

GENERAL **ORDINANCE No.** _____

AN ORDINANCE AMENDING CHAPTER 7 "BUILDING AND BUILDING REGULATIONS" OF THE CODE OF ORDINANCES TO INCREASE FEES FOR BUILDING, PLUMBING, MECHANICAL AND ELECTRICAL WORK AND BUILDING TRADE LICENSES.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ST. JOSEPH, MISSOURI, AS FOLLOWS:

SECTION 1. That Chapter 7, Article VIII, of the Code of Ordinances of the City of St. Joseph, Missouri, be, and hereby is, amended by repealing Section 7-400 entitled "Building fee schedule" and enacting in lieu thereof a new Section 7-400 to be entitled and read as follows:

Sec. 7-400. Building fee schedule.

Permit fees are based on valuation of construction. The determination of the value or valuation under any of the provisions of these codes shall be made by the building official. The value to be used in computing the permit and plan review fees shall be the total value of all construction work for which the permit is issued. Separate values shall be computed and separate permits shall be obtained and separate plan review fees shall be paid for each building or structure included in an application for permits. The following is a schedule of the building permit fees:

(1) **New commercial construction building permit fees for other than one- and two- family detached dwellings are as follows:**

<u>Valuation</u>	<u>Fee</u>
<u>\$1.00 to \$500.00</u>	<u>\$70.00</u>
<u>\$501.00 to \$25,000.00</u>	<u>\$70.00 for first \$500.00 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000.00</u>
<u>\$25,001.00 to \$100,000.00</u>	<u>\$406.00 for first \$25,000.00 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$100,000.00</u>
<u>\$100,001.00 to \$500,000.00</u>	<u>\$993.75 for first \$100,000.00 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000.00</u>
<u>\$500,001.00 to \$1,000,000.00</u>	<u>\$3,233.75 for first \$500,000.00 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.00</u>
<u>\$1,000,000.00 and up</u>	<u>\$5,608.75 for first \$1,000,000.00 plus \$3.65 for each additional \$1,000 or fraction thereof.</u>

(2) **New residential construction for one- and two-family detached dwelling building permit fees are as follows:**

<u>Valuation</u>	<u>Fee</u>
<u>\$1.00 to \$500.00</u>	<u>\$40.00</u>
<u>\$501.00 to \$50,000.00</u>	<u>\$40.00 for first \$500.00 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$50,000.00</u>
<u>\$50,001.00 to \$100,000.00</u>	<u>\$275.50 for first \$50,000.00 plus \$3.15 for each additional \$1,000 or fraction thereof, to and including \$100,000.00</u>
<u>\$100,001.00 and up</u>	<u>\$433.00 for first \$100,000.00 plus \$1.50 for each additional \$1,000 or fraction thereof.</u>

(3) *Moving building.*

- a. On or across a public thoroughfare, except as provided in subsections (4)b. and c. of this section, \$126.50.
- b. Not exceeding 12 feet in width, 24 feet in length and 10 feet in height, \$38.00.
- c. From one lot to another, without moving over a public thoroughfare or from one location on a lot to another location on the same lot, \$30.00.

(4) *Wrecking and demolitions (commercial and residential).*

- a. One-story structures, \$70.00.
 1. Each additional story, \$29.00.
 2. Accessory garages, \$29.00.
 3. Other accessory structures, \$29.00.
- b. Miscellaneous/partial demolition work, or structures other than buildings, \$29.00.
- c. A separate permit shall be required for each building or structure located on the same property.

(5) *Certificate of occupancy.*

- a. Where required by this code, or requested by owner, a certificate of occupancy shall be issued prior to the occupancy of a structure as follows. This fee includes a walk-through inspection by the fire and building inspectors if required. Additional fees may be required when health inspections are necessary.
 1. Residential, \$52.50.
 2. Commercial, \$105.00.
- b. When required by this code or requested by owner a certificate of completion will be issued as follows:
 1. Residential, \$29.00.
 2. Commercial, \$58.00.

c. A Temporary Certificate of Occupancy (TCO) can be issued by the building official upon request by the applicant in connection with work under a building permit. A fee shall be assessed according to the following schedule:

- 1. First temporary certificate.....Free**
- 2. Second and subsequent certificates.....\$200.00**
- 3. Third and subsequent certificates, five days expired.....\$400.00**

(6) *Plan review.*

- a. Initial construction document review fee for commercial projects other than one- and two-family dwellings, when construction documents are required to be submitted, a plan review fee shall be paid to the building official at the time of submitting the construction documents for review. Such plan review fee shall be 15% of the permit fee and shall be a credit toward the total fee when the permit is issued.**
- b. Changes to previously reviewed and approved plans shall be assessed a plan review fee to be paid at the time of submitting the construction documents of \$70.00.**
- c. Scheduled express review fees. When scheduled express review is requested by the applicant, a fee of \$175.00 shall be assessed and paid upon submittal and before scheduling. Such fees shall be in addition to required permit fees. Eligibility for scheduled express review service shall be determined by the building official based on the complexity of the review.**

(7) *Miscellaneous construction permit fees.*

- a. Retaining walls: Retaining walls shall be issued a building permit and fees assessed pursuant to the fee schedule set forth in Section 7-400 (1) or (2) whichever is appropriate to the location of the construction.**
- b. Grading and site drainage: Site grading and site drainage work shall be issued a building permit and fees assessed pursuant to the fee schedule set forth in Section 7-400 (1)**
- c. Partial permits: When a permit for the construction of part of a building project or structure is requested by the applicant a fee of \$175.00 shall be assessed and in addition to required permit fees.**

(8) *Other fees.*

- a. Elevators:**
 - 1. Inspection of new shaft, \$70.00 base fee, plus:**
 - i. Contract or cost amounts \$0 through \$40,000, \$76.80.**

- ii. Contract or cost amounts \$40,001 through \$80,000, \$2.55 per \$1,000 valuation.
- iii. Contract or cost amounts \$80,001.00 and above, or part thereof, \$1.30 per \$1,000 valuation.

b. The fees to be charged for work not listed in this section and for plumbing, electrical work, boilers and other mechanical work are set forth in the provisions of this Code applying to such work.

(9) *Signs.* The fees for signs and similar structures shall be as follows:

- a. Ground signs, pole or pylon sign, \$87.00.*
- b. Roof signs, \$87.00.
- c. Fascia signs, \$87.00.
- d. Signs, projecting over public property, \$87.00.
- e. Billboards:
 - 1. Equal to or less than 200 square feet, \$87.00.
 - 2. Over 200 square feet, \$346.50.
- f. Temporary signs, \$44.00.

(10) *Fences.* The fee for fences shall be as follows:

- a. Residential - \$34.75.
- b. Commercial - \$70.00.

(11) *Swimming pools and spas.* The fees for swimming pools and spas shall be as follows:

- a. One- and two-family dwellings (residential) \$52.00 each.
- b. Multiple-family dwellings, motels and hotels (commercial):
 - 1. Pools - \$70.00.
 - 2. Spas - \$70.00.

(Additional permit fees to cover health permits may apply. See Chapter 17 of this code.)

(12) *Code Modification Request (CMR).*

Application by design professional requesting a modification to adopted code per section 104.10 of the IBC shall be assessed a fee of \$165.00.

(13) Floodplain development permit fees:

- a. One- and two- family dwelling; residential.....\$54.00
- b. Other than one- and two family dwelling; commercial.....\$105.00

SECTION 2. That Chapter 7, Article VIII, of the Code of Ordinances of the City of St. Joseph, Missouri, be, and hereby is, amended by repealing Section 7-401 entitled "Electrical fee schedule" and enacting in lieu thereof a new Section 7-401 to be entitled and read as follows:

Sec. 7-401. Electrical fee schedule.

Fees for permits and inspections. Permit fees are based on valuation of construction. The determination of the value or valuation under any of the provisions of these codes shall be made by the building official. The value to be used in computing the permit and plan review fees shall be the total value of all construction work for which the permit is issued. Separate values shall be computed and separate permits shall be obtained and separate plan review fees shall be paid for each building or structure included in an application for permits. The following is a schedule of permit fees:

(1) New commercial construction electrical permit fees for other than one- and two- family detached dwellings are as follows:

<u>Valuation</u>	<u>Fee</u>
<u>\$1.00 to \$500.00</u>	<u>\$70.00</u>
<u>\$501.00 to \$25,000.00</u>	<u>\$70.00 for first \$500.00 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000.00</u>
<u>\$25,001.00 to \$100,000.00</u>	<u>\$406.00 for first \$25,000.00 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$100,000.00</u>
<u>\$100,001.00 to \$500,000.00</u>	<u>\$993.75 for first \$100,000.00 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000.00</u>
<u>\$500,001.00 to \$1,000,000.00</u>	<u>\$3,233.75 for first \$500,000.00 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.00</u>
<u>\$1,000,000.00 and up</u>	<u>\$5,608.75 for first \$1,000,000.00 plus \$3.65 for each additional \$1,000 or fraction thereof.</u>

(2) New residential construction for one- and two-family detached dwelling electrical permit fees are as follows:

<u>Valuation</u>	<u>Fee</u>
<u>\$1.00 to \$500.00</u>	<u>\$40.00</u>
<u>\$501.00 to \$50,000.00</u>	<u>\$40.00 for first \$500.00 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$50,000.00</u>

\$50,001.00 to
\$100,000.00

\$275.50 for first \$50,000.00 plus \$3.15
for each additional \$1,000 or fraction
thereof, to and including \$100,000.00

\$100,001.00 and up

\$433.00 for first \$100,000.00 plus \$1.50
for each additional \$1,000 or fraction
thereof.

(3) Temporary service. For construction purposes, fairs, carnivals, exhibitions and similar purposes, \$70.00.

(4) For reconnection of existing electrical service. \$54.00

SECTION 3. That Chapter 7, Article VIII, of the Code of Ordinances of the City of St. Joseph, Missouri, be, and hereby is, amended by repealing Section 7-402 entitled "Mechanical fee schedule" and enacting in lieu thereof a new Section 7-402 to be entitled and read as follows:

Sec. 7-402. Mechanical fee schedule.

Permit fees are based on valuation of construction. The determination of the value or valuation under any of the provisions of these codes shall be made by the building official. The value to be used in computing the permit and plan review fees shall be the total value of all construction work for which the permit is issued. Separate values shall be computed and separate permits shall be obtained and separate plan review fees shall be paid for each building or structure included in an application for permits. The following is a schedule of the permit fees:

(1) New commercial construction mechanical permit fees for other than one- and two- family detached dwellings are as follows:

Valuation

Fee

\$1.00 to \$500.00

\$70.00

\$501.00 to \$25,000.00

\$70.00 for first \$500.00 plus \$14.00 for
each additional \$1,000 or fraction
thereof, to and including \$25,000.00

\$25,001.00 to
\$100,000.00

\$406.00 for first \$25,000.00 plus \$10.10
for each additional \$1,000 or fraction
thereof, to and including \$100,000.00

\$100,001.00 to
\$500,000.00

\$993.75 for first \$100,000.00 plus \$5.60
for each additional \$1,000 or fraction
thereof, to and including \$500,000.00

\$500,001.00 to
\$1,000,000.00

\$3,233.75 for first \$500,000.00 plus \$4.75
for each additional \$1,000 or fraction
thereof, to and including \$1,000,000.00

\$1,000,000.00 and up

\$5,608.75 for first \$1,000,000.00 plus
\$3.65 for each additional \$1,000 or
fraction thereof.

(2) New residential construction for one- and two-family detached dwelling mechanical permit fees are as follows:

<u>Valuation</u>	<u>Fee</u>
<u>\$1.00 to \$500.00</u>	<u>\$40.00</u>
<u>\$501.00 to \$50,000.00</u>	<u>\$40.00 for first \$500.00 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$50,000.00</u>
<u>\$50,001.00 to \$100,000.00</u>	<u>\$275.50 for first \$50,000.00 plus \$3.15 for each additional \$1,000 or fraction thereof, to and including \$100,000.00</u>
<u>\$100,001.00 and up</u>	<u>\$433.00 for first \$100,000.00 plus \$1.50 for each additional \$1,000 or fraction thereof.</u>

SECTION 4. That Chapter 7, Article VIII, of the Code of Ordinances of the City of St. Joseph, Missouri, be, and hereby is, amended by repealing Section 7-403 entitled "Plumbing fee schedule" and enacting in lieu thereof a new Section 7-403 to be entitled and read as follows:

Sec. 7-403. Plumbing fee schedule.

Fees for permits and inspections. **Permit fees are based on valuation of construction. The determination of the value or valuation under any of the provisions of these codes shall be made by the building official. The value to be used in computing the permit and plan review fees shall be the total value of all construction work for which the permit is issued. Separate values shall be computed and separate permits shall be obtained and separate plan review fees shall be paid for each building or structure included in an application for permits.** The following is a schedule of plumbing **permit** fees:

(1) New commercial construction plumbing permit fees for other than one- and two- family detached dwellings are as follows:

<u>Valuation</u>	<u>Fee</u>
<u>\$1.00 to \$500.00</u>	<u>\$70.00</u>
<u>\$501.00 to \$25,000.00</u>	<u>\$70.00 for first \$500.00 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000.00</u>
<u>\$25,001.00 to \$100,000.00</u>	<u>\$406.00 for first \$25,000.00 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$100,000.00</u>
<u>\$100,001.00 to \$500,000.00</u>	<u>\$993.75 for first \$100,000.00 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000.00</u>

<u>\$500,001.00 to</u> <u>\$1,000,000.00</u>	<u>\$3,233.75 for first \$500,000.00 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.00</u>
<u>\$1,000,000.00 and up</u>	<u>\$5,608.75 for first \$1,000,000.00 plus \$3.65 for each additional \$1,000 or fraction thereof.</u>

(2) New residential construction for one- and two-family detached dwelling plumbing permit fees are as follows:

<u>Valuation</u>	<u>Fee</u>
<u>\$1.00 to \$500.00</u>	<u>\$40.00</u>
<u>\$501.00 to \$50,000.00</u>	<u>\$40.00 for first \$500.00 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$50,000.00</u>
<u>\$50,001.00 to</u> <u>\$100,000.00</u>	<u>\$275.50 for first \$50,000.00 plus \$3.15 for each additional \$1,000 or fraction thereof, to and including \$100,000.00</u>
<u>\$100,001.00 and up</u>	<u>\$433.00 for first \$100,000.00 plus \$1.50 for each additional \$1,000 or fraction thereof.</u>

(3) Back flow prevention devices (installation or replacement):

- a. Commercial - base fee \$70.00 plus \$5.25 per diameter inch.
- b. Residential - base fee \$34.75.

(4) Existing gas service reconnect fee \$54.00:

SECTION 5. That Chapter 7, Article VIII, of the Code of Ordinances of the City of St. Joseph, Missouri, be, and hereby is, amended by repealing Section 7-404 entitled "Other fees for plumbing, electrical, mechanical and building work" and enacting in lieu thereof a new Section 7-404 to be entitled and read as follows:

Sec. 7-404. Other fees for plumbing, electrical, mechanical and building work.

(a) A re-inspection fee of \$30.00 for each trip for residential and \$57.75 for each trip for commercial/industrial is required when extra inspections are necessary due to any of the following reasons:

- (1) When wrong address is given.
- (2) When work is not ready for inspection when called.
- (3) When work is not installed in compliance with this article.

(b) Fees for inspections required by this article other than outlined in this section, \$57.75.

(c) Complete walk-through inspections (building, plumbing, mechanical and electrical), \$105.00.

(d) *Special inspections.* Inspections made anytime other than normal working hours, 8:00 a.m. - 5:00 p.m., Monday through Friday, will result in an additional fee of **\$29.00** per quarter hour of inspection time with a minimum charge of one hour of labor in addition to the permit cost. The minimum fee must be prepaid at the time the inspection is scheduled. If the inspection exceeds one hour, permittee will be billed by mail for the difference. If the inspection is not canceled within 24 hours of the scheduled time, there will be no refunds.

SECTION 6. That Chapter 7, Article VIII, of the Code of Ordinances of the City of St. Joseph, Missouri, be, and hereby is, amended by repealing Section 7-408 entitled "Individual trade licensing fees" and enacting in lieu thereof a new Section 7-408 to be entitled and read as follows:

Sec. 7-408. Individual trade licensing fees.

(a) *Individual licenses:*

(1) *Class IM - mechanical trade licenses:*

a. Master's license:

1. New **\$55.00**
2. Renewal..... **\$55.00**

b. Journeyman's license:

1. New **\$44.00**
2. Renewal..... **\$44.00**

c. Apprentice/intern registration:

1. New **\$33.00**
2. Renewal..... **\$33.00**

(2) *Class IO - plant operating engineer's licenses:*

a. Power engineer (chief, 1st, 2nd, 3rd & 4th class) license:

- 1.. New **\$55.00**
2. Renewal..... **\$55.00**

b. Boiler and HVAC plant operator (high pressure, 1st & 2nd class) license:

- 1.. New **\$44.00**
2. Renewal..... **\$44.00**

c. Ammonia refrigeration plant operator (1st, 2nd & 3rd class) license:

- 1.. New **\$44.00**
- 2. Renewal..... **\$44.00**

d. Power engineer (5th class) and boiler plant operator (low pressure) license:

- 1. New **\$33.00**
- 2. Renewal..... **\$33.00**

(3) *Examination and license fees for master electrician:*

a. With application for examination, **\$68.00**.

b. License, **\$163.00**.

c. Renewal, **\$163.00** (all licenses are good for one year and will expire on December 31st of each year).

d. License photo identification card. All electricians shall have a city issued license on their person while working under said license. Licensee shall present this identification card upon request by any city officer, inspector or official. Failure to present said license shall constitute a violation, be subject to the penalties outlined under Section 7-6 of this chapter and constitute grounds for suspension or revocation of said license by the building official. The fee for said license photo identification card shall be:

- 1.. New issue: **\$13.00**
- 2. Replacement card: **\$11.00**

(4) *Examination and license fees for plumbers:*

a. *Examinations for licenses.*

1. Examination fee, master plumber's license, **\$110.00**.

2. Examination fee, journeyman plumber's license, **\$68.00**.

b. *Plumber's license.*

1.. License certificate, master plumber, **\$163.00**.

2. License certificate, journeyman plumber, **\$41.00**.

3. Registration fee for apprentices, **\$27.50** (all licenses are good for one year and will expire on December 31st of each year).

4. License photo identification card. All plumbers shall have a city issued license on their person while working under said license. Licensee shall present this identification card upon request by any city officer, inspector or official. Failure to present said license shall constitute a violation, be subject to the penalties outlined under Section 7-6 of this chapter and constitute grounds for suspension or revocation of said license by the building official. The fee for said license photo identification card shall be:

- i. New issue: \$13.00
- ii. Replacement card:..... \$11.00

(b) *Multiple license applications.* The highest trade fee plus a \$25.00 fee for each new additional license shall be paid. For renewals, the highest trade fee plus a \$25.00 fee for each additional license shall be paid.

For example: An individual desires to keep their master mechanical license and get a Class IO, high pressure steam license. They would be charged \$50.00 for the highest base fee which is for the Class IM license and \$25.00 for the Class IO license or a total fee of \$75.00.

(c) Late renewal penalty \$82.50

(d) The grandfathering application fee will be the same as the renewal fee for each license requested. Multiple license provisions will apply to grandfathering as well.

SECTION 7 That any ordinances or parts of ordinances in conflict with this ordinance be, and hereby are, repealed.

SECTION 8. That if any provision of this ordinance is found to be invalid, such provision shall be considered to be severable from the other parts of this ordinance and shall not affect the validity of the remaining parts of this ordinance.

SECTION 9. That this ordinance shall be in full force and effect July 1, 2022.

Approved as to form:



Passed

MARCH 7

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City Attorney

Attest:

City Clerk

Mayor