

**ORDINANCE NO. # 11-03-012**

**TO AMEND TITLE 15 CHAPTER 15.40 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR CONSTRUCTION PERMIT FEES; TO AMEND SECTION 15.40.010 ENTITLED "SCHEDULE OF PERMIT FEES;" TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS**

**SECTION 1.** Chapter 15.40 of the Code of Ordinances of the City of Locust Grove is hereby amended by repealing Section 15.40.010 in its entirety and replacing in lieu thereof the following:

15.40.010 Schedule of permit fees.

- A. One and Two Family Residential Permit (includes Manufactured MF and Industrialized Residential Buildings IB).

<b>New Construction/Renovation/MF-IB</b>	<b>Applicable Fee</b>
Minimum Building Permit Fee	\$300.00, plus applicable trade permit fees
Fee Rate of calculation per Total Square Footage (heated and unheated) of structure	\$0.27 per square foot
Trade (HVAC, Electrical, Plumbing) Permit Fee	\$75.00 per applicable trade
Additions, Renovations, and Repair to structure (for value of improvements below 50% of assessed Fair Market Value of existing structure)	Minimum Building Permit Fee of \$100.00 or \$2.70 per \$1,000 of construction value*, plus applicable trade permit fee(s).
Additions, Renovations, and Repair to structure (for value of improvements above 50% of assessed Fair Market Value of existing structure)	Minimum Building Permit Fee of 300.00 or \$0.20 per square foot for of new construction or renovation, plus applicable trade permit fee(s).
New/Replacement of a manufactured home or industrialized residential building.	\$200.00, plus applicable trade permit fees

\*Note: Construction value shall be determined as eighty-five percent (85%) of the latest building valuation data as published by the International Code Council, Inc.

- B. Multi-Family, Institutional, Commercial, Industrial and Office Project Permit Fees.

<b>New Construction/Renovation</b>	<b>Applicable Fee</b>
<b>Construction Valuation*does not include Trade Permit Fees</b>	
Minimum Building Permit Fee	\$375
\$0.00 to \$350,000.00 Valuation	\$3.95 per 1,000 of Valuation or fraction thereof
\$350,000.01 to \$750,000.00 Valuation	\$3.85 per 1,000 of Valuation or fraction thereof
\$750,000.01 to \$1,500,000.00 Valuation	\$3.75 per 1,000 of Valuation or fraction thereof
Valuation of \$1,500,000.01 and greater	\$3.70 per 1,000 of Valuation or fraction thereof
Additions, Renovations, and Repair to structure	Minimum Building permit fee of \$375 or \$4.00

(Including Tenant Finish work, which must submit individual cost of construction)	per \$1,000 of construction value*, whichever is greater, plus applicable trade permit.
Minor Tenant Finish (Under \$2,500 of construction value). For change in tenant space where few changes are to occur.	\$150, plus applicable trade permits, if any.

\*Note: Construction value shall be determined as eighty-five percent (85%) of the latest building valuation data by Type of Construction and Occupancy as published semiannually by the International Code Council, Inc. Should reported value be less than this figure, the Chief Building Official is designated with the responsibility of assignment in value, including reduction in amounts where actual bid data or other documentation is submitted to show a lesser amount.

- C. Building Plan Review Fees for Multi-Family, Institutional, Commercial, Industrial and Office Projects. When construction value exceeds \$1,000, plans shall be submitted for review by the Chief Building Official and the other responsible agencies for zoning, life/safety, and utilities review. No permit shall be issued until plans have been reviewed and approved. Prior to plans being reviewed, a plan review fee must be paid which shall be equal to, and in addition to, one-half (1/2) of the required building permit fee.
- D. Penalties. Where work has been started prior to obtaining a permit, the fees specified herein shall be subject to a penalty of twice the required permit fee up to \$1,000.00, plus a one hundred dollar (\$100.00) administrative fee. Payment of the penalty and the administrative fee shall not relieve anyone from fully complying with the requirements of the Technical Codes in Chapter 15.08 nor from any other penalties.
- E. Building Re-inspection Fees. When the Chief Building Official has found a project or phase of a building project in noncompliance with the adopted technical codes on a requested inspection, the following re-inspection fees shall apply:

Re-inspection	Applicable Fee
First Re-inspection	\$50.00
Second re-inspection for same deficiency	\$80.00
Third re-inspection for same deficiency	\$150.00
All additional re-inspections for same deficiency	\$250.00

- F. For Multi-Family, Institutional, Commercial, Industrial and Office projects, the following Trade (Electrical, Mechanical/HVAC, Plumbing) Permit fees shall apply:

Project Valuation	Applicable Fee per Trade
\$0 to \$100,000.00	\$75.00
\$100,000.01 to \$500,000.00	\$100.00
\$500,000.01 to \$1,000,000	\$150.00
\$1,000,000.01 and above	\$250.00

- G. Specialized Permits are required for the following projects listed below, and the following Permit fees shall apply:

Project Type	Applicable Fee
Temporary Service Pole	\$50.00
Demolition Permit	\$50.00
Swimming Pool Permit (In Ground)	\$250.00, plus applicable trades

Swimming Pool Permit (Above Ground)	\$125.00, plus applicable trades
Utility Release Inspection (Electric, Gas, etc.)	\$65.00
Fire Sprinkler	\$50.00
Fire damage preliminary inspection	\$50.00
Change in Tenant Inspection	\$50.00, but may be used towards additional fees if tenant finish is required.
Move-in Structure preliminary inspection	\$50.00
Move-in Structure building permit	\$250.00
Industrialized Building (for Construction purposes or nonresidential occupancy, Temporary Occupancy)	\$100.00, plus applicable Trade Permit
Garage, Storage, and Accessory Structures (Residential, detached)	Minimum fee of \$50.00 or \$0.15 per square foot (Total), plus applicable Trade Permit
Garage, Storage, and Accessory Structures (Nonresidential, detached)	Minimum fee of \$50.00 or \$0.15 per square foot (Total), or Valuation permit fee in (B), whichever is greater, plus applicable Trade Permit
Low-Voltage (Alarm, Telephone, Cable, Fiber)	\$50.00

H. For Other Items listed below, the following fees shall apply:

Item	Applicable Fee
Replacement of Permit Card	\$25.00
Renewal of Expired Permit (no changes) for additional period not to exceed 180 days.	\$50.00
Additions/Changes to existing permit	\$50.00 administrative fee, plus any additional fee based on valuation or square footage increase
Copies	\$0.25 per page
Residential/Commercial Permit Printouts	\$5.00 per month

**SECTION 2.** This ordinance shall be codified in a manner consistent with the laws of the State of Georgia.

**SECTION 3.**

A. It is hereby declared to be the intention of the City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

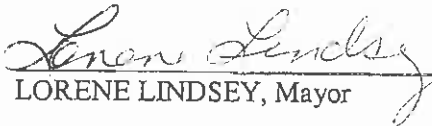
B. It is hereby declared to be the intention of the City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other Section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Section, paragraph, sentence, clause

or phrase of this Ordinance.

- C. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining Sections, paragraphs, sentences, clauses, or phrases of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**SECTION 4. Effective Date.** This ordinance shall become effective on the first day of the following month upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 7<sup>th</sup> day of March, 2011.

  
LORENE LINDSEY, Mayor

ATTEST:

  
THERESA BREEDLOVE, City Clerk

(Seal)