

To: The Honorable Mayor and City Council

From: Steve Pizzillo, CBO, Building Director 

Date: November 7, 2016

RE: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE UPDATED BUILDING AND ZONING DEPARTMENT PERMIT FEE SCHEDULE ATTACHED AS "EXHIBIT 1"; PURSUANT TO CHAPTER 5, "BUILDING STANDARDS AND REGULATIONS"; ARTICLE V. "FEES AND PENALTIES"; AND SECTION 5-34, "BUILDING PERMIT FEES"; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

BACKGROUND

Under Florida Statute 553.80 Enforcement, the City of North Miami is allowed to charge fees to cover the expense of running the department to the fulfillment of the requirements for the permit issued. In addition we are required to from time to time reevaluate our fee schedule and expenditures and ensure that the charges that the Department is assessing cover the costs associated with the permit and the department. We would be required to raise or lower fees to match the needs and service level of the department. It has been awhile since the last fee schedule change was instituted. The current fee schedule is 25 pages long and contains multiple ways of pricing the same permit but does not give guidance as to which one would take precedent. In addition the current fee schedule requires the contractor of record to fill out fee sheets counting different types of fixtures and materials, this will be then confirmed by a plans examiner. This is not a wise use of time and/or employees. The proposed fee schedule is streamlined will be easier for staff to work with and is less complicated to understand. In addition there are categories where the fees that will be charged to existing homeowners for what may be considered routine will be reduced to better ensure that permits will be applied for. Examples of the reduced categories are:

- Water heater replacement
- Air Conditioner replacement
- Green permits
- Exterior door replacement

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It is anticipated that these reductions will have little effect on the bottom line of the department.

RECOMMENDATION

It is recommended that Mayor and Council approve the proposed permit fee schedule

ATTACHMENT(s)

Resolution
Permit Fee Schedule

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE UPDATED BUILDING AND ZONING DEPARTMENT PERMIT FEE SCHEDULE ATTACHED AS “EXHIBIT 1”; PURSUANT TO CHAPTER 5, “BUILDING STANDARDS AND REGULATIONS”; ARTICLE V. “FEES AND PENALTIES”; AND SECTION 5-34, “BUILDING PERMIT FEES”; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, Chapter 5 of the City Code of Ordinances entitled “Building Standards and Regulations” governs the City’s Building Department; and

WHEREAS, Section 5-34 of the Ordinance provides that building permit fees are subject to change by resolution of the City Council; and

WHEREAS, in order to implement fiscally responsible levels of services by the Building and Zoning and Community Planning and Development Departments, the fees and costs are required to be updated from time to time; and

WHEREAS, the City Administration is recommending the approval of the attached “Exhibit 1” which provides a new schedule of fees for the respective departments; and

WHEREAS, the Mayor and City Council of the City of North Miami have determined that the adoption of the new schedules of fees, as indicated in “Exhibit 1” is imperative for the continued provision of high quality services, focusing on the best interest of the public’s health, safety and welfare.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. Adoption of New Schedules of Fees. The Mayor and City Council of the City of North Miami adopts the building permit fee schedule attached as “Exhibit 1” pursuant to Section 5-34 of the City Code of Ordinances.

Section 2. Effective Date. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this ____ day of _____, 2016.

DR. SMITH JOSEPH
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Smith Joseph, D.O., Pharm. D.
Vice Mayor Alix Desulme
Councilman Scott Galvin
Councilwoman Carol Keys, Esq.
Councilman Philippe Bien-Aime

_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)

North Miami Building Department Fee Schedule

COMPENSATION

A. Valuation

The Compensation Fee shall be based upon the cost of construction as attested to by the applicant on the submitted permit application. The Building Official, in addition to verifying the completeness and accuracy of the application, shall review the application for the cost of construction. If the Building Official determines that the cost of construction attested to does not accurately reflect the cost of construction for the scope of work covered by the permit, he or she can use any of the following to calculate the fee:

1. Copy of a signed contract for work to be completed under requested permit.
2. Apply the values in the most current edition of the RS Means Construction Valuation system as per the Building Official.

The greater of the applicant's statement of the cost of construction, or (1.) or (2.) above shall be used in calculating the permit fee.

B. Compensation to Cover Service Costs

1. Construction costs up to \$1,000.00 - Minimum Fee per discipline\$80.00
2. Residential construction costs greater than \$1,000.00\$80.00 per discipline plus 1.5% of the construction cost, with sub-percentages of: Structural 51% (.51), Electrical 21% (.21), Plumbing 16% (.16), Mechanical 12% (.12).
3. Affordable/Workforce Housing – Any development that is defined and approved as affordable housing by the Director of Community Planning and Development or designee shall receive a deferment equal to 80% of the permit fees due the City of North Miami until such time that the development or portion of the development does not comply with the rules and regulations of affordable housing as defined by the United States Department of Housing and Urban Development. Property owner shall demonstrate that the property is still in compliance with Affordable/workforce household provisions by submitting a report to the Director of Community Planning and Development or designee at the beginning of the new calendar year beginning with the first new calendar year after the issuance of a Certificate of Occupancy.
4. Commercial construction costs greater than \$1,000..... \$80.00 per discipline plus 2% of the construction cost up to a total of \$1,000,000 of construction value, 1.75% from \$1,000,001 to \$5,000,000 and 1.5% for all construction values over \$5,000,000. Sub-percentages of: Structural 51% (.51), Electrical 21% (.21), Plumbing 16% (.16), Mechanical 12% (.12) shall apply. Includes
5. Structural Plan Review shall be charged at a rate of \$25.00 per fifteen minutes of review
6. In instances where the calculated permit fee for additions, remodeling, projects with special features, etc. is not sufficient to cover the service costs to be incurred, the permit fee will be determined on the service required for the improvement at a rate of:
 - a. Per Inspection or Re-inspection \$70.00
 - b. Per Hour for Plan Review \$90.00
 - c. Per Hour for Structural Plan Review.....\$100.00
7. Water heater replacements, inclusive.....\$50.00
8. Air Conditioner replacements, inclusive.....\$50.00

- 9. Green permits – Any project utilizing a recognized Green Standard Certified Project would receive expedited plan review for standard permit fee
 - a. Residential Solar Panels used for the generation of electricity would be permitted for a fee of \$110.00 notwithstanding the cost of construction.
 - b. Residential tankless water heaters would be permitted for a fee of \$100.00 no matter what the cost of construction.

- C. Processing and Initial Plan Review Fee - Non-Refundable
 - 1. Residential..... \$200.00
 - 2. Multi-Family, per unit \$200.00
 - 3. Commercial \$500.00
 - 4. Miscellaneous permits, per discipline..... \$50.00
 - 5. Structural Plan Review.....\$25.00

- D. Roofing and or Roof Replacement
 - 1. Up to 1,000 square feet or fraction thereof
 - a. Flat Roof \$230.00
 - b. Shingle \$300.00
 - c. Tile \$340.00
 - 2. Each additional 1,000 square feet or fraction thereof \$35.00

- E. Hurricane Opening Protection / Window, Door, & Garage Door Replacement
 - 1. Single opening -inclusive \$105.00
 - 2. Multiple openings shall be charged at Compensation to Cover Service Costs

- F. Swimming Pools, Spas (includes all disciplines)
 - 1. Single Family residential \$750.00
 - 2. Commercial Pools and pools having additional features such as handrails, slides, waterfalls, fountains, etc. \$1,550.00

- G. Screen Enclosures
 - 1. Patio Screen room / pool enclosure \$200.00
 - 2. Screen room under existing roof \$120.00

- H. Fences / Walls / Paving
 - 1. Wire, Wood Metal or Plastic
 - a. Up to 100 linear feet, inclusive \$90.00
 - b. Each additional 100 linear feet \$15.00
 - 2. Masonry Walls up to 3 Feet High (planter/retaining wall)
 - a. To 100 feet in length, inclusive \$180.00
 - b. Each additional 100 feet in length, inclusive..... \$35.00
 - 3. Masonry Walls 3 Feet or Higher (privacy wall)
 - a. Up to and including 100 feet in length..... \$270.00
 - b. Each additional 100 feet in length, inclusive..... \$35.00
 - 4. Concrete Slabs, Paving, Pavers by square foot

- a. Up to 1,000 sq ft inclusive \$125.00
 - b. Each additional 500 sq ft or fraction thereof \$20.00
- I. Demolition of Buildings
 - 1. Single-Family Residential – per structure per discipline \$90.00
 - 2. Small structures minimum fee \$90.00
 - 3. All other - per floor per structure per discipline \$150.00
- J. Electrical Systems
 - 1. Specialty Electrical Systems, including Generators, Transfer Switches, Service Changes, Lightning Protection Systems, Commercial Fire Alarms, Multi-family Fire Alarms per unit, Temp Electric Service, Signs, Special Events, etc\$135.00
 - 2. Site Lighting – minimum fee plus per pole \$50.00
- K. Plumbing & Mechanical Systems
 - 1. Residential Irrigation Systems – First 12 heads \$70.00
 - a. Each additional head \$3.50
 - b. Additional pump, each \$20.00
 - 2. Commercial Irrigation Systems, Main lines – first 25 heads \$150.00
 - a. Each additional head \$3.50
 - b. Additional pump, each \$30.00
 - 3. Fire Suppression Systems \$180.00
 - 4. Hood Systems \$160.00
- L. Additional Services and Fees
 - 1. Change of contractor qualifier \$80.00
 - 2. Extension of permit..... \$80.00
 - 3. Expedited Services – Charges for prioritized plan review and inspections per hour per discipline, when available\$80.00
 - 4. Minimum Inspection Fee – All Building Disciplines \$70.00
 - 5. Re-inspection Fee, per discipline \$70.00
 - 6. Minimum Plan Review Fee – All Building Disciplines..... \$90.00
 - 7. Replacement Permit Inspection Card \$25.00
 - 8. Return check fee per Florida Statutes 832, determined & collected by Finance Department
 - 9. Canopies over 120 square feet / Tents
 - a. Each, per discipline \$90.00
 - b. Each additional on site \$22.00
 - 10. Expired Permit
 - a. If applicant applies for renewal within ninety (90) days after expiration of a permit, the permit may be renewed at ½ of the original fee with a minimum of \$100.00.
 - b. If applicant applies after ninety (90) days beyond the permit expiration date, a new permit must be applied for with a full fee, with a minimum of \$100.00.
 - 11. Work without a Permit
 - a.\$100.00 plus permit fee / or double fee whichever is greater
 - 12. Plan Replacement sheets will be reviewed at..... \$5.00 per sheet and \$90.00 per discipline
 - 13. Document copies (per sheet) – one-sided..... \$0.15
 - two-sided \$0.20
 - large format.....\$4.00
 - 14. Records Retention

- a. SFR \$60.00
- b. Minor permit.....\$10.00
- c. Additions, alterations, remodels.....\$20.00
- d. Large Sheet Surcharge..... \$15.00
- e. Commercial (storage required for lifetime of building) \$95.00

M. Certificates

- 1. Certificate of Completion..... No Charge
- 2. Certificate of Occupancy \$50.00
- 3. Temporary Certificate of Occupancy \$250.00

N. County, State, City of North Miami

- 1. Board of Rules & Appeals Fee – per each \$1,000.00 or any fraction thereof of the total cost of construction..... \$0.60
- 2. Educational / Technology Fee – Fees reserved for training and continuing education of Building Department staff, including materials, equipment, code books, reference materials, and conferences, per \$1,000 of estimated construction cost..... \$0.60
- 3. Depart. of Community Affairs Trust Fund Fee.....1.5% of permit fee w/minimum of \$2.00
- 4. Building Code Administrators & Inspectors Fund.....1.5% of permit fee w/minimum of \$2.00

O. Unsafe Structures Panel Processing Fee, package preparation.....\$500.00

All permit fees indicated as inclusive will include permit and plan review fees. But would not include any fee indicated in Section N.

Any other fee not described or contained in the fee schedule shall be charged at the cost of providing the service as determined by the Building Official.