



BUILDING PERMIT FEE SCHEDULE

COUNTY OF PATRICK, VIRGINIA

The following amended Ordinance proposed by the Board of Supervisors of Patrick County, and after having been duly advertised for adoption as provided by law following public notification of same, on motion by Denise Stirewalt, seconded by Clyde DeLoach and carried by a unanimous vote, is hereby adopted as follows:

AN ORDINANCE TO AMEND AND RE-ENACT THE ORDINANCE ADOPTED BY THE BOARD OF SUPERVISORS OF PATRICK COUNTY, VIRGINIA, EFFECTIVE SEPTEMBER 1, 1973, AND AMENDED MAY 13, 1991, AMENDED JUNE 9, 1997, AMENDED MAY 14, 2003, AMENDED MARCH 27, 2006 AND NOVEMBER 16, 2020, ENTITLED "AN ORDINANCE TO ADOPT THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (EFFECTIVE MAY 20, 1991) BY REFERENCE WITH AN EXCEPTION, PRESCRIBING BUILDING PERMIT AND INSPECTION FEES AND FIXING PENALTIES FOR VIOLATION OF THIS CODE.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PATRICK COUNTY, VIRGINIA, THAT THE AFORESAID ORDINANCE BE AMENDED AS FOLLOWS:

SECTION ONE

Authority

This Ordinance is enacted pursuant to the authority contained in section 36-97 *et seq.* of the 1950 Code of Virginia, as amended.

SECTION TWO

County Building Code

The Board hereby adopts by reference as the Building Code of Patrick County the *Virginia Uniform Statewide Building Code*, as adopted and amended by the Board of Housing and Community Development as revised from time to time.

SECTION THREE

Permit and Inspection Fees

The Board may from time to time promulgate a schedule of permit and inspection fees as it deems appropriate. Any schedule so adopted shall be published in the meeting minutes of the Board of Supervisors and shall take effect upon adoption.

SECTION FOUR

Expiration of Permits

Any and all permits issued pursuant to this Ordinance shall expire two (2) years after the date of issuance. The applicant may, without additional fee, apply to extend such permit for an additional period, not to exceed two (2) years, provided that permits shall expire if no construction has commenced on site within six (6) months from the date of issuance, or if the building or work authorized by such permit is suspended or abandoned for a period of six (6) months or more after work has been commenced. Before such work can be commenced or resulted, a permit extension or renewal shall be obtained.

All applicants for refunds of fees paid for the issuance of such permits, shall be made within two (2) years of the date of the initial issuance of the permit and not hereafter. An administrative fee of **30%** shall be withheld from the refund. **No refund** will be granted on a permit where the Building Inspector has made an on-site visit.

SECTION FIVE

Penalties for Violation

Any person, firm or corporation, whether as principal agent employed or otherwise, who shall violate a provision of the Building Code or shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter, or repair a building or structure in violation of an approved plan issued under the provisions of the Building Code, shall be guilty of a misdemeanor. Such an offense is punishable by a fine of not more than Two Thousand Five Hundred Dollars (\$2,500.00) and such other enhanced and/or minimum fines and remedies as established in Section 6-106 of the 1950 Code of Virginia as amended from time to time.

SECTION SIX

Pre-Inspection Fee

Any person, firm or corporation failing to obtain a required building permit prior to initiation construction of a project shall be required to pay a pre-inspection fee of Two Hundred Fifty Dollars (\$250.00). This fee shall be paid prior to the issuance of a building permit for a project already completed or in progress.

SECTION SEVEN

Inspection of Virginia Uniform Statewide Building Code

A copy of the Virginia Statewide Building Code is on file in the County Administrator's Office of Patrick County, Virginia, where it is open to inspection during normal business hours. The County Administrator will provide information as to where additional copies may be obtained.

SECTION EIGHT

Exceptions

EXCEPTIONS:

1. Those exceptions as noted in the most current and adopted version of the Virginia Uniform Statewide Building Code shall be exempt from obtaining a permit.
2. Building permit fees **shall not** be assessed for work performed by the employees of governmental agencies, public schools, county property and fire and rescue.

PERMIT AND INSPECTION FEES

All of the following fees shall include a 2% surcharge as levied by the Department of Housing and Community Development.

1. **Building Construction:** For issuing permit.....**\$10.00**

Inspection Fees:

- A. **New Residential Construction:** Fifteen cents (**\$0.15**) per square foot of floor area including living area, basement area, porches, garages, etc., as well as separate plumbing and electrical permits. A minimum fee of **\$70.00** shall be charged.
- B. **New Retail or Commercial Business Construction:** Fifteen cents (**\$0.15**) per square foot of floor area including basement area, as well as separate plumbing and electrical permits. A minimum fee of **\$70.00** shall be charged.
- C. **New Manufacturing or Warehouse Construction:** Fifteen cents (**\$0.15**) per square foot of floor area including basement area, as well as separate plumbing and electrical permits. A minimum fee of **\$70.00** shall be charged per unit.
- D. **Additions, Alterations and Renovations to Existing Building (all types):** Fifteen cents (**\$0.15**) per square foot of floor area included in the building undergoing addition, alteration, renovation or repair, as well as separate plumbing and electrical permits. A minimum fee of **\$70.00** shall be charged per unit.

- E. **Swimming Pools:** A charge of twenty-five cents (**\$0.25**) per square foot of surface area, as well as separate electrical and plumbing permits. A minimum fee of **\$100.00** shall be charged.
- F. **Re-roofing that consists of structural members:**

<u>Job valuation</u>	<u>Permit Costs</u>
\$0-\$25,000.....	\$250.00
\$25,001-\$50,000.....	\$450.00
\$50,001-\$100,000.....	\$550.00
\$100,001-\$250,000.....	\$650.00
\$250,001-\$500,000.....	\$750.00
\$500,001 and up.....	\$1,000.00
- G. **Communication towers:** Fee of **\$300.00** plus additional fees for electric, plumbing and associated structures (will need to be in compliance with the Communication Tower Ordinance).
- H. **Communication tower modifications:** Fee of **\$300.00** plus any additional fees for electric and plumbing.
- I. **Co-location and upgrades to equipment on communication towers:** Fee of **\$100.00** plus electrical fee of **\$60.00**, or as exempted by the most recent version of the Virginia USBC.
- J. **Miscellaneous towers:** Fee of **\$100.00** plus any additional fees for electric and plumbing. Will need to comply with the Communication Tower Ordinance or with the Tall Structures Ordinance and be approved prior to permitting.

2. **Modular Units:** Fee for issuing permits.....**\$10.00**

Inspection Fees:

- A. An inspection fee shall be charged consisting of fifteen cents (**\$0.15**) per square foot for pre-assembled units and fifteen cents (**\$0.15**) per square foot for basements, additions and decks or landing etc., plus separate plumbing (shall include charge for sewer and water connections only) and electrical (shall include charge for switch box only) permits. Additional plumbing permit fees will be assessed for fixtures or outlets installed which are not included within the original manufactured unit.
- B. **HVAC:** Fee of **\$50.00** per HVAC unit.

3. **Mobile Homes:** Fee for issuing permits.....**\$10.00**

Inspection Fees:

- A. **Singlewide:** Base fee of **\$100.00** plus **\$60.00** for electrical permit and **\$30.00** for plumbing connection permit and fifteen cents (**.15**) per square foot for porches.
- B. **Doublewide:** Base fee of **\$175.00** plus **\$60.00** for electrical permit and **\$30.00** for plumbing connection permit and fifteen cents (**.15**) per square foot for porches.

- C. **Triplewide:** Base fee of **\$195.00** plus **\$60.00** for electrical permit and **\$30.00** for plumbing connection permit and fifteen cents (.15) per square foot for porches.
 - D. **Temporary Recreational Dwelling (Campers and RV's used for temporary dwellings):** Base fee of **\$20.00** plus **\$60.00** for electrical permit and **\$30.00** for plumbing permit and fifteen cents (.15) per square foot for porches. The guidelines shall be the same as for a Singlewide mobile home installation, including well and septic approval by the Health Department, set-up, plumbing and electrical connection approval by the Building Inspections office.
4. **Tents, membrane structures or air supported structures:** Structures shall be charged a fee of **\$100.00** plus any other associated fees for electrical and plumbing.
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5. **Electrical Work Only:** Fee for issuing permits.....**\$10.00**

Inspection Fees:

A. **New Service Installation Schedule**

60-400 AMP.....	\$60.00
401-800 AMP.....	\$120.00
801-1200 AMP.....	\$200.00
Over 1200 AMPS -	\$5.00 for each additional 50 amperes or fraction thereof.

For existing service reconnection, a minimum fee of **\$60.00** in addition to the state fee shall be charged.

B. **Wiring or Re-wiring:**

1-25 outlets.....	\$20.00
26-50 outlets.....	\$30.00
51-100 outlets.....	\$40.00
101-200 outlets.....	\$50.00
Over 200 outlets.....	\$60.00

- C. For the installation of fixed appliances and/or associated electrical connections or outlets installed, the inspection fee shall be **\$5.00** for each electrical range, range top, oven, water heater, dishwasher, garbage disposal, furnace, clothes dryer and baseboard heating unit.
- D. **Miscellaneous Sign Lighting:** A minimum inspection charge of **\$40.00** shall be made for neon, neon outline, incandescent, etc., signs. For large quantities, see schedule (A) above.
- E. **Guidelines for Farm Service:** Legitimate "Farm Use Services" that are exempt under the Virginia Uniform Statewide Building Code shall not be required to comply with codes and permits as excluded, but shall be verified by the Building Inspection Department to be legitimate "Farm Use Services". The appropriate forms shall be completed by the applicant and signed by the Building Inspection Department before notification to the utility provider.

- F. **Generators:** Includes transfer switches and fuel source. A minimum inspection charge of **\$100.00**.
- G. **Solar Panels:** Fee of **\$100.00**.

6. **Mechanical Work Only:** Fee for issuing permits.....**\$10.00**

Inspection Fees:

- A. Fee for heating, ventilating, duct air conditioning and refrigeration systems shall be **\$50.00**.
- B. Repairs, alterations and additions to an existing system where cost is over \$1,000.00 shall be **\$50.00**.
- C. **Temporary Operation Inspection Fee:** For inspecting a heating, ventilating, refrigeration or air conditioning system, a fee of **\$50.00** shall be paid by the contractor requesting such inspection. If the system is not approved for temporary operation on the first inspection of such purpose, the usual re-inspection fee will be charged.
- D. In all buildings except one and two family dwellings using self-contained air conditioning units less than two tons, the fee charged shall be that for the total tonnage of all units combined (see paragraph (A) above for rate). The minimum fee shall be **\$50.00**.
- E. Boilers based on BPU input:
33,000 BTU (IBHP) and above.....**\$50.00**
- F. Commercial Cooking, Hood, Fire Suppression and Ventilation systems:
Base fee of **\$50.00**

7. **Plumbing Work Only:** Fee for issuing permits.....**\$10.00**

- A. For each plumbing fixture, including water supply vent, drain or additional separate trap.....**\$5.00**
- B. For each house sewer connection to available system.....**\$25.00**
- C. For each water heater.....**\$5.00**
- D. Gas piping system (1) outlet.....**\$30.00**
- E. For each gas outlet over 1.....**\$5.00 each**
- F. Installation, alteration or repair of water piping and/or water treating equipment.....**\$5.00**
- G. For repair or alteration of drainage or vent piping.....**\$5.00**
- H. For vacuum breakers or backflow protection devices installed subsequent to the installation of the piping or equipment served:
One to Five.....**\$5.00**
Over Five.....**\$1.00 each**

8. **Chimney Construction New or Existing Building (per chimney).....\$50.00**

9. **A minimum fee of \$70.00** shall be charged for new construction or alteration valued at less than \$1,000.00, provided that no electrical, mechanical or plumbing work is involved.

10. **Moving Building:** The fee for a building permit for the removal of a building or structure from one lot to another, or to a new location on the same lot shall be a base fee of **\$100.00**, plus additional building permit fees as applicable and required herein.

11. **Demolition:** The fee for a permit for the demolition of a building or structure with service connections shall be **\$100.00**. All other such buildings are exempt from this section.

12. **Re-Inspection Fees:** A fee of **\$60.00** shall be assessed for the first trip and **\$120.00** for the second and each subsequent trip, when extra inspections are necessary due to any one of the following reasons:

- a. Wrong address
- b. Condemned work due to faulty construction
- c. Repairs or corrections not made when inspection is called
- d. Work not ready for inspection when Inspector is called
- e. Not able to access work (locked gates, doors, etc.)
- f. Or any other reason that prevents the work from being inspected

13. **Signs:** As defined in Section 1401.0 of the Virginia Uniform Statewide Building Code.

Schedule of Fees:

A. Ground Signs:

Billboards.....**\$50.00**
Other ground signs.....**\$50.00**

B. Roof Signs:

Signs less than 3 square feet.....**No fee unless inspected**
Signs greater than 3 square feet.....**\$50.00**

C. Wall Signs:

Signs less than 40 square feet.....**No fee unless inspected**
Signs greater than 40 square feet.....**\$50.00**

D. Projecting Signs:

Signs extending less than 15" from
face of building.....**No fee unless inspected**
Signs extending more than 15" from
face of building.....**\$50.00**

- E. **Marquee Signs:**
 - Signs less than 3 square feet.....**No fee unless inspected**
 - Signs greater than 3 square feet.....**\$50.00**
- F. **Miscellaneous and Temporary Signs:**
 - Signs less than 3 square feet.....**No fee unless inspected**
 - Signs greater than 3 square feet.....**\$50.00**

- 14. **Oil & Gasoline Underground or Above Ground Tank Removal**
 - Per tank.....**\$50.00**
- Oil & Gasoline Underground or Above Ground Tank Installation**
 - Per tank.....**\$150.00**

- 15. **Rental Property:**
 - A. Inspection requested by Tenant/Renter.....**\$200.00**

- 16. **Sprinkler System:** An inspection fee of **\$300.00** shall be charged for each sprinkler system.

- 17. **Elevators, Dumbwaiters and Escalators:** An inspection fee of **\$100.00** shall be assessed for said permit for all commercial and residential conveyance systems. All conveyance systems shall be subject to acceptance tests and inspections from a certified third party testing firm. All conveyance systems, other than those located in single and multi-family dwellings, shall be registered with the Building Inspector's office. After said permit is issued, an inspection report by a designated, certified third party inspection firm shall be submitted to the Building Inspection Office as required.

- 18. **Projects not specified:** Projects not specifically addressed in this schedule will be assessed a fee based upon the project type listed in this schedule that most closely resembles the proposed project, as determined by the Building Official.

- 19. **Board of Appeals Determination:** There shall be a **\$250.00** fee payable upon filing an appeal hereunder.

- 20. **Enterprise Zone:** Building Permit fees shall be assessed for businesses in the Enterprise Zones for the county and/or Town of Stuart. A reimbursement incentive may be applied for through the Economic Development Authority.