



CITY OF FORT MORGAN BUILDING DEPARTMENT FEES & FINE SCHEDULE

*Pursuant to Chapter 21, Article 2, Sec. 21-2-20 (e) of the Fort Morgan Municipal Code
As of July 1, 2022, required electrical permits will need to be applied for with the State of Colorado

(Effective January 1, 2023)

**On buildings, structures, gas, mechanical and plumbing systems or alterations requiring a permit, the fee for each permit shall be in accordance with a schedule of fees and fines for such purpose...*

FLAT FEE SCHEDULE

PERMIT TYPE	FEE
A. A/C Installation (Mechanical) <i>*Does NOT include Electrical*</i> NEW 2023	\$25.00
B. Backflow Device Permit (Plumbing) <i>Lawn Sprinklers & Domestic Water</i>	\$20.00
C. Construction Trailer/Waste Container Permit <i>(In Conjunction with Building Permit)</i>	Primary: \$50.00 Secondary: \$15.00
D. Demolition / Moving Permit <i>(In Conjunction with Building Permit)</i>	Primary: \$50.00 Secondary: \$25.00
E. Fence Permit	\$20.00
F. Garage Permit <i>(New and Additions Larger than 200 Sq. Ft.)</i>	\$50.00
G. Gas Appliance Permit	\$25.00
H. Mobile Home Park Tie-Down Permit <i>(Includes Plumbing)</i>	\$50.00
I. Roofing Permit	\$25.00
J. Sewer Line Permit <i>(Outside of building 5-feet from foundation to property line)</i>	\$25.00
K. Siding Permit <i>(Includes Stucco)</i>	\$25.00
L. Shed Permit <i>(New and Additions Larger than 120 Sq. Ft. up to 200 Sq. Ft.)</i>	\$25.00
M. Solar Panel Permit <i>(Does NOT Include Electrical)</i> NEW 2023	\$25.00
N. Temporary Certificate of Occupancy (TCO) All Single & Two-Family Residential; and if <u>under 3,000 Sq. Ft.</u> , Multi-Family (Per Building) and Commercial <i>(Refund of \$200 if complete by expiration; if not, no refund, with new TCO & Fee required)</i>	\$250.00
Multi-Family (Per Building) and Commercial <u>3,000 Sq. Ft. & above</u> <i>(Refund of \$800 if complete by expiration; if not, no refund, with new TCO & Fee required)</i>	\$1,000.00
O. Water Heater Permit (Plumbing) <i>Gas and Electric Water Heaters</i>	\$25.00
P. Water Line Permit <i>(Outside of building from foundation to meter pit)</i>	\$25.00
Q. Window & Glass Door Permit <i>(Exterior Replacement)</i>	\$25.00

CONSTRUCTION FEES (Includes Mechanical, Plumbing & Sign Permits)

VALUATION (See note 1.)			FEE		
\$1.00	to	\$600.00	\$20.00		
\$601.00	to	\$2,500.00	\$25.00		
\$2,501.00	to	\$25,000.00	\$39.00	plus	\$8.00/1000
\$25,001.00	to	\$50,000.00	\$223.00	plus	\$5.50/1000
\$50,001.00	to	\$100,000.00	\$360.00	plus	\$4.00/1000
\$100,001.00	to	\$500,000.00	\$560.00	plus	\$3.00/1000
\$500,001.00	to	\$1,000,000.00	\$1,760.00	plus	\$2.25/1000
\$1,000,001.00	and	Above	\$2,885.00	plus	\$1.75/1000

PLAN REVIEW FEES

If plan review is required, a plan review fee shall be paid at the time of submitting plans and specifications for review. **Plan review fees shall be equal to sixty-five percent (65%) of the total permit fee for a permit to do the work proposed. When plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate which has been established...*

FINES

Working Without a Permit	The greater of \$100.00 or 25% of Permit Fee.	Fine is assessed in addition to cost of permit.
Work w/o Contractor Registration	\$ 50.00	Fine is assessed in addition to cost of registration
Work w/o Required Inspection(s)	\$ 25.00	Per Occurrence

INSPECTION FEES

No Show Fee	\$ 25.00	Plus cost of inspection <i>(if applicable)</i>
1 st Inspection	N/A	Included with cost of the permit
2 nd Inspection	\$ 30.00	
3 rd Inspection	\$100.00	
4 th Inspection	\$250.00	
After Hours on Weekdays	\$30.00/Hour	Non-Exempt Staff by Approval; Min. 1-Hour Charge
Weekends and Holidays	\$40.00/Hour	Non-Exempt Staff by Approval; Min. 1-Hour Charge

Each additional inspection after the 4th will result in an additional \$100 fee, subsequent to payment of the \$250.

CONTRACTOR REGISTRATION FEES (Pursuant to Chapter 21, Article 12, Sec. 21-12-20 of the Fort Morgan Municipal Code)

If Issued First Quarter	Jan 1 - Mar 31	\$50.00
If Issued Second Quarter	Apr 1 - Jun 30	\$37.50
If Issued Third Quarter	Jul 1 - Sep 30	\$25.00
If Issued Fourth Quarter	Oct 1 - Dec 31	\$12.50

All Contractor Registrations expire December 31 of each year regardless of date issued.

NOTES:

1. Valuation is based on unit costs of materials per square foot and on the occupancy classification and type of construction. (See attached Square Foot Construction Costs table.) Remodel projects that include all trades will be calculated at 60% of the unit costs.
2. The appropriate City staff must approve inspections of any kind that occur after hours on weekdays, or on weekends and holidays. Fees for non-exempt City staff shall be charged at a rate of \$30 per hour on weekdays and \$40 per hour on weekends and holidays, with a minimum one-hour charge.
3. Inspections by outside consultants shall be imposed for the amount of the actual costs incurred. The determination of whether outside consultants will be used shall be made by the Chief Building Official.
4. The permit fee for factory built housing units that are set on a permanent foundation (HUD or UBC approved) shall be determined by the cost of materials for the foundation or basement requirements, other on-site improvements, and plumbing and mechanical work, using the Construction Fees table from the Building Department Fee Schedule.
5. The City Building Department will not perform real estate inspections.
6. The City Building Department will not locate property lines. It is the responsibility of the property owner to know where they are.
7. Any person, firm or corporation who violates any provision of the Building Code or any other construction code of the City shall be subject to the penalties found in Chapter 21, Sec. 21-1-90 of the *Fort Morgan Municipal Code*.

City of Fort Morgan

Square Foot Construction Costs

Group	(2003 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	38.46	38.46	38.46	38.46	27.72	26.40	26.40	25.99	24.60
	Assembly, theaters, without stage	38.46	38.46	38.46	38.46	24.72	26.40	26.40	25.99	24.60
A-2	Assembly, nightclubs	33.78	33.78	33.78	33.78	33.78	32.64	32.64	30.83	29.60
A-2	Assembly, restaurants, bars, banquet halls	33.78	33.78	33.78	33.78	33.78	32.64	32.64	30.83	29.60
A-3	Assembly, churches	34.77	34.77	25.79	24.52	28.08	26.86	26.86	26.16	24.60
A-3	Assembly, general, community halls, libraries, museums	36.74	36.74	26.32	24.93	27.72	26.42	26.42	26.32	24.81
A-4	Assembly, arenas	36.74	36.74	26.32	24.93	27.72	26.42	26.42	26.32	24.81
B	Business	43.21	43.21	34.65	33.21	36.00	34.77	34.77	32.80	31.61
E	Educational	38.95	38.95	26.32	26.32	28.17	26.77	26.77	26.24	25.01
F-1	Factory and industrial, moderate hazard	19.93	19.93	13.73	12.59	15.13	14.27	14.27	14.27	12.96
F-2	Factory and industrial, low hazard	19.93	19.93	13.73	12.59	15.13	14.27	14.27	14.15	12.96
H-1	High Hazard, explosives	19.93	19.93	13.73	12.59	15.13	14.27	14.27	14.15	N.P.
H234	High Hazard	19.93	19.93	13.73	12.59	15.13	14.27	14.27	14.15	12.96
H-5	HPM	19.93	19.93	13.73	12.59	15.13	14.27	14.27	14.15	12.96
I-1	Institutional, supervised environment	36.41	36.41	29.27	27.96	30.42	29.19	29.19	29.36	28.17
I-2	Institutional, hospitals	57.20	57.20	57.20	57.20	46.90	N.P.	46.90	44.49	N.P.
I-2	Institutional, nursing homes	48.71	48.71	33.29	33.29	34.32	N.P.	34.32	32.19	N.P.
I-3	Institutional, restrained	55.72	55.72	55.72	55.72	50.39	50.39	50.39	37.68	37.68
I-4	Institutional, day care facilities	36.41	36.41	29.27	27.96	30.42	29.19	29.19	29.36	28.17
M	Mercantile	28.86	28.86	17.46	17.06	21.24	20.01	20.01	17.88	16.44
R-1	Residential, hotels	35.22	35.22	35.22	35.22	30.34	28.95	28.95	27.02	25.79
R-2	Residential, multiple family	38.13	31.04	38.13	31.04	25.17	21.98	21.98	28.25	28.25
R-3	Residential, one- and two-family	33.42	33.42	33.42	33.42	31.94	31.94	31.94	31.94	23.25
R-4	Residential, care/assisted living facilities	36.41	36.41	29.27	27.96	30.42	29.19	29.19	29.36	28.17
S-1	Storage, moderate hazard	19.93	19.93	13.73	12.59	15.13	14.27	14.27	14.15	12.96
S-2	Storage, low hazard	19.93	19.93	13.73	12.59	15.13	14.27	14.27	14.15	12.96
U	Utility, miscellaneous	17.06	17.06	12.71	9.92	12.79	11.36	11.36	11.60	8.45

- a. **Private Garages** use "Utility, miscellaneous" - **Private Open Carports** use \$5.70 Per Sq. Ft.
- b. **Unfinished Basements** (all use group) = \$15.00 Per Sq. Ft.
- c. **For Shell Only Buildings** deduct 20%
- d. **N.P.** = Not Permitted
- e. **Air Conditioning Equipment:** **Commercial** add \$3.60 Per Sq. Ft.; **Residential** add \$3.00 Per Sq. Ft.
- f. **Sprinkler Systems** (R3 Single family use) add \$1.80 Per Sq. Ft.