



CALCULATING A 1-2 FAMILY DWELLING BUILDING PERMIT

To calculate the total permit fees for one- and two-family residential projects, first consult the Building Valuation Data table published by the International Code Council (ICC) and the City of Fayetteville Permit Fee Schedule. Links to both documents are provided below.

One- and two-family dwellings are classified by building code as *R-3 Residential, one- and two-family*. Typical wood frame construction is classified as *Construction Type VB*. Contact the Building Safety Division at 479-575-8233 for assistance making these determinations.

The Fee Schedule can be found on the Building Safety website:
<http://www.fayetteville-ar.gov/538/Building-Safety-Permits>

The latest ICC Building Valuation Data table can be found here:
<https://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-valuation-data/>

Using the ICC table and Fee Schedule, follow the instructions below to determine the valuation of your project.

Example:

New Single-Family Residence with 2,500 heated square feet (unheated spaces are assessed at a different cost/SF).

Using the ICC Valuation Table, find Group R-3 (Residential, one- and two-family) in the left-hand column and follow across to Type of Construction VB to find the cost per SF.

1-2 Family Occupancy and Construction type VB is \$116.15/SF (as of 02/2018).

$\$116.15/\text{SF} \times 2,500 \text{ SF} = \$290,375$ of *Calculated* Valuation.

Round up to the next \$1,000 which would be \$291,000.

Using the Valuation of \$291,000 go to the Fee Schedule table to calculate the estimated cost of the permit:

The first \$100,000 = \$460.00

The remaining \$191,000 X \$3.00 per \$1,000 of calculated value = \$573.00

Base fee for the building: \$460 + \$573 = \$1033.00

Add associated fees to the Base fee as follows:

- Certificate of Occupancy Fee: \$15.00
- Driveway, Curb Cut, Sidewalk: \$25.00
- If no sidewalk is required then: \$20.00

Total of fees associated with example above would be as follows:

\$1033.00	Permit Fees
\$15.00	Certificate of Occupancy Fee
\$25.00	Driveway/Curb Cut/Sidewalk Fee
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\$1073.00	Total Permit Cost

Fire and Police Impact Fees are due before the Certificate of Occupancy is issued. Water and Waste-water impact fees must be paid before the installation of a water meter.

Use the process above to calculate the fees for a residential addition (increased square footage). Alteration permits are calculated using verified construction estimates for the scope of work.

Additional fees in lieu of the \$25.00 sidewalk fee may be assessed if a sidewalk is required and the applicant defers construction to the City. Contact the Engineering Division at 479-575-8206 for more information.