

**ORDINANCE # 04-11-17**

**AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY TEXAS, AMENDING APPENDIX A "FEE SCHEDULE" OF THE CODE OF ORDINANCES, ARTICLE 2.000 "BUILDING AND CONSTRUCTION FEES"; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:**

**SECTION 1:** That Appendix A "Fee Schedule" of the Code of Ordinances, Article 2.000 "Building and Construction Fees" is hereby amended to read as follows:

**ARTICLE 2.000 BUILDING AND CONSTRUCTION FEES**

**Sec. 2.100 Building Permits**

**(a) Permit Fees (Residential)**

(1) New residential:

(A) \$1 - \$500,000 valuation\*: \$750 for the first \$100,000 plus \$5 for each additional \$1,000 or fraction thereof, to and including \$500,000. \*\*

(B) Over \$500,000 valuation\*: \$2,750 for the first \$500,000 plus \$4 for each additional \$1,000 or fraction thereof. \*\*

\*Valuation is calculated using the International Code Council Valuation Table as published in the most current August edition of the Building Safety Magazine.

\*\*Plan review and initial inspection fees are included in the cost of the building permit. A second or additional inspection of any failed item will result in a reinspection fee.

(2) Residential additions/remodels:

(A) 1 to 100 sq. ft.: \$200

(B) Over 100 sq. ft.: \$200 plus \$3 for each \$1,000 valuation\*

(C) Windows & Doors (only): \$50

(D) Reroofing: \$75

\*Valuation is calculated using the International Code Council Valuation Table as published in the most current August edition of the Building Safety Magazine.

\*\*Plan review and initial inspection fees are included in the cost of the building permit. A second or additional inspection of any failed item will result in a reinspection fee.

- (3) Accessory buildings:
  - (A) Under 120 sq. ft. no permit required
  - (B) Over 120 sq. ft. \$60 plus \$0.10 per square foot
- (4) Amended plan review: \$75

(b) **Permit Fees (Commercial)**

- (1) Commercial, new or additions & multi-family dwellings:
  - (A) Plan review fee: \$1,000
  - (B) Permit: \$0.20 per square foot; or
  - (C) For the use of 3<sup>rd</sup> party plan review and/or inspections – actual cost plus an administrative fee of 5% of the total cost of the 3<sup>rd</sup> party review and/or inspections (min. fee \$150)
- (2) Commercial, remodels or finish-outs:
  - (A) Plan review fee: \$500
  - (B) Permit fee: \$0.20 per square foot; or
  - (C) For the use of 3<sup>rd</sup> party plan review and/or inspections – actual cost plus an administrative fee of 5% of the total cost of the 3<sup>rd</sup> party review and/or inspections (min. fee \$150)
- (3) Amended plan review: \$100
- (4) Certificate of Occupancy (\*temp power not included): \$75
- (5) Courtesy CO Walk-Thru (limited to one hour): \$75

(c) **Other Inspections and Fees**

- (1) Inspections outside of normal business hours: \$50 per hour – minimum charge of 2 hours
- (2) Reinspections:
  - (a) Initial reinspection: \$50
  - (b) Second reinspection: \$75
  - (c) Third reinspection: \$100
  - (d) Subsequent reinspection: \$125
- (3) Work without a permit: double permit fee
- (4) Temporary pole service: \$60
- (5) Temporary power (CO): \$50
- (6) Fence Permit:
  - (a) Residential: \$50
  - (b) Commercial: \$50 per 300 LF or portion thereof
- (7) Renewable energy permit: \$100
- (8) Replacement of water lines, sewer lines or driveways on existing structures: \$75
- (9) Flatwork: \$75
- (10) Swimming pool/spa:
  - (a) Above ground: \$75
  - (b) In ground: \$150
- (11) Demolition Permit: \$75
- (12) Mobile Home Move-In: \$75
- (13) Modular Home: \$500
- (13) Miscellaneous Inspections: \$75

## **Section 2.200 Contractor Registration Fees**

Contractors holding a valid State of Texas license must register with the City. A copy of the valid State of Texas license must be provided at the time of registration. Electrical contractors are also required to submit a copy of their State of Texas Electrical Contractor's License. The registration will expire on December 31 of each year.

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| (1) Plumbing contractor:             | no fee |
| (2) Mechanical contractor:           | \$75   |
| (3) Electrical contractor:           | \$75   |
| (4) Irrigation contractor:           | \$75   |
| (5) Fire alarm/sprinkler contractor: | \$75   |

## **Section 2.300 Single Trade Permit Fees**

It shall be unlawful for any person to install, change, alter or repair any plumbing, mechanical, electric and irrigation component (except routine repairs) until after such person has first obtained a permit in writing to do so from the City. Furthermore, it shall be unlawful for any person to install, change, alter or expand any fire sprinkler or fire alarm (except routine repairs) without a permit from the City.

All permits will be obtained by the licensed and registered contractor only.

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| (1) Plumbing permit: | \$75 |
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\*For new buildings, additions or remodels, the plumbing permit fee is included in the cost of the building permit.

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| (2) Mechanical permit: | \$75 |
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\*For new buildings, additions or remodels, the mechanical permit fee is included in the cost of the building permit.

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| (3) Electric permit: | \$75 |
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\* For new buildings, additions or remodels, the electric permit fee is included in the cost of the building permit.

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| (4) Irrigation Permit: |       |
| (a) Residential:       | \$75  |
| (b) Commercial:        | \$125 |

(5) Sprinkler system permit: \$200

(6) Fire alarm permit: \$200

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**SECTION 3.** Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance or of the Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

**SECTION 4.** This ordinance will take effect on May 1, 2017.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY COUNCIL OF SANGER, DENTON COUNTY, TEXAS, ON THIS 17 DAY OF April, 2017.**



**APPROVED:**

*Thomas E. Muir*

Thomas E. Muir, MAYOR

**ATTEST:**

*Cheryl Price*  
Cheryl Price, CITY SECRETARY