



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*

(Effective January 1, 2019)

**On buildings, structures, electrical, 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. Backflow Device Permit (Plumbing) <i>For Automatic Lawn Sprinklers</i> | \$20.00 |
| B. Construction Trailer/Waste Container Permit <i>(In Conjunction with Building Permit)</i> | Primary: \$50.00 Secondary: \$15.00 |
| C. Demolition / Moving Permit <i>(In Conjunction with Building Permit)</i> | Primary: \$50.00 Secondary: \$25.00 |
| D. Fence Permit | \$20.00 |
| E. Garage Permit <i>(Larger than 200 Sq. Ft.)</i> | \$50.00 |
| F. Gas Appliance Permit | \$25.00 |
| G. Mobile Home Park Tie-Down Permit (Includes Electrical and Plumbing) | \$50.00 |
| H. Roofing Permit | \$25.00 |
| I. Siding Permit | \$25.00 |
| J. Shed Permit <i>(Larger than 120 Sq. Ft. up to 200 Sq. Ft.)</i> | \$25.00 |
| K. Temporary Certificate of Occupancy (TCO) | \$50.00 |
| L. Water Heater Permit (Plumbing) <i>Gas and Electric Water Heaters</i> | \$25.00 |
| M. Window & Glass Door Permit <i>(Exterior Replacement)</i> | \$25.00 |

CONSTRUCTION FEES (Includes Electrical, 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 electrical, 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.