



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** November 24, 2014
FROM: John McDonough, City Manager
AGENDA ITEM: Fee Schedule Revisions
MEETING DATE: For Submission onto the December 2, 2014, City Council Work Session Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:
Presentation

CITY MANAGER APPROVAL:  _____

PLACED ON AGENDA FOR: 12/02/2014

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL:  _____

DEVELOPMENT FEE SCHEDULE AMENDMENTS

December 2, 2014



Proposed Revisions

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- Update Building Valuation Table
- Simplify Building Permit Fee Calculation
- Simplify Land Disturbance Fee Calculation
- New Fee – Fire Marshal Review Fee

Building Permit Fee

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- COSS construction value table reflects 2005 values
- International Code Council (ICC) provides Building Valuation Data (BVD) based on average industry cost of construction and materials
- ICC updates the BVD bi-annually

Recommendation:

- Adopt fee schedule that references the current ICC BVD table

Building Permit Fee

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- Sliding scale multiplier calculation method is complicated
- Most peer municipalities charge a percentage of construction value (CV)
- Sandy Springs building permit fees are much lower than peer jurisdictions

Building Permit Fee Comparison

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New Single Family Home - 6,979 Heated Floor Area

City	Method	Valuation Source	Permit Fee
Sandy Springs	\$9.93 per first \$1,000, \$5.60 for each additional \$1,000	2005 BVD	\$1,997.05
Alpharetta	\$5.50 /\$1,000	ICC BVD	\$4,274.49
Duluth	\$5.00/\$1,000	ICC BVD	\$3,885.10
Dunwoody	\$6.00/\$1,000	ICC BVD	\$4,663.08
Norcross	\$8.00/\$1,000	ICC BVD	\$6,217.00
Roswell	\$3,229 for first \$750,000, \$2.00 for each additional \$1,000	ICC BVD	\$3,283.36

Building Permit Fee Comparison

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City	Fee
Alpharetta	\$8 per \$1,000 Commercial / \$5.50 per \$1,000 Residential
Duluth	\$5 per \$1,000 Commercial and Residential
Dunwoody	\$8 per \$1,000 Commercial / \$6 per \$1,000 Residential
Norcross	\$8 per \$1,000 Commercial and Residential
Roswell	\$3,229 for first \$750,000, \$2.00 for each additional \$1,000 – Commercial and Residential

Building Permit Fee

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Recommendation:

- Eliminate sliding scale
- Establish a set fee per \$1,000 of construction value

Recommended Fee:

- \$5 per \$1,000 CV for residential
- \$8 per \$1,000 CV for commercial

Land Disturbance Permit Fee

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- Calculation requires a valuation of the proposed infrastructure (length of pipe, etc.)
- Fee cannot be calculated prior to approval of the engineering plans
- Peer jurisdictions base fee on acreage

Land Disturbance Permit Fee

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Municipality	LDP Permit Fee Calculation
Dunwoody	\$350 plus \$20 per Acre
Duluth	\$200 per Acre Disturbed
Norcross	\$500 per Acre
Gwinnett County	\$100 per Acre, Minimum \$600
Cobb County	\$100 per Acre

Recommendation:

- \$200 per acre fee for Land Disturbance Permits

LDP Fee Comparison

Project	Existing Fee Calculation Method	Recommended Fee \$200 per Acre
ZAXBY'S	\$560	\$580
AUSTIN PLACE	\$1,035	\$1,633
GATEWAY - Residential	\$920	\$4,266
TERRACES AT GLENRIDGE	\$1,760	\$1,672
WAFFLE HOUSE	\$520	\$220
GATEWAY - Commercial	\$680	\$1,574

Fire Marshal Fees

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- Fire Marshall inspection or re-inspection fees do not currently exist
- Several peer jurisdictions that have inspection and/or re-inspection fees

Fire Marshal Re-Inspection Fee

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	Alpharetta	Brookhaven	John's Creek	Milton	Roswell
Inspection Fee	\$75 follow up	\$50 follow up	N/C	\$100 initial and each follow up	N/C

Recommended Review Fee:

- *\$100 for 2nd re-inspection and follow-up re-inspections*

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