

Ordinance 2025-2312, First Reading

UPDATING BUILDING PERMIT FEES AND AMENDED BUILDING CODE

May 5, 2025

Introduction

- Permit fees were recently changed but some errors were found;
- Staff has received many complaints stating the recently adopted fee structure was overly complicated and hard to understand;
- Staff has found many required permit types and fees missing;
- Staff has listened to the concerns and is proposing a revised fee structure to address them;
- Customer feedback on the proposed fee structure has been widely popular;
- With a few minor exceptions, the proposed fee schedule is very close to the recently adopted fees (revenue neutral);

Introduction

- The proposed fee schedule uses best industry practices and utilizes a combination of flat rates and valuation based fees;
- The proposed fee schedule is simplified and streamlined while still allowing for enhanced reporting and includes the previously separate technology fee;
- The proposed fee schedule is based on department costs and covering of those costs;
- The proposed fee schedule provides a more accurate approach to costs associated with new building construction.
- The amended Chapter 1 of the Florida Building Code allows staff the ability to provide better enforcement while enhancing customer service.

Construction Fees

- New Construction, Alterations and Additions make up a large portion of the plan review and inspection services.
- Due to the varied complexity of these projects, permit fees are best calculated based on the project's valuation.
- In order to determine the full costs associated with processing, reviewing, inspecting and issuing construction-based permits, the formula specified by the International Code Council (ICC) for determining a Permit Fee is being utilized to determine the appropriate permit fee and simplify the fees for the customer.
- This is a more accurate and fair method of establishing permit fees.

Construction Fees

In the following example we will look at two New Commercial Buildings that are each 15,000 square feet:

- A metal warehouse has value of \$82.02 per square foot;
- $15,000 \times \$82.02$ equals a building valuation of \$1,230,300.00;
- This type of structure has minimal plan review and between 3 and 7 inspections.
- A Nursing Home has valuation of \$302.75 per square foot;
- $15,000 \times \$302.75$ equals a building valuation \$4,541,250.00
- This type of structure has a very time intensive plan review and up to 60 inspections.

The current method doesn't account for the complexity of each building type and costs the city on more intensive projects that are most common to our area, while unnecessarily penalizing simpler projects.

Flat Rate Fees

- Flat Rate fees are calculated to have all costs included in a single fee;
- Flat Rate fees are determined based as closely as possible to true costs that include;
 - Administrative costs;
 - Plan review costs; and,
 - Inspection costs;
- Flat Rate fees allow for faster, easier transactions for our customers;
- Flat Rate fees will allow us to turn permit applications around faster and with more accuracy.

Amended Building Code

- The Florida Building Code (FBC) is based on the International Building Code (IBC) and is updated every three years;
- The FBC removes or reserves much of IBC Chapter 1, which is the administrative section;
- This is done to allow jurisdictions to fine-tune the administrative section to their own needs;
- Over 50 Florida jurisdictions have taken advantage of this, with all based on the model provided by the Building Officials Association of Florida (BOAF);
- The proposed amended Chapter 1 is based on the BOAF model.



Requested Action

Approval of Ordinance 2025-2312 on first reading.

Questions?