



**CITY OF FORT MORGAN
BUILDING DEPARTMENT FEES & FINE SCHEDULE**

(Effective January 1, 2013)

**Pursuant to Chapter 21, Article 2, Sec. 21-2-20 (e) of the Fort Morgan Municipal Code*

**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. Construction Trailer/Waste Container Permit <i>(In Conjunction with Building Permit)</i>	Primary:	\$50.00
	Secondary:	\$15.00
B. Demolition / Moving Permit		\$25.00
C. Fence Permit <i>(Residential only)</i>		\$20.00
D. Garage Permit		\$50.00
E. Gas Appliance Permit		\$21.00
F. Manufactured Home Electric Hookup	City Fee:	\$25.00
Manufactured Home Installation Insignia	State Fee:	\$40.00
G. Roofing Permit <i>(Residential only)</i>		\$25.00
H. Siding Permit <i>(Residential only)</i>		\$25.00
I. Sprinkler Installation Permit <i>(Automatic - Lawn)</i>		\$20.00
J. Window & Glass Door Permit <i>(Exterior Replacement)</i>		\$25.00

CONSTRUCTION FEES

(Includes Sign Permits and Non-Residential Fence, Roofing & Siding Permits)

VALUATION (See note 1.)			FEE			
\$1.00	to	\$600.00	\$18.00			
\$601.00	to	\$2,000.00	\$20.00			
\$2001.00	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	

ELECTRICAL, MECHANICAL & PLUMBING FEES

VALUATION OF WORK			FEE			
\$0.00	to	\$300.00	\$21.00			
\$301.00	to	\$2,000.00	\$24.00			
\$2,001.00	to	\$50,000.00	\$24.00	plus	\$16.00/1000	
\$50,001.00	to	\$500,000.00	\$792.00	plus	\$15.00/1000	
\$500,001.00	and	Above	\$7,542.00	plus	\$14.00/1000	

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	\$100.00	Fine is assessed in addition to cost of permit.
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INSPECTION FEES

Inspection 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	

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 the project. See attached standard building valuation table. Remodel projects that include all the trades will be calculated at 60% of the unit costs.
2. When the fee is paid, it will include the cost of the Building Permit, Plumbing Permit, Electrical Permit and Mechanical Permit. Separate permits will be issued, but the fee is based on the aggregate project.
3. Inspections and reinspections on any item shall be at the rate of \$20.00/hour weekdays, and on weekends and holidays the rate shall be \$30.00/hour with a minimum one hour charge.
4. In addition to the permit fee, a fee for plan review, plan checking and 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 building official.
5. The permit fee for manufactured housing units (HUD or UBC approved) shall be determined as follows: foundation or basement requirements and other on-site improvements shall be based on the square footage schedule; electrical and plumbing work shall be based on the schedule for plumbing and electrical.
6. The City Building Department will not perform real estate inspections.
7. Any person who fails to obtain a permit prior to the commencement of any work, or any person who fails to obtain a Certificate of Occupancy prior to the use of a project or portion thereof prior to the issuance of a Certificate of Occupancy, shall be subject to the penalties of Sec. 7-15(c) of the Fort Morgan Municipal Code (1994).

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.