

RESOLUTION NO. R-11-78

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, ESTABLISHING REVISED BUILDING PERMIT, INSPECTION, AND OTHER RELATED FEES AND CHARGES; ESTABLISHING SCHEDULE OF BUILDING PERMIT, INSPECTION, AND OTHER RELATED FEES AND CHARGES FOR UNINCORPORATED MANATEE COUNTY; PROVIDING DIRECTIONS REGARDING CODIFICATION; REPEALING AND SUPERSEDING CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Subsection 125.56(2), Florida Statutes, authorizes the board of county commissioners of each county to provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provisions of the Florida Building Code; and

WHEREAS, Subsection 553.80(7), Florida Statutes, authorizes the governing bodies of local governments to provide a schedule of reasonable fees for the enforcement of the provisions of Chapter 553, Part IV, Florida Statutes, the Florida Building Code; and

WHEREAS, Subsection 553.80(7), Florida Statutes, provides that such fees shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code; and

WHEREAS, Subsection 553.80(7), Florida Statutes, specifies the costs which may be funded with fees adopted for enforcing the Florida Building Code; and

WHEREAS, Section 108.1 of the 2007 Florida Building Code prohibits the issuance of a permit until fees authorized under Section 553.80, Florida Statutes, have been paid; and

WHEREAS, Section 108.2 of the 2007 Florida Building Code requires a fee for each permit to be paid, in accordance with the schedule as established by the applicable governing authority; and

WHEREAS, the Manatee County Building and Development Services Department has reviewed and recommended approval of the schedule of building permit, inspection, and other

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related fees and charges proposed in this resolution; and

WHEREAS, the Board of County Commissioners of Manatee County has determined that the schedule of building permit, inspection, and other related fees and charges established in this resolution is necessary to defer the costs of inspection and enforcement of the Florida Building Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. Building permit, inspection, and other related fees and charges. The Board of County Commissioners hereby establishes revised building permit, inspection, and other related fees and charges to defer the costs of inspection and enforcement of the Florida Building Code. The following schedule of building permit, inspection, and other related fees and charges is hereby established for unincorporated Manatee County:

PERMIT FEES

TYPE OF PERMIT	FEE (per permit unless otherwise specified)
Accessory Structure - Commercial or Residential	
700 square feet or smaller	\$375.00
larger than 700 square feet	\$0.54 per square foot
Aluminum Structure	
Glass Room	\$425.00
Lanai	\$350.00
Screen Enclosure	\$275.00
Antenna - Radio, Television, Satellite Dish (commercial)	\$475.00
Commercial*	
Addition, Alteration	
880 square feet or smaller	\$475.00
larger than 880 square feet	\$0.54 per square foot
New Construction	\$0.54 per square foot
Concrete - Wall, Foundation, Retaining, Seawall	\$300.00

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Damage Assessment Review	\$150.00 per structure
Deck	\$225.00
Demolition or Structure Removal - Commercial or Residential	\$250.00
Electrical - New, Replacement, Renovation, Alteration, Extension	\$75.00
Exterior Window and Door Replacement, Hurricane Shutters	\$125.00
Fence - Structural	\$350.00
Generator	\$295.00
Manufactured Structure	
Mobile (Department of Motor Vehicles)	\$550.00
Modular (Department of Community Affairs)	\$550.00
Mechanical - New, Replacement, Renovation, Alteration, Extension	
HVAC Change Out	\$75.00
Range Hood	\$225.00
Plumbing	
New, Replacement, Renovation	
Backflow, Electric Water Heater, Repiping	\$75.00
Gas Water Heater (tankless)	\$165.00
Alteration, Extension, Range Hood	
Commercial	\$225.00
Residential	\$165.00
Residential*	
Addition, Alteration	
835 square feet or smaller	\$375.00
larger than 835 square feet	\$0.45 per square foot
New Construction	\$0.45 per square foot
Roof - Membrane, Tile, Shingle	\$200.00
Siding, Fascia, Soffit	\$125.00
Sign	
Foundation - Monument, Pole, Billboard	\$350.00
Wall	\$300.00
Storage Tank, LP Gas Tank	\$225.00

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Swimming Pool or Spa	\$425.00
Waterfront Structure - Dock, Davits, Hoists, Piles, House	\$375.00

The fee for each permit listed above includes all inspections required by the Florida Building Code and issuance of a certificate of occupancy or certificate of completion.

*A permit issued for any residential or commercial structure will be eligible for a reduction of the applicable permit fee listed above in an amount equal to ten percent (10%) of the fee for new construction or for any replacement, renovation, alteration, or extension which exceeds fifty percent (50%) of the total footprint area of the original structure if the building complies with standards for a sustainable building. To qualify for the reduction, an architect, engineer, or other professional must certify the plans or provide a certification with the plans for the structure at the time the application for a building permit is submitted and before the fees for the building permit are paid. The certification shall state that the structure meets or exceeds the criteria for a sustainable building rating system, including, but not limited to, the United States Green Building Council (USGBC), Leadership in Energy and Environmental Design (LEED), International Green Construction Code (IGCC), Green Building Initiative's Green Globes, Florida Green Building Coalition (FGBC), or other similar standards established by a nationally recognized organization.

INSPECTION FEES

TYPE OF INSPECTION	FEE (per inspection unless otherwise specified)
Affidavit Inspection	\$75.00
Change of Occupancy Review	\$183.00
Occupying Structure without Certificate of Occupancy or Certificate of Completion	
Commercial	\$750.00
Residential	\$300.00
Partial Inspection (anchor, bolt, dowel rod)	\$75.00
Reinspection (for same code violation)	
first and second reinspection	\$75.00
each subsequent reinspection	\$300.00
Special Inspection Service (weekends and holidays)	\$150.00 plus \$45.00 for each additional hour after first two hours
two business days prior notice	
fee paid prior to inspection	
Temporary Power to Permanent Service	\$75.00

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Time Certain Inspection \$150.00
 two business days prior notice
 fee paid prior to inspection

OTHER RELATED FEES AND CHARGES

TYPE OF SERVICE	FEE OR CHARGE (per service unless otherwise specified)
Building Code Interpretation	\$150.00 for up to one hour \$60.00 for each additional hour
Construction Code Board of Appeals Application	\$150.00
Duplicate Permit Card	\$10.00
Engineering Consultant Inspection	Actual cost of service billed by Manatee County contract engineer plus \$85.00
Engineering Consultant Plan Review	Actual cost of service billed by Manatee County contract engineer
Local Product Approval	\$150.00 for up to one hour \$60.00 for each additional hour
Master Plan or Private Provider Setup and Review	\$250.00
Permit Exemption	\$75.00
Permit Extension	\$145.00
Reinstatement of Expired or Void Permit (includes permit extension)	\$200.00
Release General Contractor	\$35.00
Release Subcontractor	\$35.00
Rereview of Approved or Non-Approved Plans	\$110.00 plus \$36.00 per hour
Restamping Plans (per set)	\$110.00 plus \$36.00 per hour
Stop Work Order Release	\$50.00

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Temporary Certificate of Occupancy -
Commercial or Residential

\$100.00 for each 30 calendar
days

Work Commencing before Permit Issuance

100% of permit fee plus
required permit fee

REFUNDS

No refund will be issued on any fee, or portion thereof, for any payments equal to or less than \$150.00, unless an error was made on the part of the County. All refunds will be at 50% of the amount greater than \$150.00, or as determined by the County Administrator or his designee. No refund shall be made if work has commenced or if a permit has become inactive or expired.

Section 2. Directions regarding codification. This resolution shall not be codified in the Manatee County Code of Resolutions.

Section 3. Conflicting resolutions. Effective May 1, 2011, all resolutions and parts of resolutions in conflict with the provisions of this resolution, including, but not limited to, Resolution No. R-08-81, shall be repealed, rescinded, superseded, and replaced by this resolution to the extent of such conflict.

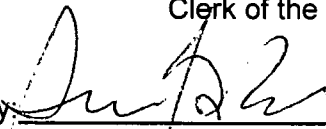
Section 4. Severability. In the event that any provision, portion or section of this resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining provisions, portions or sections of this resolution which shall remain in full force and effect.

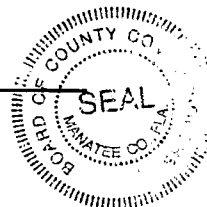
Section 5. Effective date. This resolution and the fees and charges established in this resolution shall take effect May 1, 2011.

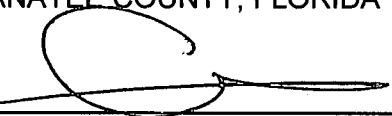
PASSED AND ADOPTED by the Board of County Commissioners of Manatee County, Florida, with a quorum present and voting, on the 15th day of March, 2011.

ATTEST: R. B. SHORE
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: 
Deputy Clerk



By: 
Chairman