

Sec. 14-72. - Building permit fees.

Appendix B, Schedule of Permit Fees, is amended to read as follows:

APPENDIX B

Schedule of Permit Fees

- (a) *Building permit fees* . Building permit fees shall be based on the total valuation of the structure, as established in the table below. Total valuation for residential structures shall be based on \$100.00 per square foot of building, except that areas proposed to remain unfinished such as basements, detached garages, etc. shall be assessed at \$20.00 per square foot in lieu of finished floor space charge. Total valuation for commercial structures shall be based on the verified contract price of the building.

Total valuation	Building permit fee
\$2,000.00 and less	No fee, unless inspection required, in which case a \$25.00 fee shall be charged
\$2,001.00 to \$15,000.00	\$60.00 for the first \$2,000.00 plus \$5.50 for each additional thousand or fraction thereof to and including \$15,000.00
\$15,001.00 to \$50,000.00	\$131.50 for the first \$15,000.00 plus \$3.75 for each additional thousand or fraction thereof to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$262.75 for the first \$50,000.00 plus \$3.75 for each additional thousand or fraction thereof to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$450.25 for the first \$100,000.00 plus \$2.75 for each additional thousand or fraction thereof to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$1550.25 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof to and including \$1,000,000.00
\$1,000,001.00 and up	\$2550.25 for the first \$1,000,000.00 plus \$1.00 for each additional thousand or fraction thereof

- (b) *Decks and swimming pools*. Building permit costs for both decks and swimming pools shall be based upon the fees shown in (a) above as applied to the actual valuation of the work to be performed, as established by contract or other proof satisfactory to the building official.
- (c) *Moving of buildings or structures*. For the moving of any building or structure, the fee shall be \$250.00.
- (d) *Demolition of buildings or structures*. For the demolition of any building or structure, the fee shall be \$250.00.

- (e) *Starting work without permit.* Where work for which a permit is required by this Code is started or proceeded with prior to obtaining the permit, the fees herein specified shall be doubled, provided that such doubled fee shall not be less than \$100.00. Payment of a doubled fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.
- (f) *Plan-checking fees.* When the valuation of any proposed commercial or service institutional construction exceeds \$1,000.00 and a sealed plan is required to be submitted, a plan-checking fee shall be paid to the building official at the time of the issuance of the building permit. The plan-checking fee shall be equal to one-half of the building permit fee.
- (g) *Foundation permit.* A foundation permit may be issued separately from the building permit in instances where the building official determines that it will not affect the overall approval of the site plan and issuance of the building permit. A nonrefundable permit fee of \$250.00 shall be paid at the time the foundation permit is issued for a commercial or service institutional project and may not be applied toward any other fee requirements.
- (h) *Grading permit.* A grading permit for residential, commercial and service institutional properties may be issued prior to issuance of a building permit if the building official determines that the grading of the site will not adversely affect the issuance of a building permit. A nonrefundable grading permit fee of \$250.00 for the first acre and \$25.00 for each additional acre shall be paid at the time the grading permit is issued. Except in the case of engineered site development plans required by the planning commission for residential lots, grading permit fees may be applied toward subsequent building permit fee requirements; provided, however, the applicant for a grading permit for a residential lot permit may receive a \$150.00 reimbursement if the initially submitted plans are complete and require no additional plan review by the city.
- (i) *Re-inspection fee.* A re-inspection fee of \$50.00 shall be assessed when a second inspection is scheduled and the contractor is not ready. Each additional re-inspection required under the same permit when the contractor is not ready for the inspection shall be assessed an additional \$50.00 above the previous assessment (e.g. the third re-inspection shall cost \$100.00, the fourth re-inspection \$150.00, the fifth re-inspection \$200.00, etc.) This fee must be paid prior to the next inspection being conducted on the property.

(Code 1978, §§ 4-102, 4-105; Ord. No. 96-41, § 1, 10-28-96; Ord. No. 2004-07, § 3, 2-9-2004; Ord. No. 2005-05, § 1, 3-28-2005; Ord. No. 2007-25, § 3, 10-11-2007; [Ord. No. 2012-14, § 4, 11-26-2012](#); Ord. No. [2017-06](#), § 1, 4-24-2017)

Sec. 14-73. - Temporary certificate of occupancy fee.

A \$2,000.00 fee shall be required for the issuance of a temporary certificate of occupancy for residential and commercial construction. Upon re-inspection, a sum of \$1,750.00 will be refunded to the person or entity that originally paid the fee, if all outstanding items are resolved within 60 days of issuance of the temporary certificate of occupancy and a full certificate of occupancy is subsequently issued as a result of such re-inspection.

([Ord. No. 2012-14, § 5, 11-26-2012](#); Ord. No. [2014-13](#), § 1, 6-24-2014)

Sec. 14-93. - Permit required for doing electrical work.

No electrical work shall be done within the city until a permit therefor has been issued by the city. The term "electrical work" shall not be deemed to include minor repairs that do not involve the installation of new wire, conduits, machinery, apparatus, or other electrical devices generally requiring the services of an electrician.

(Code 1978, § 4-303)

Sec. 14-96. - Fees. Electrical Inspections

The electrical inspector shall collect the same fees as are authorized in T.C.A. § 68-102-143 for electrical inspections by deputy inspectors of the state fire marshal.

(Code 1978, § 4-306; Ord. No. 93-42, § 3, 9-27-93)

Sec. 14-120. - Mechanical permit fees.

Mechanical permits, including gas piping, shall be issued upon following fee schedule:

- (1) New residential or commercial project: \$25.00, plus \$10.00 for the first \$1,000.00 of value, and \$2.00 for each additional \$1,000.00 of value or fraction, thereof.
- (2) Existing residential or commercial project (repairs, alterations or additions): \$25.00, plus \$5.00 for the first \$1,000.00 of value and \$2.00 for each additional \$1,000.00 of value or fraction, thereof.
- (3) Fees for the inspection of boilers (based on the boiler's BTU rating):

33,000 btu to 165,000 btu	\$5.00
166,000 btu to 330,000 btu	10.00
331,000 btu to 1,165,000 btu	15.00
1,165,001 btu to 3,300,000 btu	25.00
Over 3,300,000 btu	35.00

(Ord. No. 2004-07, § 6, 2-9-2004; Ord. No. [2017-06](#), § 2, 4-24-2017)

Sec. 14-171. - Plumbing permit fees.

The issuance fee for plumbing permits shall be \$25.00, plus \$2.50 for each plumbing fixture, installation, replacement, alteration or repair.

(Ord. No. 2004-07, § 11, 2-9-2004)

Sec. 14-46. - Fees. Board of Building Construction Appeals

When a decision of the building inspector or the city's engineering department is appealed to the board of building construction appeals, the property owner or applicant shall pay a filing fee of \$100.00, which shall be refundable if the board of building construction appeals overturns the decision of the building inspector or engineering department.

(Ord. No. 2008-02, § 6, 3-24-2008)

Sec. 50-29. - Fees. Planning Commission

- (a) In order to have an item appear on the planning commission agenda, the following fees shall be paid at the time of submission:
- (1) Preliminary plan or revised preliminary plan, \$300.00 filing fee plus \$40.00 per affected lot.
 - (2) Preliminary plan or revised preliminary plan for properties zoned OSRD or OSRD-IP, \$500.00, plus \$40.00 per affected lot.
 - (3) Final plat, \$300.00 filing fee plus \$40.00 per lot.
 - (4) Resubdivision, \$300.00 per plat plus \$40.00 per affected lot
 - (5) Site plans, revised site plan, \$300.00 filing fee plus \$40.00 per acre or fraction thereof.
 - (6) Commercial master plan approval, \$300.00 filing fee plus \$40.00 per lot.
 - (7) Minor site plan alteration, \$300.00 filing fee.
- (b) In addition to the above fees, the city's planning department may require the applicant to pay special fees for the cost of outside services obtained by the city for review and analysis of development proposals. Such outside services may be used to determine if revisions and/or additional improvements are needed to ensure the proposal's compliance with the technical and development standards of this Code and to meet generally accepted engineering, design and safety standards. Outside services may include, but are not limited to, traffic impact and vehicle driveway access studies, landscape and architectural review, and roadway and drainage design. Prior to initiating outside professional review and processing the application for consideration by the planning commission, the planning director shall collect a cash deposit from the applicant in an amount sufficient to cover the estimated cost of services. In addition, the planning commission may direct that outside services not previously sought by the planning department be obtained, with the estimated cost to be deposited with the city by the applicant, before further consideration will be given to an application. In the event a deposit exceeds the actual amount billed to the city for such services, a refund shall be issued to the applicant. Any additional costs not covered by the initial deposit shall be paid by the applicant upon notice of the amount due by the planning department. Approval of any application by the planning commission shall be contingent upon receipt of all amounts due to the city by the applicant under this section.
- (c) If an applicant requests that the planning commission defer consideration of a development proposal either at the planning commission's meeting or within 96 hours prior to the meeting, and the applicant undertakes significant modifications to the previously submitted plan, the applicant shall be required to pay a resubmission fee equivalent to the amount charged for a new application as set forth in subsection (a) above. "Significant modifications" shall include:
- (1) Revisions to the size, number, location, or placement of structures, parking spaces, driveways, green spaces or vehicle access connections to public streets.
 - (2) Realignment of streets.
 - (3) Relocation of drainage features.
 - (4) Any other changes determined by the planning commission to be "significant."

(Code 1978, § 11-104; Ord. No. 96-43, § 1, 10-28-96; Ord. No. 2005-05, § 2, 3-28-2005; Ord. No. 2008-08, § 1, 6-24-2008; Ord. No. [2017-06](#), § 3, 4-24-2017)

Sec. 78-59. - Powers; filing fees for agenda items. Board of Zoning Appeals

- (a) The board of zoning appeals shall have the following powers:
- (1) *Administrative review.* To hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision, determination or refusal made by the building inspector or other administrative official in the carrying out or enforcement of any provision of this chapter.
 - (2) *Special exceptions.* To hear and decide applications for special exceptions upon which the board of zoning appeals is specifically authorized to pass.
 - (3) *Variances.* To hear and decide applications for variance from the terms of this chapter, but only where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property which at the time of the adoption of the provisions of this chapter was a lot of record; or where by reason of exceptional topographic conditions or other extraordinary or exceptional situations or condition of a piece of property the strict application of the provisions of this chapter would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and the intent and purpose of this chapter. Financial disadvantage to the property owner is no proof of hardship within the purpose of zoning. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purpose of this chapter. Before any variance is granted it shall be shown that circumstances are attached to the property which do not generally apply to other property in the neighborhood.
- (b) At the time of filing of an appeal or a request for a special exception or variance to be considered by the board of zoning appeals, a filing fee shall be paid as set forth below, except that the fee shall be waived for any governmental agencies.
- (1) Administrative review (to be reimbursed if administrative decision is overturned), filing fee \$200.00
 - (2) Special exceptions, filing fee \$200.00
 - (3) Variances, filing fee \$200.00

(Code 1978, § 11-1804; Ord. No. 96-44, § 2, 12-9-96; Ord. No. 2007-28, § 1, 11-26-2007; Ord. No. [2017-06](#), § 4, 4-24-2017)