

RESOLUTION NO. 4-11-02

**A RESOLUTION SETTING THE FEES FOR BUILDING PERMITS
FOR NEW CONSTRUCTION
WITHIN THE CITY OF TOQUERVILLE**

WHEREAS The City of Toquerville has adopted codes and ordinances pertaining to the construction of buildings within the City and:

WHEREAS The City desires to charge a fair and equitable fee for the issuance of permits within the City:

Be it hereby resolved that the City of Toquerville adopts the following fee schedule and appendices:

Construction valuation shall be based on Building Valuation Data attached as appendix "A" as modified for the state of Utah.

Building permit fees shall be determined by the Building Inspector based on Table 1-A of the 1997 Uniform Building Code attached as appendix "B".

Administration fees and fees for outbuildings and additions under 1200 square feet shall be as set forth in Ordinance 3-14-02.

This resolution shall become effective upon passage.

Passed this 11th day of April, 2002



Mayor

ATTEST:

Joni Joran

Recorder

BUILDING VALUATION DATA

At the request of numerous building officials, *Building Standards™* offers the following building valuation data representing **average costs** for most buildings. Because residential buildings are the most common for many cities, two general classes are considered for these, one for "average" construction and the other for "good." Adjustments should be made for special architectural or structural features and the location of the project. Higher or lower unit costs may often result.

The unit costs are intended to comply with the definition of "valuation" in Section 223 of the 1997 *Uniform Building Code™* and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be omitted.

The determination of plan check fees for projects reviewed by the International Conference of Building Officials will be based on valuation computed from these figures, which were established in **April 2001**. *X.75*

Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average
1. APARTMENT HOUSES:		7. DWELLINGS:		13. JAILS:		20. RESTAURANTS:	
Type I or II F.R.*	\$87.00	Type V—Masonry	\$74.20	Type I or II F.R.	\$156.00	Type III—1-Hour	\$95.50
(Good)	\$107.10	(Good)	\$95.00	Type III—1-Hour	142.70	Type III—N	92.30
Type V—Masonry	71.00	Type V—Wood Frame	66.00	Type V—1-Hour	107.00	Type V—1-Hour	87.50
(or Type III)		(Good)	\$90.60			Type V—N	84.00
(Good)	\$87.00	Basements—		14. LIBRARIES:		21. SCHOOLS:	
Type V—Wood Frame	62.60	Semi-Finished	19.70	Type I or II F.R.	114.10	Type I or II F.R.	109.00
(Good)	\$80.40	(Good)	\$22.80	Type II—1-Hour	83.50	Type II—1-Hour	74.40
Type I—Basement Garage	36.70	Unfinished	14.30	Type II—N	79.40	Type III—1-Hour	79.60
2. AUDITORIUMS:		(Good)	\$17.40	Type III—N	83.80	Type III—N	76.60
Type I or II F.R.*	102.80	8. FIRE STATIONS:		Type V—1-Hour	82.90	Type V—1-Hour	74.60
Type II—1-Hour	74.40	Type I or II F.R.	112.20	Type V—N	79.40	Type V—N	71.20
Type II—N	70.40	Type II—1-Hour	73.80	15. MEDICAL OFFICES:		22. SERVICE STATIONS:	
Type III—1-Hour	78.20	Type II—N	69.60	Type I or II F.R.*	117.20	Type II—N	65.90
Type III—N	74.20	Type III—1-Hour	80.80	Type II—1-Hour	90.40	Type III—1-Hour	68.70
Type V—1-Hour	74.80	Type III—N	77.40	Type II—N	85.90	Type V—1-Hour	58.50
Type V—N	69.80	Type V—1-Hour	75.80	Type III—1-Hour	95.20	Canopies	27.50
3. BANKS:		Type V—N	71.90	Type III—N	91.30	23. STORES:	
Type I or II F.R.*	145.20	9. HOMES FOR THE ELDERLY:		Type V—1-Hour	88.40	Type I or II F.R.*	80.80
Type II—1-Hour	107.00	Type I or II F.R.	101.70	Type V—N	85.30	Type II—1-Hour	49.40
Type II—N	103.50	Type II—1-Hour	82.60	16. OFFICES**:		Type II—N	48.30
Type III—1-Hour	118.10	Type II—N	79.00	Type I or II F.R.*	104.70	Type III—1-Hour	60.10
Type III—N	113.80	Type III—1-Hour	86.00	Type II—1-Hour	70.10	Type III—N	56.40
Type V—1-Hour	107.00	Type III—N	82.50	Type II—N	66.80	Type V—1-Hour	50.60
Type V—N	102.50	Type V—1-Hour	83.10	Type III—1-Hour	75.70	Type V—N	46.80
4. BOWLING ALLEYS:		Type V—N	80.20	Type III—N	72.40	24. THEATERS:	
Type II—1-Hour	50.00	10. HOSPITALS:		Type V—1-Hour	70.90	Type I or II F.R.	107.70
Type II—N	46.70	Type I or II F.R.*	160.00	Type V—N	66.80	Type III—1-Hour	78.40
Type III—1-Hour	54.40	Type III—1-Hour	132.50	17. PRIVATE GARAGES:		Type III—N	74.70
Type III—N	50.90	Type V—1-Hour	126.40	Wood Frame	23.80	Type V—1-Hour	73.80
Type V—1-Hour	36.70	11. HOTELS AND MOTELS:		Masonry	26.90	Type V—N	69.80
5. CHURCHES:		Type I or II F.R.*	99.00	Open Carports	16.30	25. WAREHOUSES***:	
Type I or II F.R.	97.30	Type III—1-Hour	85.80	18. PUBLIC BUILDINGS:		Type I or II F.R.	48.40
Type II—1-Hour	73.00	Type III—N	81.80	Type I or II F.R.*	121.00	Type II or V—1-Hour	28.70
Type II—N	69.40	Type V—1-Hour	74.70	Type II—1-Hour	98.00	Type II or V—N	27.00
Type III—1-Hour	79.40	Type V—N	73.20	Type II—N	93.70	Type III—1-Hour	32.60
Type III—N	75.90	12. INDUSTRIAL PLANTS:		Type III—1-Hour	101.80	Type III—N	31.00
Type V—1-Hour	74.20	Type I or II F.R.	55.80	Type III—N	98.20	EQUIPMENT	
Type V—N	69.80	Type II—1-Hour	38.80	Type V—1-Hour	93.10	AIR CONDITIONING:	
6. CONVALESCENT HOSPITALS:		Type II—N	35.70	Type V—N	89.80	Commercial	4.10
Type I or II F.R.*	136.50	Type III—1-Hour	42.80	19. PUBLIC GARAGES:		Residential	3.40
Type II—1-Hour	94.70	Type III—N	40.30	Type I or II F.R.*	48.00	SPRINKLER SYSTEMS..	
Type III—1-Hour	97.10	Tilt-up	29.40	Type I or II Open Parking*	36.00		
Type V—1-Hour	91.50	Type V—1-Hour	40.30	Type II—N	27.50		
		Type V—N	36.90	Type III—1-Hour	36.30		
				Type III—N	32.30		
				Type V—1-Hour	33.00		

*Add 0.5 percent to total cost for each story over three. **Deduct 20 percent for shell-only buildings. ***Deduct 11 percent for mini-warehouses.

REGIONAL MODIFIERS

The following modifiers are recommended for use in conjunction with the building valuation data. Additionally, certain local conditions may require further modifications. To use these modifiers, merely multiply the listed cost per square foot by the appropriate regional modifier. For example, to adjust the cost of a Type III One-hour hotel building of average construction for the Iowa area, select Regional Modifier 0.80 and unit cost from valuation data, \$85.80:

$$0.80 \times 85.80 = \$68.64 \text{ (adjusted cost per square foot)}$$

Eastern U.S.	Modifier	Eastern U.S. (cont.)	Modifier	Central U.S. (cont.)	Modifier	Western U.S.	Modifier
Connecticut	0.95	Pennsylvania		Kansas	0.74	Alaska	1.30
Delaware	0.84	Philadelphia	0.96	Kentucky	0.77	Arizona	0.82
District of Columbia	0.87	Other	0.83	Louisiana	0.78	California	
Florida	0.74	Rhode Island	0.94	Michigan	0.84	Los Angeles	1.00
Georgia	0.68	South Carolina	0.70	Minnesota	0.86	San Francisco Bay Area	1.13
Maine	0.81	Vermont	0.80	Mississippi	0.71	Other	0.94
Maryland	0.79	Virginia	0.73	Missouri	0.78	Colorado	0.81
Massachusetts	0.94	West Virginia	0.82	Nebraska	0.75	Hawaii	1.14
New Hampshire	0.82			North Dakota	0.80	Idaho	0.80
New Jersey	0.91	Central U.S.		Ohio	0.80	Montana	0.79
New York		Alabama	0.72	Oklahoma	0.71	Nevada	0.89
New York City	1.16	Arkansas	0.70	South Dakota	0.78	New Mexico	0.76
Other	0.87	Illinois	0.87	Tennessee	0.72	Oregon	0.83
North Carolina	0.70	Indiana	0.82	Texas	0.74	Utah	0.75
		Iowa	0.80	Wisconsin	0.85	Washington	0.88
						Wyoming	0.80