COUNCIL BILL NO. 2015-540 **ORDINANCE NO.**

AN ORDINANCE repealing Article IV, Permits and Fees, and Section 26-593, Fee, of Article IX, Demolition of Structures, of Division 2, Licenses, of Chapter 26, Buildings and Building Regulations, of the Code of Ordinances of the City of Joplin, and enacting in lieu thereof a new Article IV, Permits and Fees, and Section 26-593, Fee, of Article IV, Demolition of Structures, of Division 2, Licenses, of Chapter 26, Buildings and Building Regulations, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City has not raised fees since 2008 and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires to increase fees to meet the reasonable expenditures of this function.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Joplin, Missouri, as follows:

Section 1. That Article IV, Permits and Fees, of Chapter 26, Buildings and Building Regulations, be repealed and a new Article IV, Permits and Fees, of Chapter 26, Buildings and Building Regulations, of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

CHAPTER 26 BUILDINGS AND BUILDING REGULATIONS

Article IV. Permits and Fees

Sec. 26-91. Building permit fees; reinspection fee.
The following is a schedule of the building department permit fees:

(1) *Plan Review.* Where a building plan review is required for any reason, fees shall be collected for such plan review as follows:

a. *Building Commercial Plan Review* fee shall be .001 multiplied by the value of the project, with a maximum cap of $2,500 per building plan review, but in no case shall the value of the project be less than the minimum set forth in this section.

1. The value of the project in this section shall be computed by one of the following methods and approved by the Building Official or his designee.

a) Provided by the person applying for the permit and verified by the Building Official.

b) Calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on file in the City Clerk's office) based on square footage of the project, and modified for the City of Joplin, using a multiplier of 0.87.

2. The minimum value of the project shall be calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on file in the City Clerk's office) based on square footage of the project, and modified for the City of Joplin, using a multiplier of .65.

b. *Building Residential Plan Review* fee shall be .0005 multiplied by the value of the project, with a maximum cap of $2,500 per building plan review, but in no case shall the value of the project be less than the minimum set forth in this section.

1. The value of the project in this section shall be computed by one of the following methods and approved by the Building Official or his designee.

a) Provided by the person applying for the permit and verified by the Building Official.

b) Calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on file in the City Clerk's office) based on square footage of the project, and modified for the City of Joplin, using a multiplier of 0.87.

2. The minimum value of the project shall be calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on file in the City Clerk's office) based on square footage of the project, and modified for the City of Joplin, using a multiplier of .65.

(2) *Permit Fees.* No permit will be issued prior to the plan review process or prior to the beginning of construction.

a. *Building Commercial permit* fee shall be .004 multiplied by the value of the project as calculated in 26-91, 1, a, 1 and 2.

b. *Commercial Repairs and alterations permit* fee shall be .004 multiplied by the value of the project as calculated in 26-91, 1, a, 1 and 2. In no case, shall a building permit fee be less than $25.00.

c. *Commercial Amendments to permit* fee shall be .004 multiplied by the value of the project as calculated in 26-91, 1, a, 1 and 2. An amendment to a building permit shall not be issued until the additional fee, if any, owing to an increase in the estimated project cost shall have been paid.

d. *Residential Commercial permit fee* shall be .003 multiplied by the value of the project as calculated in 26-91, 1, a, 1 and 2.

e. *Residential Repairs and alterations permit* fee shall be .003 multiplied by the value of the project as calculated in 26-91, 1, a, 1 and 2. In no case, shall a building permit fee be less than $25.00.

f. *Residential Amendments to permit* fee shall be .003 multiplied by the value the project as calculated in 26-91, 1, a, 1 and 2. An amendment to a building permit shall not be issued until the additional fee, if any, owing to an increase in the estimated project cost shall have been paid.

(3) *Reinspection Fees.*

a. There will be a reinspection fee when extra inspections are necessary due to any of the following reasons:

1) When wrong address is provided.

2) When work is not ready for inspection when called.

3) When work is not installed in compliance with city ordinances and/or applicable codes.

4) In any other event that is of no fault of city inspectors.

For each trip, residential: $25.00, commercial/industrial: $50.00.

(4) *Other Fees.*

a. *Fences.* The fee for fences shall be as follows:

1) Residential - $25.00

2) Commercial - $50.00

b. *Swimming pools and spas.* The fees for swimming pools and spas shall be as follows:

1) One- and two-family dwellings (residential, private) $50.00 each.

2) Multiple-family dwellings, motels and hotels (commercial, public and semi-public) $75.00 each.

(5) *Special Inspections.* Inspections made anytime other than normal working hours, 8:00 a.m. – 5:00 p.m., Monday through Friday, will result in an additional fee of $25.00 per half hour of inspection time with a minimum charge of one hour of labor in addition to the permit cost. The minimum fee must be prepaid at the time the inspection is scheduled. If the inspection exceeds one hour, permittee will be billed by mail for the additional amount. If the inspection is not cancelled within 24 hours of the scheduled time, there will be no refunds.

(6) *Certificate of Occupancy.*

a. Where required by this code, or requested by owner, a certificate of occupancy shall be issued prior to the occupancy of the structure at no fee.

b. When required by this code or requested by owner a certificate of completion shall be issued at no fee.

(7) *Duplicate Permit or Certificate.* Whenever a permit or certificate is lost or destroyed or a copy is requested, a duplicate permit or certificate shall be issued by the Building Department upon payment of a replacement fee of Five Dollars ($5.00).

(8) *Permits and Certificates – Fines.* When work has started for which a permit or certificate is required by this article, prior to obtaining the permit or certificate, the fees specified shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of this article in the execution of the work nor from any other penalties in this article. A fine of up to $500.00 per day per violation may be imposed.

(9) Fee Review Process.
City Council shall review the costs of services associated with all user fees at least on a bi-annual basis during the budget process to determine the appropriateness of the fee charge.

Sec 26-92. Electrical Permit Fees; re-inspection fees.

The following is a schedule of the electrical fees (permits are required for each address and unit):

(1) *Electrical Permit Fees.* No permit will be issued prior to the plan review process or prior to the beginning of construction. Permit for new and existing construction/additions/upgrades/alterations:
a. Commercial/Industrial: $75.00
b. Residential (single family, multi-family, each apartment or house): $25.00
c. Signs and outline lighting, each: $25.00
d. Temporary service. For construction purposes, fairs, carnivals, exhibitions and similar purposes, $25.00
e. Relocation of existing electrical equipment, a flat fee of $25.00. Where multiple relocations are required at the same address, an additional $5.00/panel, meter, section, etc. shall be applied.

(2) *Reinspection Fees.*
a. There will be a reinspection fee when extra inspections are necessary due to any of the following reasons:
1) When wrong address is provided.
2) When work is not ready for inspection when called.
3) When work is not installed in compliance with city ordinances and/or applicable codes.
4) In any other event that is of no fault of city inspectors.

For each trip, residential: $25.00, commercial/industrial: $50.00

Sec 26-93. Plumbing, gasfitting, and mechanical permit fees; re-inspection fees.

The following is a schedule of the plumbing, gasfitting, and mechanical fees (permits are required for each address and unit):

(1) *Plumbing, Gasfitting, Mechanical Permit Fees.* No permit will be issued prior to the plan review process or prior to the beginning of construction. Permit for new and existing construction/additions/upgrades/alterations:
a. Commercial/Industrial: $75.00
b. Residential (single family, multi-family, each apartment or house): $25.00

(2) *Reinspection Fees.*
a. There will be a reinspection fee when extra inspections are necessary due to any of the following reasons:
1) When wrong address is provided.

2) When work is not ready for inspection when called.
3) When work is not installed in compliance with city ordinances and/or applicable codes.
4) In any other event that is of no fault of city inspectors.

For each trip, residential: $25.00, commercial/industrial: $50.00

Secs. 26-94 – 26-100. – Reserved.

Section 2. That Section 26-593, Fee, of Article IX, Demolition of Structures, of Division 2, Licenses, of Chapter 26, Buildings and Building Regulations be repealed and a new Section 26-593, Fee, of Article IX, Demolition of Structures, of Division 2, Licenses, of Chapter 26, Buildings and Building Regulations, of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

ARTICLE IV. DEMOLITION OF STRUCTURES

DIVISION 2. LICENSE*

Sec. 26-593. Fee.

(1) Fee. A demolition permit shall be issued as follows:
(a) Commercial Structure.....$75.00
(b) Residential Structure.....$35.00
(c) Accessory Structure.....$10.00

Section 3. That this ordinance shall become effective on January 1, 2016.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this

_____ day of _____, 2015.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

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Peter C. Edwards, City Attorney