

Upon introduction and motion by Councilman Rice and seconded by Councilman Conner, the following Resolution and Order was passed and adopted.

**CITY OF ELKO
RESOLUTION NO. 03-10**

**A RESOLUTION ESTABLISHING BUILDING VALUATIONS AND
AMENDING BUILDING PERMIT FEES PURSUANT TO ELKO CITY CODE, TITLE 2,**

WHEREAS, the Elko City Code Title 2, provides that the Elko City Council sets the fees charged for building permits by resolution; and

WHEREAS, to establish minimum building valuations; and

WHEREAS, to establish procedures to simplified the building permit fee calculations; and

WHEREAS, to set a minimum permit fee to offset actual permit processing cost

NOW, THEREFORE BE IT RESOLVED AND ORDERED, by the Elko City Council that the following building valuation tables and fee schedules be adopted until further actions taken by the Elko City Council to amend, delete or otherwise change the same.

BUILDING PERMIT FEES

The minimum charge, per Permit / Application number issued is \$43.50
(Permit charge consists of a Processing Fee of \$20. + Permit Fee of \$23.50).

TABLE 1 FEES VALUATION TABLE	
<u>Valuation Total</u>	<u>Fee (Plan Review Fee = 65% of this fee)</u>
\$1 to \$500	\$23.50
Over \$500 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100, or fraction thereof
Over \$2,000 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000, or fraction thereof
Over \$25,000 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof
Over \$50,000 to \$100,000	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000, or fraction thereof
Over \$100,000 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof
Over \$500,000 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof
Over \$1,000,000	\$5608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000, or fraction thereof

TABLE 2 OTHER INSPECTIONS AND FEES		
	<u>Description</u>	<u>Fee per hour</u>
1	Inspection outside of normal business hours (minimum two hours)	\$47.00
2	Reinspection fees	\$47.00

3	Inspection for which no fee is specifically indicted	\$47.00
4	Additional plan review required by changes, additions or revisions to plans (minimum ½ hour)	\$47.00
5	Outside Consultants for Plan Review, Inspections, or both	Actual Cost

TABLE 3 MECHANICAL PERMIT FEES

Mechanical Permit Processing Fee (processing fee is in addition to any system or unit fees)		\$20.00
Mechanical Permit System Fees		
The following fees shall include all mechanical equipment in or on each building, or other mechanical equipment on the same premises constructed at the same time.		
1	Multi-family (apartments or condominiums) buildings having three or more units, not including garages, carports, accessory buildings, per square foot	Table 7
2	Single and Two Family Residential buildings not including the area of garages, carports and accessory buildings, per square foot	Table 7
3	Commercial occupancy and construction type, per square foot	Table 7
Mechanical Unit Fees		
1	Furnaces installation or relocation of each forced-air or gravity-type furnace or burner up to and including 100,000 Btu/h (29.3 kW)	\$13.25
	installation or relocation of each forced-air or gravity-type furnace or burner over 100,000 Btu/h (29.3 kW)	\$16.25
	installation or relocation of each floor furnace, suspended heater, recessed wall heater or floor-mounted unit heater	\$13.25
2	Appliance Vents installation, relocation or replacement of each appliance vent	\$7.00
3	Repairs or Additions repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the mechanical code	\$12.25
4	Boilers, Compressors and Absorption Systems installation or relocation of each boiler or compressor to and including 3 horsepower (2.24 kW), or each absorption system to and including 100,000 Btu/h (29.3kW)	\$13.15
	installation or relocation of each boiler or compressor over 3 horsepower (2.24 kW) to and including 15 horsepower (11.19 kW), or each absorption system over 100,000 Btu/h (29.3 kW) and including 500,000 Btu/h (146.48kW)	\$24.25
	installation or relocation of each boiler or compressor over 15 horsepower (11.19 kW) to and including 30 horsepower (22.37 kW), or each absorption system over 500,000 Btu/h (146.48 kW) to and including 1,000,000 Btu/h (293 kW)	\$33.25
	installation or relocation of each boiler or compressor over 30 horsepower (22.37 kW) to and including 50 horsepower (37.3 kW), or for each absorption system over 1,000,000 Btu/h (293 kW) to and including 1,750,000 Btu/h (512.66 kW)	\$49.50
	installation or relocation of each boiler or compressor over 50 horsepower (37.3 kW), or each absorption system over 1,750,000 Btu/h (512.66 kW)	\$82.75
5	Air Handlers each air-handling unit to and including 10,000 cfm (4.72 m3/S), including ducts attached thereto	\$9.50
	Note: This fee shall not apply to an air-handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.	
6	Evaporative Coolers each air-handling unit over 10,000 cfm (4.72 m3/S)	\$16.15
	each evaporative cooler other than portable type	\$9.50
7	Ventilation and Exhaust each ventilation fan connected to a single duct	\$6.50

	each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	\$9.50
	installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$9.50
8	Incinerators installation or relocation of each domestic-type incinerator	\$16.25
	installation or relocation of each commercial or industrial-type incinerator	\$66.50
9	Miscellaneous each appliance or piece of equipment regulated by this code, but not classified in other appliance categories, or for which no other fee is listed in this table	\$9.50
10	Gas Piping each gas piping system of one to five outlets	\$5.00
	each additional gas piping system, per outlet	\$1.00
11	Process Piping each hazardous process piping system (HPP) of one to four outlets	\$5.00
	each HPP piping system of five or more outlets, per outlet	\$2.00
	each nonhazardous process piping system (NPP) of one to four outlets	\$2.00
	each NPP piping system of five or more outlets, per outlet	\$0.50

TABLE 4 PLUMBING PERMIT FEES

Plumbing Permit Processing Fee (processing fee is in addition to any system or unit fees)		\$20.00
Plumbing Permit System Fees		
	The following fees shall include all plumbing equipment in or on each building, or other plumbing equipment on the same premises constructed at the same time.	
1	Multi-family (apartments or condominiums) buildings having three or more units, not including garages, carports, accessory buildings, per square foot	Table 7
2	Single and Two Family Residential buildings not including the area of garages, carports and accessory buildings, per square foot	Table 7
3	Commercial occupancy and construction type, per square foot	Table 7
4	Private Swimming Pools new private, in-ground swimming pools for single-family occupancies including a complete system of necessary water supply, drain, vacuum, circulating and gas lines and other similar plumbing equipment directly related to the operation of a swimming pool. Each pool.	\$29.00
5	Commercial Swimming Pools new commercial, in-ground swimming pools for multifamily and commercial occupancies including a complete system of necessary water supply, drain, vacuum, circulating and gas lines and other similar plumbing equipment directly related to the operation of a swimming pool. Each pool.	\$43.50
Plumbing Unit Fees		
1	each plumbing fixture on one trap or a set of fixtures on one trap	\$7.00
2	each building sewer and each trailer park sewer	\$15.00
3	rainwater systems – per drain (inside building)	\$7.00
4	each water heater and / or vent	\$7.00
5	each gas-piping system of one to five outlets	\$5.00
6	each additional gas piping system outlet, per outlet	\$1.00
7	each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$7.00
8	each installation, alteration or repair of water piping and/or water treating equipment, each	\$7.00
9	each repair or alteration of drainage or vent piping, each fixture	\$7.00
10	each lawn sprinkler system on any one meter including backflow protection devices therefor	\$7.00
11	atmospheric-type vacuum breakers not included in item 10: 1 to 5	\$5.00

	atmospheric-type vacuum breakers not included in item 10:	over 5	\$1.00
12	each backflow protective device other than atmospheric type vacuum breakers: 2 inch diameter and smaller		\$7.00
	over 2 inch diameter		\$15.00
13	each gray water system		\$40.00

TABLE 5		ELECTRICAL PERMIT FEES	
Electrical Permit Processing Fee (processing fee is in addition to any system or unit fees)			\$20.00
Electrical Permit System Fees			
The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.			
1	Multi-family (apartments or condominiums) buildings having three or more units, not including garages, carports, accessory buildings, per square foot		Table 7
2	Single and Two Family Residential buildings not including the area of garages, carports and accessory buildings, per square foot		Table 7
3	Commercial occupancy and construction type, per square foot		See Table 7
4	Private Swimming Pools new private, in-ground swimming pools for single-family occupancies including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each pool		\$44.25
	Commercial Swimming Pools new commercial, in-ground swimming pools for multifamily and commercial occupancies including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each pool		\$62.25
5	Carnivals and Circuses carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions		23.50
6	Temporary Power Service temporary service pole or pedestal including all pole or pedestal-mounted receptacle outlets and appurtenances, each		\$22.00
	temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc., each		\$11.00
Electrical Unit Fees			
1	Receptacle, Switch and Light Outlets receptacle, switch, light or other outlets at which current is used or controlled, except services, feeders and meters (Note: for multi-outlet assemblies, each 5 ft (1524mm) or fraction thereof may be considered as one outlet) first twenty fixtures, each		\$1.00
	additional fixtures, each		\$0.65
2	Lighting Fixtures lighting fixtures, sockets or other lamp-holding devices first twenty fixtures, each		\$1.00
	additional fixtures, each		\$0.65
	pole or platform-mounted lighting fixtures		\$1.00
	theatrical-type lighting fixtures		\$1.00

3	Residential Appliances fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooking tops; electric ranges; self-contained room, console or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters, clothes dryers; or other motor-operated appliances not exceeding 1 horsepower (HP) (746 W) in rating, each Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.	\$4.25
4	Nonresidential Appliances nonresidential appliances and self-contained factory-wired, nonresidential appliances not exceeding 1 horsepower (HP), kilowatt (kW) or kilovolt-ampere (kVA) in rating including medical and dental devices; food, beverage and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment, each Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.	\$4.25
5	Power Apparatus motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows: rating in horsepower (HP), kilowatts (kW), kilovolt-amperes (kVA) or kilovolt-amperes-reactive (kVAR)	
	up to and including 1, each	\$4.25
	over 1 and not over 10, each	\$11.00
	over 10 and not over 50, each	\$22.00
	over 50 and not over 100, each	\$44.25
	over 100, each	\$66.50
	Notes: 1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used. 2. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.	
6	Busways trolley and plug-in-type busways, each 100 feet (30 480 mm) or fraction thereof Note: An additional fee is required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in-type busways. A fee is not required for portable tools.	\$6.50
7	Signs, Outline Lighting and Marquees signs, outline lighting systems or marquees supplied from one branch circuit, each	\$22.00
	additional branch circuits within the same sign, outline lighting system or marquee, each	\$4.25
8	Services services of 600 volts or less and not over 200 amperes in rating, each	\$27.25
	services of 600 volts or less and over 200 amperes to 1,000 amperes, each	\$55.50
	services over 600 volts or over 1,000 amperes in rating, each	\$111.00
9	Miscellaneous Apparatus, Conduits and Conductors electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.	\$16.25

TABLE 6									
SQUARE FOOT CONSTRUCTION COST (a)									
Occupancy Type	Construction Type								
Group (2009 International Building Code)	1A	1B	2A	2B	3A	3B	4	5A	5B
A-1 Assembly, theaters, with stage	204.81	197.86	192.77	184.35	172.91	168.11	177.81	158.10	151.39
A-1 Assembly, theaters, without stage	187.37	180.42	175.33	166.91	155.51	150.71	160.37	140.70	133.99
A-2 Assembly, nightclubs	155.74	151.36	147.50	141.90	133.46	129.73	136.94	121.02	116.96
A-2 Assembly, restaurants, bars, banquet halls	154.74	150.36	145.50	140.90	131.46	128.73	135.94	119.02	115.96
A-3 Assembly, churches	189.22	182.27	177.18	168.76	157.33	152.53	162.22	142.51	135.80
A-3 Assembly, general, community halls, libraries, museums	158.87	151.92	145.83	138.41	125.97	122.17	131.88	111.16	105.45
A-4 Assembly, arenas	186.37	179.42	173.33	165.91	153.51	149.71	159.37	138.70	132.99
B Business	158.40	152.65	147.57	140.34	127.30	122.71	134.52	111.91	106.66
E Educational	171.53	165.59	160.55	153.20	141.88	134.72	147.92	123.99	119.32
F-1 Factory and industrial, moderate hazard	93.92	89.61	84.47	81.69	73.14	69.92	78.41	60.23	56.97
F-2 Factory and industrial, low hazard	92.92	88.61	84.47	80.69	73.14	68.92	77.41	60.23	55.97
H-1 High Hazard, explosives	88.02	83.71	79.57	75.79	68.42	64.20	72.51	55.51	N.P.
H234 High Hazard	88.02	83.71	79.57	75.79	68.42	64.20	72.51	55.51	51.25
H-5 HPM	158.40	152.65	147.57	140.34	127.30	122.71	134.52	111.91	106.66
I-1 Institutional, supervised environment	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
I-2 Institutional, hospitals	266.39	260.64	255.56	248.33	234.50	N.P.	242.51	219.11	N.P.
I-2 Institutional, nursing homes	185.59	179.83	174.76	167.53	154.81	N.P.	161.71	139.41	N.P.
I-3 Institutional, restrained	180.47	174.72	169.64	162.41	150.60	145.01	156.59	135.20	127.96
I-4 Institutional, day care facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
M Mercantile	115.80	111.42	106.56	101.96	93.15	90.42	97.00	80.71	77.65
R-1 Residential, hotels	160.44	154.84	150.29	143.85	132.24	128.80	140.31	118.95	114.35
R-2 Residential, multiple family	134.26	128.66	124.11	117.67	106.72	103.28	114.78	93.42	88.82
R-3 Residential, one- and two-family	124.88	121.41	118.43	115.31	111.07	108.19	113.40	104.09	97.95
R-4 Residential, care/assisted living facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
S-1 Storage, moderate hazard	87.02	82.71	77.57	74.79	66.42	63.20	71.51	53.51	50.25
S-2 Storage, low hazard	86.02	81.71	77.57	73.79	66.42	62.20	70.51	53.51	49.25
U Utility, miscellaneous	68.13	64.29	60.15	56.88	50.70	47.41	54.03	39.33	37.47

(a) For "shell only" buildings, deduct 20%

TABLE 7 MPE SQUARE FOOT VALUATION (a)			
Occupancy	Mechanical	Plumbing	Electrical
A-1 Assembly, theaters, with stage	0.02	0.01	0.02
A-1 Assembly, theaters, without stage	0.02	0.01	0.02
A-2 Assembly, nightclubs	0.03	0.04	0.06
A-2 Assembly, restaurants, bars, banquet halls	0.03	0.04	0.06
A-3 Assembly, churches	0.02	0.01	0.02
A-3 Assembly, general, community halls, libraries, museums	0.02	0.01	0.02
A-4 Assembly, arenas	0.02	0.01	0.02
B Business	0.02	0.02	0.04
E Educational	0.02	0.01	0.02
F-1 Factory and industrial, moderate hazard	0.01	0.02	0.02
F-2 Factory and industrial, low hazard	0.01	0.02	0.02
H-1 High Hazard, explosives	0.01	0.02	0.02
H234 High Hazard	0.01	0.02	0.02
H-5 HPM	0.01	0.02	0.02
I-1 Institutional, supervised environment	0.02	0.02	0.03
I-2 Institutional, hospitals	0.02	0.02	0.03
I-2 Institutional, nursing homes	0.02	0.02	0.03
I-3 Institutional, restrained	0.02	0.02	0.03
I-4 Institutional, day care facilities	0.02	0.02	0.03
M Mercantile	0.01	0.01	0.02
R-1 Residential, hotels	0.03	0.05	0.06
R-2 Residential, multiple family	0.06	0.06	0.07
R-3 Residential, one- and two-family	0.05	0.05	0.07
R-4 Residential, care/assisted living facilities	0.05	0.05	0.07
S-1 Storage, moderate hazard	0.02	0.03	0.04
S-2 Storage, low hazard	0.02	0.03	0.04
U Utility, miscellaneous	fixture count	fixture count	fixture count
(a)	For "shell only" buildings, use fixture counts		

TABLE 8 GRADING PLAN REVIEW FEES		
Fees are based on total number of cubic yards being moved		
Cubic Yards	Fee	
50 cubic yards or less	no charge	
51 to 100 cubic yards	\$23.50	
101 to 1,000 cubic yards	\$37.00	
1,001 to 10,000 cubic yards	\$49.25	
10,001 to 100,000 cubic yards – \$49.25 for the first 10,000 cubic yards plus \$24.50 for each additional 10,000 cubic yards or fraction thereof.		
100,001 to 200,000 cubic yards – \$269.75 for the first 100,000 cubic yards plus \$13.25 for each additional 10,000 cubic yards or fraction thereof		
200,001 cubic yards or more – \$402.25 for the first 200,000 cubic yards plus \$7.25 for each additional 10,000 cubic yards or fraction thereof		

TABLE 9		GRADING PERMIT FEES*	
Fees are based on total number of cubic yards being moved			
<u>Cubic Yards</u>			<u>Fee</u>
50 cubic yards or less			\$23.50
51 to 100 cubic yards			\$37.00
101 to 1,000 cubic yards –	\$37.00 for the first 100 cubic yards plus \$17.50 for each additional 100 cubic yards or fraction thereof.		
1,001 to 10,000 cubic yards –	\$194.50 for the first 1,000 cubic yards plus \$14.50 for each additional 1,000 cubic yards or fraction thereof.		
10,001 to 100,000 cubic yards –	\$325.00 for the first 10,000 cubic yards plus \$66.00 for each additional 10,000 cubic yards or fraction thereof.		
100,001 cubic yards or more –	\$919.00 for the first 100,000 cubic yards plus \$36.50 for each additional 10,000 cubic yards or fraction thereof.		
* (processing fee is in addition to permit fees)			

TABLE 10			SIGN PERMIT FEE		
(Note: The following fees are in addition to a permit processing fee)					
<u>Type</u>	<u>Advertising Area</u>	<u>Permit Fee</u>			
Wall	0-300 Square Feet	\$23.50			
Wall > 300 SQ. FT.; Ground; Pole; Projecting; Roof	Any size requiring a permit	Per Table 1 Based on Valuation			

MISCELLANEOUS SQUARE FOOT CONSTRUCTION COSTS					
TABLE 11					
/VALUATION					
(Note: The following fees are in addition to a permit processing fee)					
<u>Types</u>	<u>Sq Ft Value</u>	<u>Types</u>	<u>Sq Ft Value</u>	<u>Types</u>	<u>Sq Ft Value</u>
Conversions		Fences		Storage sheds	\$8.00
Garage to living	\$18.00	Chain Link	\$1.00		
Carport to living	\$25.00	Ornamental Iron	\$2.00	Swimming Pools	
Covered patio to living	\$25.00	Block	\$4.50	Based on contract valuation	
Carport to garage	\$7.00	Brick/Stone	\$5.00	Flatwork	
		Concrete	\$4.00	Concrete	\$7.00
		Wood / Vinyl	\$3.00	Asphalt	\$3.50
Carport/ Patio Cover		Retaining Wall	\$5.00	Brick Paving	\$12.00
Aluminum / steel	\$5.00				
Wood	\$9.00	Addition/ Remodel		Private Garages	
Wood Lattice	\$7.00	Room	\$55.00	Wood Frame	\$20.00
Balcony / deck	\$15.00	Finish Basement	\$33.00		
Screen room	\$14.00	Unfinished Basement	\$20.00		

IT IS FURTHER RESOLVED, that upon adoption of this Resolution by the City Council, it shall be signed by the Mayor and attested to by the City Clerk and shall be in full force and effect July 1, 2010.

PASSED AND ADOPTED this 11th day of May, 2010

CITY OF ELKO


MICHAEL J. FRANZOIA, Mayor

ATTEST:


SHANELL OWEN, City Clerk

AYES: Mayor Michael Franzoia, Councilmen: Jim Conner, Jay Elquist, John Rice, Chris Johnson

NAYS: None

ABSENT: None

ABSTAIN: None