

**ORDINANCE NO. O-02-2025**

**AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING CHAPTER 14 OF THE CITY CODE ENTITLED “BUILDINGS AND BUILDING REGULATIONS” REGARDING A FEE REDUCTION FOR PROJECTS THAT ELECT TO USE PRIVATE PROVIDER SERVICES AS SET FORTH IN FLORIDA STATUTES CHAPTER 553; AMENIDNG SECTION 14-24, REGARDING BUILDING OR CONSTRUCTION PERMIT FEES; AMENDING SECTION 14-82 REGARDING BUILDING PERMIT FEES RELATED TO ELECTRICAL CONSTRUCTION; AMENDING SECTION 14-189 RELATED TO BUILDING PERMIT FEES RELATED TO MECHANICAL SYSTEMS; AMENDING SECTION 14-217 PROVIDING FOR BUILDING PERMIT FEES RELATED TO PLUMBING; AMENDNG SECTION 14-245 RELATED TO BUILDING PERMIT FEES RELATED TO SWIMMING POOLS; PROVIDING FOR CONFLICTS, SEVERABILITY AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the City Code was adopted to promote the health, safety, morals and general welfare of the community; and

**WHEREAS**, the City Code should be evaluated on an ongoing basis to determine if the allowable uses are consistent with the Comprehensive Plan as well as state and federal requirements; and

**WHEREAS**, the use of Private Building Providers is authorized by Florida Statute 553.791 (Alternative Plans Review and Inspection). This program grants the property owner the option of using a Private Provider to conduct Florida Building Code plan review and inspection duties in lieu of the Municipal Building Department personnel pursuant to the requirements set forth in the statute; and

**WHEREAS**, the Green Cove Springs City Council has determined that this amendment is consistent with the Comprehensive Plan and State law, is in the best interest of the public, and will promote the public health, safety and welfare of the city.

**NOW, THEREFORE BE IT ENACTED BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:**

**Section 1. That Chapter 14, Sec. 14-24 shall be amended as follows:**

**Sec. 14-24. Florida Building Code and fees.**

The Florida Building Code is hereby adopted and accepted by the city. Permit fees imposed and collected pursuant to F.S. § 166.222 and this section shall be deposited in a segregated account of the city and shall be expended, as appropriated by the city council, only for the purpose of deferring the city's costs of inspection and enforcement of the provisions of this chapter. Permit fees for required permits shall be as provided in the following schedule:

- (1) *Building or construction permit fees.* For the purpose of determining fees, floor area shall be the gross overall, outside dimension, floor area of a building at each story, including all portions under roofs. Where a

building permit fee is paid for a new building or addition, separate permits and fees shall not be required for fences, walls, dwellings, roofing, awnings, masonry fence walls, site work or other components normal to building construction. Separate fees shall be paid for electrical, plumbing, mechanical, miscellaneous or other permits shown elsewhere in this Code. For the purpose of determining fees based on value, the city shall require the contract to establish value of the project.

(2) *Building division related fees.*

New residential buildings: For each \$1,000.00 of estimated value or fraction thereof; contract shall be required to establish value	\$6.00
New commercial buildings (non-single family): For each \$1,000.00 of estimated value or fraction thereof; contract shall be required to establish value	\$12.00
Renovation or modification of commercial (non-single family): For each \$1,000.00 of value or fraction thereof; contract shall be required to establish value; this includes roofing	\$12.00
Mobile home (singlewide)	\$250.00
Mobile home (doublewide)	\$275.00
Mobile home (triplewide)	\$300.00
Alterations; remodeling: For each \$1,000.00 of estimated value or fraction thereof; contract shall be required to establish value	\$6.00
Garages, accessory buildings: For each \$1,000.00 of estimated value or fraction thereof; contract shall be required to establish value	\$6.00
Carpports, screen porch, barns: For each \$1,000.00 of estimated value or fraction thereof; contract shall be required to establish value	\$6.00
Roofing, or improvements (siding, interior, etc.) per \$1,000.00 value	\$10.00
Temporary or portable amusement devices per unit	\$100.00
Demolition of buildings or structures:	
For each building structure up to 5,000 square feet	\$145.00
Greater than 5,000 square feet	\$230.00
Signs:	
For the first 100 square feet	\$150.00
For every 100 square feet	\$30.00
Minimum fee for a sign	\$150.00
Minimum fee for any building permits (including amendments)	\$75.00
Safety inspection	\$100.00
Re-inspection fee (per inspection) for failed or partial inspections	\$50.00
After-hours inspection (per inspection)	\$100.00
Residential review plan fee	\$45.00
Amendments and revisions to residential permits and/or plans	\$45.00
Commercial review plan fee (based on value of job to be permitted)	Review fee
Projects under \$25,000.00	\$50.00
Projects from \$25,000.00 to \$100,000.99	\$100.00
Projects from \$100,001.00 to \$250,000.99	\$200.00
Projects from \$250,001.00 to \$500,000.99	\$300.00
Projects from \$500,001.00 to \$1,000,000.99	\$400.00
Projects in excess of \$1,000,000.00	\$600.00
Revisions (per revision)	\$50.00
Public safety division	Review fee
Projects under \$100,000.00	\$50.00
\$100,000.01 to \$500,000.00	\$100.00
\$500,000.01 to \$1,000,000.00	\$200.00

\$1,000,000.01 or greater	\$300.00
Revision (per revision) between \$0.00 and \$500,000.00	\$50.00
Revision (per revision) \$500,000.01 or greater	\$100.00
Annual license fee	\$25.00
Change in qualifying agent	\$50.00

- a. *Penalties.* Where work for which a permit is required herein or in the Florida Building Code is commenced prior to obtaining a permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of this Code in the execution of the work nor from any other penalties as prescribed by law.
  - b. *Work exempt from permit.* The city hereby adopts and includes as part of this Code the prescribed language expressed in the Florida Building Code contained in section 105.2, work exempt from permit, as amended.
  - c. The fee owner of a building or structure that chooses to use a private provider to provide building code services pursuant to Sec. 553.791, Florida Statutes, for plans review, inspections, or both, shall pay reduced permit and plan review fees for administrative services, as applicable, as follows:
    - 1. Plan Review only: 25% reduction of the plan review fee calculated in Section 14-24(2)
    - 2. Inspection only: 25% of the permit fee calculated in Section 14-24(2).
    - 3. Plan Review and Inspection: 25% reduction of the permit fee and plan review fee calculated in Section 14-24(2)
- (3) *Requirements.* The city hereby adopts the requirements specified in the Florida Building Code, to require payment of prescribed fees for buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit. A fee for each permit shall be paid as required in accordance with the schedule established by ordinance or resolution of the city council of the city.

**Section 2. That Chapter 14, Sec. 14-82 shall be amended as follows:**

**Sec. 14-82. Permit and inspection fees.**

- (a) For all electrical construction requiring a permit, there shall be paid to the city by the party obtaining the permit the following permit and inspection fees:

New residential construction and mobile homes (includes temporary service):	\$130.00
Temporary service pole, installation of (for construction and farm use only)	\$ 75.00
Reconnect existing mobile home	\$ 60.00
Pool wire	\$ 60.00
Electrical sub feeds	\$ 60.00
Existing residential units and mobile homes:	
Air conditioning or electrical heat (each)	\$ 25.00
Minimum fee	\$ 60.00
Commercial buildings (new construction):	
0—300 ampere service	\$ 130.00
301—400 ampere service	\$ 150.00
401—600 ampere service	\$ 175.00
601 and above ampere service	\$ 200.00
For each outlet, including lighting requiring electrical connection	\$ 0.50
For each appliance, fixed or stationary, air conditioning and/or heating amperes requiring circuit capacity above 30	\$35.00

Temporary pole	\$75.00
Minimum fee	\$60.00
Existing commercial structures:	
Increase in additional ampere service, each additional ampere	\$0.40
Additions or alterations requiring service from panel (home run)	\$1.60
For each outlet, including lighting requiring electrical connection	\$0.40
Circuits requiring capacity above 30 amperes, each	\$25.00

(b) The fee owner of a building or structure that chooses to use a private provider to provide building code services pursuant to Sec. 553.791, Florida Statutes, for both plan review and inspection, shall pay reduced permit fees for administrative services, as applicable, as follows:

1. Plan Review and Inspection: 25% reduction of the permit fee for fees calculated in Sec. 14-82(a).

**Section 3. That Chapter 14, Sec. 14-189 shall be amended as follows:**

**Sec. 14-189. Inspections, permits, and other provisions.**

The following fees for mechanical permits and inspections shall be charged:

- (1) *Mechanical permits.*

Residential and Commercial	
Up to 3½ tons	\$105.00
Four tons	\$110.00
Five tons	\$115.00
Each additional ton greater than 5 tons	\$ 10.00

- (2) *Mobile homes or change outs.*

Up to three tons	\$60.00
3½ tons	\$70.00
Four tons	\$75.00
Five tons	\$80.00
Each additional Ton greater than 5 tons	\$10.00

- (3) *Additional mechanical fees.*

Gas Burner (each)	\$8.00
Underground tank (for each \$1,000.00 of value)	\$8.00
Boilers (including heating element) for the first 500,000 BTU per hours input of fuel used or fractional part thereof	\$40.00
Air conditioning and refrigeration (total capacity in single installation) for each ton capacity or fractional part	\$10.00
Range hood (for each \$1,000.00 of value)	\$8.00
Oil furnace	\$10.00
Minimum fee	\$10.00

- (4) *Miscellaneous provisions.*

- a. All mechanical installations, regardless of type, which constitute a hazard to human life, health, or welfare are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the procedure as outlined in article VIII of this chapter.
- b. Any person, firm or corporation or agent who shall violate a provision of this Code, or fail to comply therewith or with any of the provisions thereof, or violate a detailed statement or plans submitted and approved thereunder, shall be punished as provided by section 1-14.

(5) The fee owner of a building or structure that chooses to use a private provider to provide building code services pursuant to Sec. 553.791, Florida Statutes, for both plan review and inspection, shall pay reduced permit fees for administrative services, as applicable, as follows:

- a. Plan Review and Inspection: 25% reduction of the permit fee for fees calculated in Section 14-189(1-3).

**Section 4. That Chapter 14, Sec. 14-217 shall be amended as follows:**

**Sec. 14-217. Inspections, permits, and miscellaneous provisions.**

- (a) *Plumbing inspection and permit fees.*

- (1) *Residential and mobile homes.*

Up to 3 baths	\$120.00
Each bath thereafter	\$20.00
Each additional fixture	\$10.00
Minimum fee	\$60.00

- (2) *Commercial buildings.*

Each fixture having a water supply and/or waste outlet, including floor drains and roof drains (each)	\$20.00
Minimum fee	\$60.00

- (3) *Irrigation.*

Minimum fee	\$60.00
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- (b) *Unsanitary plumbing installations.* All plumbing installations, regardless of type, which are unsanitary or which constitute a hazard to human life, health or welfare are hereby declared illegal and shall be abated by repair and rehabilitated or abated by demolition in accordance with article VIII of this chapter.
- (c) *Traps.* All nonresidential interceptors required by this Code shall be designed and installed in accordance with Exhibits A and B below.

**EXHIBIT A**

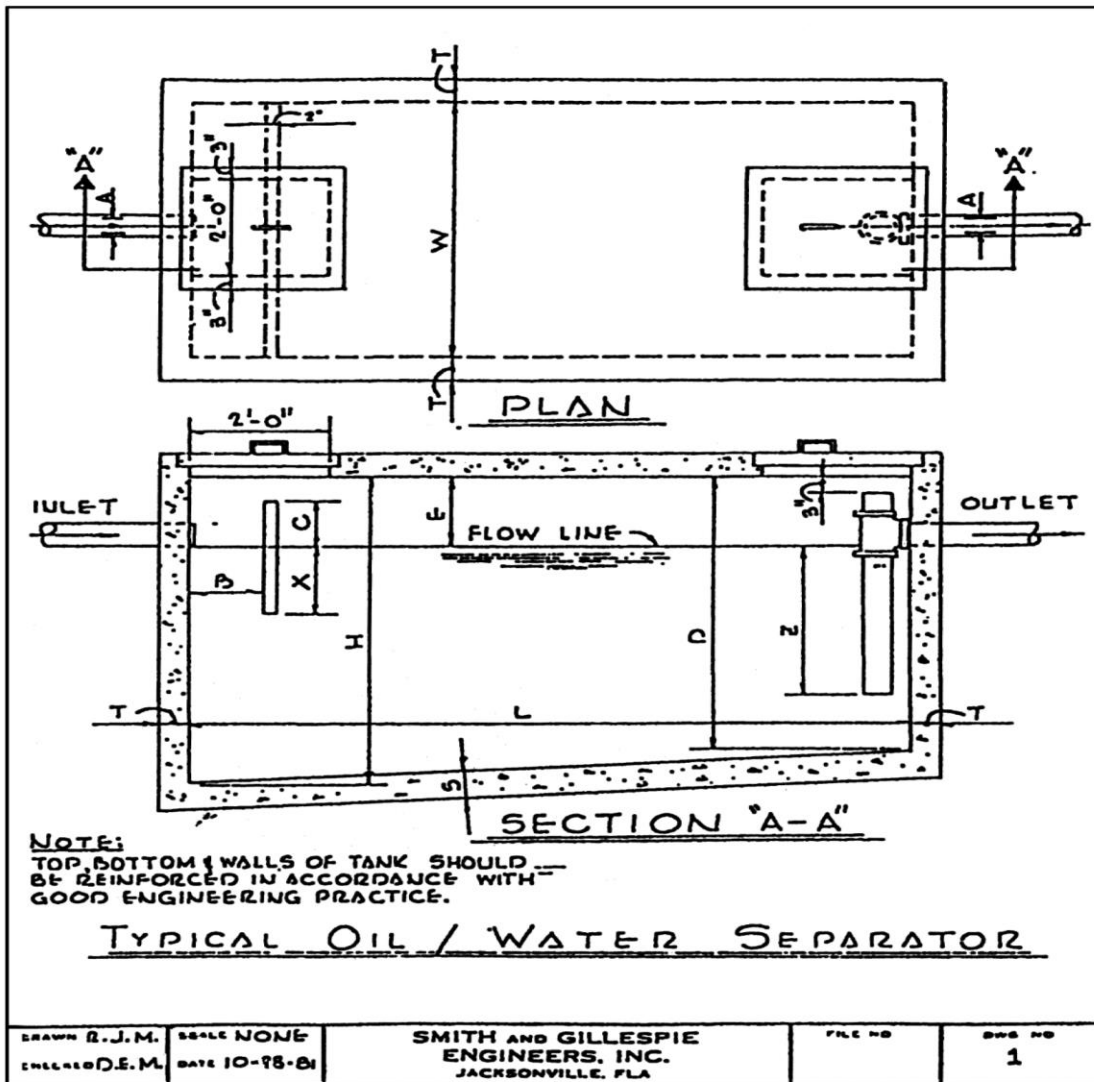


EXHIBIT B. OIL/WATER SEPARATOR CAPACITIES SUGGESTED FOR VARIOUS WATER METER SIZES

Recommended Separator Tank Dimensions

Water Meter Size (Inches)	Approx. No. of Gallons	A	L	W	H	D	B	C	X	Z	E	S	T	Average Depth	Actual Capacity
¾	750	6"	7-6	3-4	5-6	4-6	15"	6"	18"	2-6	12"	4"	4"	4-0	750
1	900	6"	8-0	3-9	5-6	4-6	15"	6"	18"	2-6	12"	4"	4"	4-0	900
1½	1,800	6"	10-4	5-2	6-0	5-0	15"	6"	18"	3-0	12"	4½"	4½"	4-6	1,801
2	2,800	6"	12-10	6-5	6-0	5-0	15"	6"	18"	3-0	12"	5"	5"	4-6	2,779

3	8,000	6"	17-6	8-9	8-9	7-9	15"	9"	24"	3-0	15"	6"	6"	7-0	8,018
4	17,000	6"	22-6	11-3	10-9	9-9	15"	9"	24"	4-0	15"	6"	6"	9-0	17,085
6	50,000	6"	32-0	16-0	14-10	13-10	18"	12"	30"	6-0	18"	6"	6"	12-10	49,280

(d) The fee owner of a building or structure that chooses to use a private provider to provide building code services pursuant to Sec. 553.791, Florida Statutes, for both plan review and inspections, shall pay reduced permit review fees for administrative services, as applicable, as follows:

1. Plan Review and Inspection: 25% reduction of the permit fee for fees calculated in Section 14-217(a-c).

**Section 5. That Chapter 14, Sec. 14-245 shall be amended as follows:**

**Sec. 14-245. Inspections, permits, and miscellaneous provisions.**

(a) Pool permits fees are hereby established as follows:

Minimum fee for first 15,000 gallons	\$120.00
For each additional 1,000 gallons	\$5.00
Re-marcite	\$80.00

(Code 1983, § 5-143; Code 2001, § 14-243; Ord. No. O-11-2012, art. 8, 10-16-2012; Ord. No. O-10-2014, § 5, 10-21-2014; Ord. No. O-14-2020, § 8, 10-20-2020)

State law reference(s)—Adoption of land development regulations, F.S. § 163.3194; state regulation of swimming pool contractors, F.S. § 489.101 et seq.; swimming pools, F.S. ch. 515.

(b) The fee owner of a building or structure that chooses to use a private provider to provide building code inspection services pursuant to Sec. 553.791, Florida Statutes, for both plans review and inspections, or both, shall pay reduced permit and plan review fees for administrative services, as applicable, as follows:

1. Plan Review and Inspection: 25% reduction of the permit fee for fees calculated in Sec 14-245(a).

**Section 6. Conflicts.** If any portion of this Ordinance is in conflict with any other ordinance, then the provisions of this Ordinance shall govern.

**Section 7. Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

**Section 8. Effective Date.** Upon its adoption by the City Council, this ordinance shall become effective.

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING  
BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ON  
THIS 21<sup>st</sup> DAY OF JANUARY 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Steven R. Kelley, Mayor

ATTEST:

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Erin West, City Clerk

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE  
CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 4<sup>th</sup> DAY OF FEBRUARY 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Steven R. Kelley, Mayor

ATTEST:

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Erin West, City Clerk

APPROVED AS TO FORM:

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L. J. Arnold, III, City Attorney