

Commercial Swimming pool permit Fee: Shall be \$300.00

Swimming pool electric permit Fee: Shall be \$75.00

Section 17. Accessory structure permit fee shall be set forth as follows:

Pole Barn permit fee \$75.00 base plus valuation

Shed permit fee \$75.00 base plus valuation

DEP dunes walk-over permit fee \$75.00 plus valuation

Dock permit fee \$75.00 base plus valuation

Carport permit fee \$75.00 base plus valuation

All other permit(s) deemed Accessory structure shall have a fee of \$75.00 base plus valuation

Section 18. Reinspection fee shall be \$75.00

Section 19. In the event any activity for which a permit is required, is begun, or progresses without first obtaining the appropriate permit(s), the fee(s) set out of Gulf County, shall be double. The payment of the double fee shall not relieve the permittee from fully complying with all requirements of the applicable code(s) and or Gulf County Ordinance(s).

Section 20. Private provider service being used for the propose of plan review will be assessed a Gulf County Planning Department review fee of \$500.00. Any and all future adjustments to increase or decrease this planning review fee shall be introduced by the Administrator and subject to annual approval by an authorizing vote of the Board of County Commissioners.

- Section 21. Before electrical power (electricity) can be allowed to be connected to any habitable structure in Gulf County, smoke detectors must be installed per N.E.C code
- Section 22. RV power pole will be limited to 100-amp service
- Water well service will be limited to 60-amp service
- Accessory Structure service will be limited to 100-amp service unless otherwise approved by the Building Official
- Section 23. Post construction survey will be required on all parcel(s) of land less than 1 acre, or if the Building Official deems it necessary to maintain proper setbacks
- Section 24. The valuation of the construction shall be determined by the Building Official, based upon the latest version of the International Code Council building valuation data. The valuation of construction within the DEP coastal control line shall be 20% more than the "good" value of single-family dwellings.
- Section 25. All of Gulf County, including both City of Port St. Joe and City of Wewahitchka, shall be designated a 140 mph with 3 second gust or per the latest edition of the Florida Building Code wind zone map
- Section 26. All habitable structures constructed within Gulf County, must have raised sealed designed plans or digitally stamped plans, by a Florida Licensed Architect or Florida Licensed Engineer with advanced building code course.
- Section 27. Unconventional construction used for the purpose of habitable space must be approved by the T.A.C. committee and the Planning Development Review Board.
- Section 28. All habitable structures being relocated to Gulf County, or being moved from within Gulf County, must be inspected by a Florida License Engineer or Architect, who will certify the structural conformance with the present FBC codes, and/or design appropriate rehabilitation, to bring the structure up to present code or comply with the FBC existing building code.
- Section 29. If any part of this ordinance is held to be unconstitutionally void, or invalid, the validity of the remaining part of the ordinance shall not be affected thereby
- Section 30. Any other ordinance or portion of any ordinance in force at the time this ordinance becomes effective, which may conflict with the provisions of this ordinance, shall be deemed to have been replaced and repealed to the

extent of such conflict, otherwise, the same shall remain in full force and effect.

Section 31. Permit(s) fees shall be updated by the Building Official and/or County Administrator when deemed necessary.

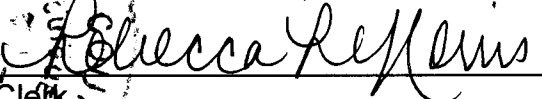
Section 32. This ordinance shall become effective June 1, 2022.

ADOPTED this 24th day of May, 2022.


GULF COUNTY BOARD OF COUNTY COMMISSIONERS

By: 
Sandy Quinn, Chairman

ATTEST: Rebecca Norris, Clerk of Courts

By: 
Clerk

APPROVED AS TO FORM & CONSENT:

By: 
Jeremy T.M. Novak, Gulf County Attorney

