

## HOW TO ESTIMATE BUILDING PERMIT FEES

The Winter Park/Fraser/Granby Building Department is providing this guide to assist you in estimating building permit and plan review fees for your construction project. Please note – building permit and plan review fees are separate from any other fees you may incur during the review process. Also, fee schedules may change with Town Council/Board action.

Building permit fees are based on the construction value of a project. This value has nothing to do with the actual cost of project. The construction value set by the towns is based on a national standard with modifications for this region.

### CONSTRUCTION VALUE

1. Calculate the square footage of each use (dwelling, garage, deck, etc.). Dimensions must utilize exterior measurements (outside wall to outside wall).
2. Using **Table 1-11-2A**, multiply the calculated square footage for each use by the matching construction value.
3. Add the values together to arrive at the project's construction value.

Example:	1.	2500 sq. ft. dwelling X \$120.08	=	\$300,200.00
	2.	576 sq. ft. garage X \$31.58	=	18,190.08
	3.	300 sq. ft. decks X \$26.80	=	<u>8,040.00</u>
		<b>Total Construction Value</b>		<b><u>\$326,430.08</u></b>

### BUILDING PERMIT FEE

Using **Table 1-11-2B**, determine the building permit fee.

Example:

1. The value for this project falls within the \$100,001 to \$500,000 range (\$978.50 for the first \$100,000 plus \$5.10 for each additional \$1,000 or fraction thereof).
2. \$978.50 –for the first \$100,000
3. To calculate fee for remaining value: \$326,430.08

$$\begin{array}{r}
 - 100,000.00 \\
 \$226,430.08 \\
 \div 1,000.00 \\
 \hline
 226.43 \text{ (round to 227)}
 \end{array}$$

4. Add fees together to arrive at permit fee:

$$\begin{array}{r}
 \times 5.10 \\
 \$ 1,157.70 \\
 \hline
 978.50 \\
 \$ 2,136.20
 \end{array}$$

### PLAN REVIEW FEE

A plan review fee is required in addition to the building permit fee. The plan review fee is 65% of the building permit fee. The sum of the fees is the total dollar amount required for permit issuance.

Example:	\$2,136.20 (Building Permit Fee)			
	<u>x .65</u>			
	<b>\$1,388.53 Plan Review Fee</b>	<b>+</b>	<b>\$2,136.20</b>	<b>=</b>
				<b><u>\$3,524.73 Total Fees</u></b>

If you have any questions about fees required by the  
Winter Park/Fraser/Granby Building Department,  
please call 970-726-8081 ext. 2.

Table 1-11-2A

Square Foot Construction Costs <sup>a,b,c,d</sup>

Group	Type of Construction										
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB		
A-1	198.09	191.69	187.24	179.39	168.88	163.90	173.66	154.09	148.42		
	Assembly, theaters, with stage										
	179.41	173.01	168.56	160.71	150.24	145.26	154.97	135.45	129.78		
A-2	Assembly, theaters, without stage										
	151.36	147.12	143.38	137.79	129.74	126.09	132.96	117.61	113.65		
A-2	Assembly, nightclubs										
	150.36	146.12	141.38	136.79	126.58	122.29	131.96	115.92	111.38		
A-3	Assembly, restaurants, bars, banquet halls										
	128.92	96.82	128.92	92.01	105.27	100.59	109.37	98.38	92.53		
A-3	Assembly, churches										
	128.92	96.82	128.92	92.01	105.27	100.59	109.37	98.38	92.53		
A-3	Assembly, general, community halls, libraries, museums										
A-4	Assembly, arenas										
	178.41	172.01	166.56	159.71	148.24	144.26	153.97	133.45	128.78		
B	Assembly, arenas										
	138.80	92.92	138.80	88.50	100.33	95.91	108.67	93.96	88.50		
E	Business										
	168.14	162.47	157.86	150.98	141.50	134.27	145.99	124.54	119.84		
F-1	Educational										
	92.98	88.72	83.61	80.88	72.40	69.23	77.63	59.62	56.41		
F-2	Factory and industrial, moderate hazard										
	91.98	87.72	83.61	79.88	72.40	68.23	76.63	59.62	55.41		
H-1	Factory and industrial, low hazard										
	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	N.P.		
H234	High Hazard, explosives										
	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	N.P.		
H-5	High Hazard										
	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20		
I-1	HPM										
	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64		
I-1	Institutional, supervised environment										
	155.30	129.96	155.30	119.82	129.96	120.99	235.73	117.22	N.P.		
I-2	Institutional, hospitals										
	155.30	129.96	155.30	119.82	129.96	120.99	158.11	117.22	N.P.		
I-2	Institutional, nursing homes										
	155.30	129.96	155.30	119.82	129.96	120.99	153.89	117.22	113.07		
I-3	Institutional, restrained										
	155.30	129.96	155.30	119.82	129.96	120.99	139.98	117.22	113.07		
I-4	Institutional, day care facilities										
	107.09	65.50	107.09	64.07	79.67	74.73	94.09	67.06	61.99		
M	Mercantile										
	131.26	123.48	131.26	118.50	113.72	108.39	141.71	99.03	97.08		
R-1	Residential, hotels										
	141.92	141.59	135.89	130.41	125.15	120.11	125.15	115.27	106.57		
R-2	Residential, multiple family										
	161.18	154.68	148.45	142.47	136.73	131.22	136.73	125.93	120.08		
R-3	Residential, one- and two-family										
	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64		
R-4	Residential, care/assisted living facilities										
S-1	Storage, moderated hazard										
	86.15	81.89	76.78	74.05	65.75	62.57	70.80	52.97	49.76		
S-2	Storage, moderated hazard										
	85.15	80.89	76.78	73.05	65.75	61.57	69.80	52.97	48.76		
U	Utility, low hazard										
	65.81	62.22	58.51	55.59	50.20	46.80	52.46	35.61	31.58		
U	Utility, miscellaneous										
	65.81	62.22	58.51	55.59	50.20	46.80	52.46	35.61	31.58		
Decks											
									26.80		

a. Private Garages use Utility, miscellaneous  
b. Unfinished Basements (group R ) = \$60.04  
c. For shell only buildings deduct 20 percent  
d. N.P. = not permitted

**Table 1-11-2B  
BUILDING PERMIT FEES**

TOTAL VALUATION	FEE
\$1.00 to \$2,000.00	\$54.00
\$2,001.00 to \$25,000.00	\$54.00 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$376.00 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$628.50 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$978.50 for the first \$100,000.00 plus \$5.10 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$3,018.50 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$5,343.50 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

**Other Inspections and Fees:**

1. Plan review fee<sup>1</sup> ..... 65% of Building Permit Fee as shown in Table 1-11-2B
2. Additional plan review required by changes, additions or revisions to plans \$47.00 per hour
3. Inspections outside of normal business hours.....\$47.00 per hour<sup>2</sup>
4. Reinspection fee.....\$47.00 per hour<sup>2</sup>
5. Inspections for which no valuation is specifically indicated in Table 1-11-2A\$47.00 per hour<sup>2</sup>
6. For use of outside consultants for plan checking and inspections, or both .....Actual costs<sup>3</sup>

**Footnotes**

<sup>1</sup> When submittal documents are required to be reviewed, a plan review fee shall be assessed at sixty-five percent (65%) of the building permit fee as shown in Table 1-11-2B. The plan review fee is a separate fee and is in addition to the building permit fee.

<sup>2</sup> Minimum one hour.

<sup>3</sup> Cost of consultants plus twenty percent (20%) administrative and overhead cost.