

Calculate a NEW Commercial Building Permit (How to)

The two factors that go into establishing the cost of a new Commercial Building Permit are; Occupancy Group and Type of Construction. If you know the Occupancy Group of your proposed building and the Type of Construction (according to the International Building Code) you can use the **BUILDING VALUATION DATA (ICC)** to find the **cost per square footage** and the **FEE SCHEDULE** table after the valuation of the project is determined. These tables can be found at www.accessfayetteville.org; Divisions, Building Safety; Document, Related Documents; **BUILDING VALUATION DATA (ICC) and FEE SCHEDULE**. To find the latest Building Valuation Data (ICC) table follow the following link: www.iccsafe.org/cs/techservices. Using the table found on page two follow the instructions below to determine the valuation of your project.

Call the Building Safety Office should you need assistance making these determinations at 479-575-8233.

Example: New Retail Store, Type of Construction – VB unprotected; Occupancy Group – Mercantile; with a square footage of 22, 655.

Using the Building Valuation Data (ICC) table (see above for location), find **Group M (Mercantile)** in the left hand column and follow across to Type of Construction **VB** to find the minimum cost per sq. ft. for a Mercantile Occupancy and Construction type VB is \$74.67 per sq. ft.

$$\$74.67 \text{ per sq. ft} \times 22,655 \text{ sq. ft.} = \$1,691,648.85 \text{ Calculated Valuation}$$

Round up to the next \$1,000 which would be \$1,692,000.

Using the Valuation of \$1,692,000 go to the Fee Schedule table to calculate the estimated cost of the permit.

the first \$500,000	=	\$1,660.00
\$1,692,000 - \$500,000 = \$1,192,000		
\$1,192,000 X \$2.00 for each additional \$1,000	=	<u>\$2,384.00</u>
Base fee for the building is		\$4,044.00

Add associated fees to the Base fee as follows:

- Plan Check Fee: equal to ½ of the Base fee, not to exceed \$1,000.
- Certificate of Occupancy Fee: \$15.00.
- Change of Occupancy, Partial or Temporary Occupancies: \$25.00.
- Driveway, Curb Cut, Sidewalk : \$25.00

- If no sidewalk is required then \$20.00.
- Craft training fees: .0005 X 1,692,000. Not to exceed \$1,000.

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

\$ 4,044.00	Permit Fees
1,000.00	Plan Check Fees
845.58	Craft training
15.00	Certificate of Occupancy Fee
<u>25.00</u>	DW/CC/SW Fee
\$ 5,929.58	Total Permit Cost

Other fees associated with the permit are Fire and Police Impact Fees which are due before final inspection. Water and Waste-water Impact Fees must be paid before a water meter is set.

To estimate Additions and Alterations use the formula above using **your** estimated valuation.

Permits are required to be placed inside a weather proof box. There are several hardware stores in the Fayetteville area that carry these boxes.