

ORDINANCE

2023-08

**AN ORDINANCE TO ADOPT AND AMEND ORDINANCE 2018-01 FEES FOR
BUILDING CONSTRUCTION, RE-INSPECTION FEES AND TEMPORARY
CERTIFICATES OF OCCUPANCY (TEMP CO'S).**

WHEREAS, Tennessee Code Annotated §§'s 6-54-501 through 6-54-510 authorizes municipalities to adopt building and fire codes by reference; and,

WHEREAS, Ordinance 2018-01 adopted on 1/8/2001 provides a mechanism for periodic adjustment to the fees associated with building construction; and

WHEREAS, it is in the City's interest to update the fee schedule (attached and available in the building department) for building construction, re-inspection fees and to add a fee for Temporary Certificates of Occupancy (Temp CO's); and,

WHEREAS, the City of Mt Juliet provides certain services and incurs certain costs with the development and maintenance of property within the City, including the cost of permit preparation and administration, plan review, inspections and other services; and,

WHEREAS, the City Commission deems it necessary and appropriate that these fees adequately reflect the costs associated with these services,

BE IT THEREFORE ORDAINED by the Board of Commissioners for the City of Mt Juliet, Wilson County, Tennessee that:

SECTION 1. That the Mt. Juliet Municipal Code known as "Chapter 26, Article VII, BUILDING CONSTRUCTION, PLAN REVIEW, and INSPECTION FEES" be amended to read as follows:

SECTION 2. The attached Fee Schedule is approved by the City of Mt. Juliet Board of Commissioners and will become effective April 3, 2023.

BE IT FURTHER ORDAINED:

In the case of conflict between this Ordinance and any part hereof, in the whole or part of any existing Ordinance of the city, the conflicting Ordinance is repealed to the extent of the conflict but no further.

If any section, clause, provision or portion of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance.

First Reading: 2/13/23

Second Reading: 3/13/23

James Maness, Mayor

ATTEST:


Sheila S. Luckett, MMC
City Recorder

APPROVED AS TO FORM:

Kenneth D. Martin, City Manager

L. Gino Marchetti, Jr.
City Attorney

Building Fee Schedule

Adopted March 13, 2023 / Ordinance 2023-08

**The Mt. Juliet Municipal Code, Chapter 26, Article VI
BUILDING CONSTRUCTION, PLAN REVIEW, INSPECTION
FEES, AND TEMPORARY CERTIFICATE OF OCCUPANCY
fees are as follows:**

Fee Schedule Number 1:

For Residential Decks, Miscellaneous including detached garages, pole barns, and other outdoor structures. Remodels and Renovation Construction the fees shall be determined by Fee Schedule number 1.

Total Valuation *	Fee
\$1,000.00 and Less	\$15.00 fee for each inspection shall be charged. Minimum charge of \$50.00
\$1001.00 to \$50,000.00	\$15.00 fee for the first \$1,000 plus \$5.00 for each additional \$1,000. Or fraction thereof, to and including \$50,000. Minimum charge of \$50.00.
\$50,001.00 to \$100,000.00	\$260.00 for the first \$50,000 plus \$4.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001.00 to \$500,000.00	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,000.00 and UP	\$1,660.00 for the first \$500,000 plus \$2.00 for each additional \$1,000. Or fraction thereof.

**Valuation shall be determined by the most current published "Building Valuation Data" (without the regional modifier) as published by the International Code Council on their website: www.iccsafe.org*

For all Non-Residential New Construction, the fees shall be determined by Fee Schedule number 2.

FEE SCHEDULE NUMBER 2

Building Size in Square Footage	Permit Fee
10,000 sq ft. or less	\$.40 per sq. ft.
10,001 – 30,000 sq. ft.	\$.30 per sq. ft.
30,001 – 50,000 sq. ft.	\$.25 per sq. ft.
50,001 – 100,000 sq. ft.	\$.20 per sq. ft.
100,001 – 200,000 sq. ft.	\$..15 per sq. ft.
200,001 – 400,000 sq. ft.	\$..11 per sq. ft.
400,001 – sq. ft. or greater	\$..11 per sq. ft.

Plan Review Fee:

A Plan Review Fee shall be charged for all construction is adopted as follows: Residential Construction the Plan Review Fee shall be equal to $\frac{1}{2}$ (one-half) the Building Permit Fee. Non-Residential Construction the Plan Review Fee shall be equal to the Building Permit Fee.

Plumbing Permit Fee:

A Plumbing Permit Fee for all Construction is adopted as follows:

Plumbing Permit Base Fee:	\$75.00, plus,
Cost per each additional Fixture of	\$ 9.25 each fixture, plus
Sewer Connection Fee:	\$38.50 (if applicable), plus
Water Connection Fee:	\$38.50 (if applicable)

Mechanical Permit Fee:

A Mechanical Permit Fee for all Construction is adopted as follows:

Residential Mechanical Permit Base Fee:	\$75.00, plus
Cost of each additional Fixture of \$10.00 each fixture, plus	
Water Heater Fee:	\$19.00 (if applicable)
Residential Dwellings (per unit if Multi-Family)	

Mechanical Permit Base Fee Non- Residential: \$75.00 for the first thousand (\$1,000), plus \$8.00 for each additional \$1,000 or fraction thereof.

Electrical Permit Fee:

An Electrical Permit Fee for all Construction is adopted as follows:

1. For Lighting Circuits or any other circuit where the outlets are intended to be install for low-voltage devices or lamp-holding devices or receptacles for the attachment of small portable electrical devices and appliances; 130 volts or less:
 - a. For the installation of 10 or less such outlets. \$ 5.70
 - b. For additional outlets over 10, each \$.50
2. Motors and Generators:
 - a. One horsepower or less, each \$ 2.00
 - b. Over 1 and including 10 horsepower, each \$ 7.55
 - c. Over 10 horsepower, each \$13.25
 - d. Motor-Generator Sets, each \$19.00

3.	Electric ranges:	
	a. Residential, each	\$19.00
	b. Commercial, each	\$22.75
4.	Water heaters:	
	a. Residential, each	\$15.00
	b. Commercial, each	\$19.00
5.	Electrical heat and electrically heated appliances other than ranges and water heaters:	
	a. Over 1 kw and including 5 kw, each	\$ 19.00
	b. Over 5 kw and including 10 kw, each	\$19.00
	c. Over 10 kw, each	\$19.00
	d. HVAC, each air handling unit	\$40.00
6.	Electric Dryers:	
	a. Residential, each	\$ 9.50
	b. Commercial, each	\$13.50
7.	Electric Signs (excluding service), each	\$19.00
8.	Lunch wagons, bookmobiles, medical service vehicles, and similar structures on wheels, for lighting only	\$19.00
9.	Service, new installation, increasing size, or relocation, per meter	\$11.50
10.	Installation of any wiring, device, apparatus, appliance or equipment not specifically covered herein, such as but not limited to disconnects, 220 volt receptacles, each	\$7.55
11.	Distribution, lighting or switch panels:	
	a. Up to, and including 200 amperes, each	\$ 9.50
	b. 201 to 400 amperes, each	\$ 19.00
	c. 401 to 800 amperes, each	\$ 28.50
	d. 801 to 1600 amperes, each	\$ 47.50
	e. 1601 to 3000 amperes, each	\$ 75.50
	f. 3001 to 6000 amperes, each	\$142.00
	Each additional 100 amperes or fraction thereof	\$ 2.85
13.	Temporary Poles and Service Releases:	
	a. 0 to 200 amperes	\$ 40.00
	b. 201 to 400 amperes	\$ 50.00
	c. 401 to 600 amperes	\$ 60.00
	d. 601 to 1,000 amperes	\$100.00
	e. Over 1,000 amperes	\$350.00
14.	Low Voltage	
	a. Commercial, per inspection	\$100.00
	b. Residential, per inspection	\$ 40.00
15.	Occupancy Final	
	a. Commercial, per inspection	\$100.00
	b. Residential, per inspection	\$ 50.00

16.	Emergency Re-connection of service, each	\$100.00
17.	Consultation Fee	\$ 75.00
18.	Rough-In	\$ 40.00
19.	Minimum Fee permit for the installation of any electrical system or part thereof, including but not limited to the installation of both new electrical systems and additions, alterations and repairs to existing electrical systems, the installation of electrical fixtures, equipment, devices and appurtenances thereto, temporary services, etc.)	\$ 75.00 (Including

Demolition Permit Fee:

A Demolition Permit Fee for all Construction is adopted as follows:

For a Residential Single Family Dwelling the Fee shall be \$ 125.00

For all other Demolition the Fee shall be: 0 to 100,000 cubic feet \$125.00
100,000 cubic feet and up \$125.00 plus \$.50 per thousand
cubic feet or fraction thereof

Swimming Pool Permit Fee:

A Swimming Pool Permit Fee for all Construction is adopted as follows:

For an above ground residential private pool the fee shall be \$ 50.00

For all other pools the fee shall be based upon the contract or purchase price based upon Fee Schedule Number 1 of this ordinance.

Fire Code System Permit Fee:

A Fire Code System Permit Fee for all Construction is adopted as follows:

For a Residential Single Family Dwelling the Fee shall be: \$25.00

For all other structures the Base Fee shall be: \$250.00 or \$1.00 per sprinkler head or suppression fixture (Whichever is greater).

All other Construction or Operation Permits required by the International Fire Code \$100.00 each event or annually as needed.

Structure Moving Permit Fee:

A Structure Moving Permit Fee for all Construction is adopted as follows:

A Fee for the moving of a structure into, out of, or through the city shall be: \$100.00 plus any fees charged by the Regional Planning Commission (if required).

FEE FOR BEGINNING TO WORK WITHOUT OBTAINING A PERMIT:

Any person who commences any work on a building, structure, electrical, gas, mechanical, plumbing or fire suppression system prior to obtaining the appropriate permits, shall be subject to a penalty of 100% of the usual Permit Fee in addition to the required permit fees, (i.e. triple the permit fee)

Re-inspection Fee / Failed inspections Fee:

If any construction work that requires an inspection, does not meet the minimum standards and fails inspection shall be subject to a re-inspection fee as follows:

1. For the first failed inspection the re-inspection fee shall be \$ 100.00
2. For each second failed inspection the re-inspection fee shall be \$200.00
3. For the third failed inspection the re-inspection fee shall be \$300.00
4. For the fourth failed inspection fee the re-inspection fee shall be **\$400.00** with a minimum of a **three (3) day stop work order attached.**

This fee must be paid prior to re-inspection being performed unless other arrangements are made with the Building Official.

TN Department of Commerce and Insurance Rule 0780-02-03:

If the construction must comply with the requirements for review by the Tennessee Department of Commerce and Insurance as provided for in Rule 0780-02-03, and the plans must be reviewed and permits issued by the City of Mt Juliet, an additional plan review fee of Two Hundred Fifty

Dollars (\$250) plus Two Dollars and Fifty Cents (\$2.50) per each one thousand dollars (\$1,000) or fraction thereof, based on valuation of construction, will be added to the above fees.

RESIDENTIAL TEMPORARY CERTIFICATE OF OCCUPANCY (TEMP CO):

Residential Temporary CO cost is Two-Hundred Fifty Dollars (\$250.00) and is valid for 30 days. The Temporary CO can be re-issued two (2) times per property with the approval of the Building Official.

Commercial Temporary CO cost is 3% of the total building permit cost or a minimum of \$500.00 whichever is greater. The Temporary CO can be re-issued two (2) times per property with the approval of the Building Official.

RE-ROOFING PERMIT FEE:

Residential re-roofing permit cost is \$75.00. The required inspections are a rough-in and a final inspection.

Commercial re-roofing permit cost is 1% of the total job cost evaluation. We will need to see the written signed contract before issuing the permit.