



Fee Schedule

CHARTER TOWNSHIP OF INDEPENDENCE

Building Department Fee Schedule

License & Registration Fees (set by State)

BUILDING

Residential Builder.....	\$24.00
Maintenance & Alteration Contractor	\$24.00
Commercial Contractor	\$24.00

ELECTRICAL

Contractor.....	\$15.00
Master.....	\$15.00

MECHANICAL

Contractor	\$15.00
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REFRIGERATION

Contractor	\$15.00
Journeyman/Apprentice	\$15.00

PLUMBING

Master Plumber	\$15.00
Contractor	\$15.00

FIRE ALARM

Contractor.....	\$15.00
Technician/Master	\$15.00

SIGN SPECIALTY

Contractor.....	\$15.00
Sign Specialist.....	\$15.00

DEMOLITION

Commercial	\$24.00
(any non-residential-no License required) Residential.....	\$24.00
House Mover	\$24.00

<u>INSTALLER/SERVICER</u> (Mobile Homes)	\$24.00
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Application Fees

Non-refundable/ Not credited to Building Permit Fees

Residential:

New single Family Residential (includes site evaluation)	\$ 300.00
Alterations & Additions, Accessory Buildings	\$ 100.00
Swimming pools, and Decks (includes site evaluation).....	\$ 100.00
Mobile Homes	\$ 100.00
House Moving	\$ 100.00
Demo (includes site evaluation)	\$ 150.00
Signs.....	\$ 75.00

Commercial:

Commercial Buildings (new)	\$ 300.00
Commercial Tenant Suite Remodel	\$ 300.00
Commercial Accessory Building	\$ 250.00

Re-inspection Fees \$ 75.00
Payable to the Independence Twp. Building Dept.

Performance Bonds:

Single Family Residential	\$ 750.00
Alteration, Accessory Structure, etc.....	\$ 500.00
Swimming Pools	\$ 500.00
Homeowner Installed Swimming Pool	\$ 750.00
Multi-family (per unit)	\$ 300.00
Commercial Tenant Remodel.....	\$ 750.00
New Commercial.....	\$1,500.00
Sales Trailer.....	\$ 300.00
House Moving (valid for 90 days)	\$1,500.00
Signs.....	\$ 250.00
Demo	\$ 500.00
Grading (when required)	\$ 750.00
Mobile Home.....	\$ 300.00

Quick Reference:

Minimum Permit Fee\$ 100.00
An additional charge of \$75.00 per inspection over (1) inspection will be charged,
\$50.00 if paid at issuance of permit

Code Inspections\$ 75.00
Per Inspector/Observable components only/Pertaining to Sale or Transfer

Construction Board of Appeals.....\$750.00 + escrow*
Escrow established at rate of \$3,000 per consultant

Plan Change Review Fee\$150.00

****Working w/o required permit will result in a \$250.00 Administrative Fee or double permit fee, whichever is greater****

Certificates of Occupancy

Temporary Certificates of Occupancy\$100.00
plus \$75.00 per inspection for final C of O

Residential\$100.00
per month until final C of O

Commercial\$200.00
per month until final C of O

Temporary Certificate of Occupancy Bond (minimum)\$1,000.00
Will be required of permit holder to insure completion
of work or correction of violations noted by Building
Department Staff

Commercial Change of Occupancy\$250.00
**An additional charge of \$75.00 per inspection over (3) inspection will be charged,
\$50.00 if paid at issuance of permit**

Unsecured Permits:

When work is started for which a permit is required, before a permit is secured, the permit fee shall be doubled. In cases where special investigation is required, an additional fee for on-site inspection prior to building permit review will be charged.

Cancellations and Refunds:

None granted after six (6) months from the date of issuance. Upon written request, prior to commencement of any work, permits may be cancelled by the holder and 70% of the permit fee will be refunded, except not less than **\$75.00** will be retained by the Township to cover administrative expenses.

In cases where work has commenced and a request for cancellation is received in favor of the permit to others, a fee of **\$75.00** shall be charged for each inspection made and the amount of the refund shall be based on 70% of the remainder of the permit fee, except as otherwise provided above.

After twelve (12) months, and a permit has not been renewed, any bond will not be refunded

Commercial Plan Review

Note: Special consideration may be given in computing Plan Review fees for buildings, Such as large warehouses or indoor recreational facilities, due to their plan review simplicity. Such considerations may also be given to buildings with repetitive floor plans such as high-rise buildings.

Plan Review:

Construction Value:

(Gross Area x Gross Area Modifier x Type of Construction Factor)

Construction value up to 2,500,000

(\$0.0030 x the estimated value)—min (\$300.00)

Construction value over 2,500,000 up to 5,000,000

\$5,000.00 plus (\$0.0008 x the estimated value over 2,500,000)

Construction value over 5,000,000

\$6,000 plus (0.0006 x the estimated value over 5,000,000)

Plan review fee for Mechanical, Plumbing, and Electrical reviews is computed at 25% of the Building Plan Review fee for each discipline (\$250.00 min.)

Plan review fee for Accessibility and Energy reviews is computed at 50% of the Building Plan Review fee for each discipline (\$250.00 min.)

Sprinkler Plan Review:

1 st 100 Heads	\$300.00
101-200 Heads	\$400.00
201-300 Heads	\$425.00
301-400 Heads	\$450.00
401-500 Heads	\$600.00
Over 500 Heads.....	\$750.00
plus \$.45 per sprinkler over 500	

Commercial Building Permit Fee Schedule

R-1, R-2, R-4, Non-Residential Construction (New)
Plan Review Fees (formula above) and
Total cost of improvement based on ICC Square Foot
Construction Cost Estimate (as amended) or Actual Construction Cost if provided;

To \$1,000.00 \$150.00
**An additional charge of \$75.00 per inspection over (11) inspections will be charged,
\$50.00 if paid at issuance of permit**

\$1,001.00-\$10,000.00..... \$250.00
plus \$30.00 per \$1,000.00 over \$1,000.00

\$10,001.00-\$100,000.00..... \$500.00
plus \$10.00 per \$1,000.00 over \$10,000.00

Over \$100,000.00 \$750.00
plus \$10.00 per \$1,000.00 over \$100,000.00

Interior or Exterior Remodeling:

0- 500 square feet... \$250.00

501-1000 sq ft... \$300.00
each 100 sq ft or fraction of, over 1000... \$ 35.00

Minimum Fee \$250.00

Commercial - Electrical Permit Fee Schedule

Minimum Permit fee \$100.00
An additional charge of \$75.00 per inspection over (1) inspection will be charged,
\$50.00 if paid at issuance of permit

****Job started prior to permit issuance will incur double permit fee****

Service:

100 ampere or less	\$ 75.00
101 ampere to 200 ampere	\$ 75.00
201 ampere to 400 ampere	\$150.00
401 ampere to 600 ampere	\$200.00
601 ampere to 1000	\$250.00

Circuits:

First Circuit (New or Extended)	\$ 20.00
Each additional Circuit	\$ 15.00

Fixtures:

First 25... ..	\$ 50.00
Each addition 25 or fraction of	\$ 15.00

Power Units:

Motors, HP, KW, KVA or Power Outlets; includes Motors, Transformers, Heating Units, Furnace Plugs, Generators, Rectifiers, Capacitors, Welders, Flood Lamps 1000 watts or over, Heating and/or Power Units based on Horsepower, KW or KVA, KVAR are in addition to CIRCUIT FEE.

1/4 to 20 HP	\$ 35.00
Each Additional	\$ 25.00
Over 20 to 50 HP	\$ 50.00
Each Additional	\$ 25.00
Over 50 to 60 HP	\$ 50.00
Each Additional	\$ 25.00
Over 75 to 100 HP	\$ 50.00
Each Additional	\$ 25.00
Over 100 HP	\$ 55.00
Each Additional	\$ 35.00

Less Than 1/4 HP, the **CIRCUIT FEE APPLIES**

FLOOD LIGHTS or Lamps of 1000 Watts or over Capacity each shall be considered as Power Unit. Each Cluster of Flood Lights consisting of Lamps, Each 1000 watts or over shall be considered as one Power Unit of Lamp Wattage

Trenching:

Buss Ducts up to 100'	\$ 75.00
Includes Feeders, Mains, Under Floor, Raceways, Headers For Cellular Floors, etc.	
Each additional 100'	\$ 25.00
Neon Gas Tube Type Lamp counted as one power unit each	

Lighting Pole & Base Inspection	\$ 25.00 each
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Commercial - Electrical Permit Fee Schedule, Continued

Commercial Electric Heat*USE KW FEE*

Self-Service Fuel Pumps
or Dispensing Units \$175.00
plus additional \$25.00 per each added nozzle, trenching, circuits, etc.

Field Alteration of Fuel Pump or Dispensing Unit
or addition to the Electrical Components of Unit\$100.00
**An additional charge of \$75.00 per inspection over (1) inspection will be charged,
\$50.00 if paid at issuance of permit**

Carnival Inspections...\$ 85.00
**An additional charge of \$60.00 per inspection over (1) inspection will be charged,
\$36.00 if paid at issuance of permit**

Sign Connection (1 fixture, 1 circuit).....\$100.00
(Trenching required will incur addition cost, see page 14)
**An additional charge of \$75.00 per inspection over (1) inspection will be charged,
\$50.00 if paid at issuance of permit**

Each Additional Sign Connection\$ 35.00

Commercial - Mechanical Permit Fee Schedule

Minimum Permit fee\$100.00
An additional charge of \$75.00 per inspection over (1) inspection will be charged,
\$50.00 if paid at issuance of permit

****Job started prior to permit issuance will incur double permit fee****

Air Supply Handlers:

Multi Zone, Self-Contained Units (each, piping included)\$ 75.00
Ventilation and Exhaust Fans 1500 – 10000 CFM
Over 10,000 CFM (each)\$150.00

Duct System:

Units up to 200,000 BTU (each)\$ 75.00
Over 200,000 BTU (each).....\$100.00

Gas Heating Equipment:

Up to 200,000 BTU (each, new installations + gas piping)\$250.00
Over 200,000 BTU (each, new installations + gas piping)\$300.00
Unit Heaters & Cabinet Heaters to System (each).....\$ 30.00
Over 200,000 BTU (each, replacement – piping included).....\$150.00
Over 1,000,000 input (each, replacement & heat exchanger)\$250.00

Pre-Fab Fireplace (per unit)\$150.00
An additional charge of \$75.00 per inspection over (2) inspection will be charged,
\$50.00 if paid at issuance of permit

Gas Piping (per outlet)\$ 35.00

Breaching & Combustion Air to Appliance\$ 85.00

Combination Heat/AC Unit.....\$210.00

Miscellaneous:

Crematories (each)\$ 85.00
Electronic Air Cleaners (each)\$ 85.00
Humidifiers (each)\$ 60.00
Incinerators (each).....\$ 65.00
Chimney, Factory Built (Class A or Class B)\$ 65.00

Oil Burners (new and/or conversion, piping included)\$100.00

Unit Heaters, Hot Water or Steam:

Over 200,000 BTU Input (each)\$ 85.00
Gas Piping (each, existing or hook-up)\$ 85.00

Solar Equipment (each, piping included)\$ 75.00

Split System (Gas piping additional fee):

Up to 200,000 BTU Heating/Up to 50 HP Cooling Unit\$400.00
Over 200,000 BTU Heating/Over 50 HP Cooling Unit\$500.00

Commercial - Mechanical Permit Fee Schedule, Continued

Air Conditioning Units (piping included):

Up to 50 HP (each, self-contained)	\$175.00
Over 50 HP (each).....	\$200.00
Centrifugal Units (each).....	\$225.00
Absorption Units (each).....	\$225.00

Cooling Tower with Reservoir Capacity:

Under 500 Gallons (each)	\$110.00
Over 500 Gallons (each)	\$150.00

Refrigeration Systems (piping included):

Well Water Heat Pumps Only	\$ 95.00
Self-Contained Units	\$ 95.00
Split System (under 5 HP).....	\$ 95.00
Split System (over 5 HP).....	\$110.00

NOTES:

- 1 Ton = 12,000 BTU
- Water Cooled 1 HP = 1 Ton
- Air Cooled 1 ½ HP = 1 Ton

Commercial - Plumbing Permit Fee Schedule

Minimum Permit fee\$100.00
 An additional charge of \$75.00 per inspection over (1) inspection will be charged,
 \$50.00 if paid at issuance of permit

****Job started prior to permit issuance will incur double permit fee****

Crock to Iron & Building Drains to Sewer\$50.00

Commercial Fixtures (each)\$20.00

Examples:

Automatic Washing Machine	Bath Tub	Drinking Fountains
Dental Chair	Dishwasher	Disposal
Floor Drains	Hose Bibs	Humidifier
Laundry Trays	Lavatories (hand basins)	Miscellaneous Fixtures
Pump	Shower Traps	Sinks (kitchen & bar)
Stacks & Vents	Sump	Water Closet (toilet)
Water Heater	Underground Plumbing	Urinals
Water Service	Water Softener	Water Pressure
Back Flow Prevention	Weeping Tile	Well Connection (private)

Lawn Sprinkler\$50.00

Water Distribution Systems, based on first 200'

3/4"	\$ 32.00
1"	\$ 35.00
1 1/4"	\$ 40.00
1 1/2"	\$ 50.00
2"	\$ 75.00
2 1/2"	\$ 80.00
3"	\$ 95.00
4"	\$100.00
Exceeding 4"	\$105.00
Each additional 100'	\$ 15.00

****Fees for complete systems shall be based on the size of distribution pipe at the meter****

Commercial – Electrical & Mechanical Fire Alarm Systems

Not less than \$75.00 will be charged for the permit for Fire Alarm Systems. Fire Alarm Permit is to be a separate permit and list fire alarm items. If an installation is not approved upon initial inspection, a NEW Permit is required for each additional Inspection needed. One hour's time will be computed separately and not in combination with other items in the following schedule.

City Pull Box (Gamewell, each).....	\$36.00 each box
Drill Station.....	\$36.00
Pull Station.....	\$36.00 first station
.....	\$20.00 each addt'l
Telephone Station (2 Way Units)	\$20.00
Combination Pull & Telephone Station	\$25.00
Fire Alarm Signal Devices (Horn, Bell).....	\$36.00 first
.....	\$20.00 each addt'l
Heat or Smoke Detectors	\$36.00 first
.....	\$20.00 each addt'l
Fire Door Holders – Each Doorway	\$20.00
Combination Door Holders & Smoke Detector	\$45.00
Building Master Panels (each)	\$45.00
Building Master Panel (each circuit or zone).....	\$20.00
Exit Door Electrical Unlocking System.....	\$36.00 first
.....	\$20.00 each addt'l
Sprinkler System Flow Switches (each)	\$30.00
Sprinkler Valve Tamper Switches (each).....	\$36.00
Sub Panel – Enunciators (each zone, floor)	\$20.00
Ventilation Fan Dampers	\$36.00
Elevator Capture (each).....	\$90.00
Data Gathering & Reporting Panel (each)	\$36.00
Central Computer	\$90.00
Interfacing of Fire Alarm System.....	\$36.00
Exhaust Hood Fire Control System (each).....	\$50.00
Fans Controlled by Fire Alarm System (each).....	\$36.00
Telephone Control Panel (each).....	\$20.00

Alterations or Additions to existing systems is considered new work and the above fees apply to all items, old or new, on the system. Electronic Motors, Circuits, Fixtures, Heater Units, Service Changes, etc., will be charged at the rates established by the applicable fee schedules on the preceding pages.

Commercial – Electrical & Mechanical Fire Alarm Systems, Continued

Fire Suppression Systems:

Plan Review Fee / Permit Price Per Head (includes distribution lines)

1 st 100 Heads	\$ 5.00 per head
101-200 Heads	\$475.00
201-300 Heads	\$525.00
301-400 Heads	\$575.00
401-500 Heads	\$625.00
Over 500 Heads	\$700.00
plus .40 cents per sprinkler over 500	

*Plumbing Contractor can pull this permit if less than 20 heads

Piping:

Piping for Suppression (per ft)	\$.08
Process Piping	\$.08

Amount will round up in increments of \$1.00

Kitchen Hood (includes ductwork & piping for ANSUL system).....\$100.00

**An additional charge of \$75.00 per inspection over (1) inspection will be charged,
\$50.00 if paid at issuance of permit**

Residential Building Permit Fee Schedule

New Residential Home / Additions:

1&2 Family Dwelling

Base fee (includes plan review) ... \$300.00

plus \$.75 cents per sq ft (minimum permit fee 120.00)

**An additional charge of \$75.00 per inspection over (11) inspections will be charged,
\$50.00 if paid at issuance of permit**

Interior and Exterior Alterations:

Base fee (includes plan review)\$150.00 per 1st \$1,000 Market Value

plus \$10.00 per additional \$1,000 Market Value

**An additional charge of \$75.00 per inspection over (6) inspections will be charged,
\$50.00 if paid at issuance of permit**

Accessory Structures:

Garages, Sheds, Decks, etc.

Base fee (includes plan review)\$150.00 per 1st \$1,000 Market Value

plus \$10.00 per additional \$1,000 Market Value

**An additional charge of \$75.00 per inspection over (5) inspections will be charged,
\$50.00 if paid at issuance of permit**

Swimming Pools:

In-Ground Pool\$500.00 per 1st \$1,000 Market Value

plus \$10.00 per additional \$1,000 Market Value & \$300 bond (\$500 fence bond may be required)

Above-Ground Pool\$250.00

\$300 bond (\$500 bond if installed by homeowner)

Mobile Homes:

Permit fee\$300.00

**An additional charge of \$75 per inspection over (3) inspections will be charged,
\$50.00 if paid at issuance of permit**

Demo:

Permit fee\$250.00

plus \$150.00 bond

Moving Of Structures:

Pre-moving Inspection fee\$250.00

Building, electrical, plumbing, heating, permits and bonds as required in fee schedule

Residential – Electrical Permit Fee Schedule

New Construction Fees Based on Sq Ft

Up to 1,500 sq ft.....	\$250.00
1,501 to 2,000 sq ft.....	\$275.00
2,001 to 2,500 sq ft.....	\$325.00
2,501 to 3,000 sq ft.....	\$395.00
3,001 to 3,500 sq ft.....	\$460.00
3,501 to 4,000 sq ft.....	\$525.00
4,001 to 5,000 sq ft.....	\$650.00
plus, additional \$100.00 per each 500 sq ft over 5,001	
An additional charge of \$75.00 per inspection over (1) inspection will be charged, \$50.00 if paid at issuance of permit	

****Job started prior to permit issuance will incur double permit fee****

Minimum Permit fee	\$100.00
An additional charge of \$75.00 per inspection over (1) inspection will be charged, \$50.00 if paid at issuance of permit	

Service:

100 ampere or less	\$ 75.00
101 ampere to 200 ampere	\$ 75.00
201 ampere to 400 ampere	\$130.00
401 ampere to 600 ampere**	\$200.00
601 ampere to 1000 ampere**	\$225.00

****Sealed Drawings are Required****

Circuits:

First Circuit (New or Extended)	\$ 20.00
Each additional Circuit	\$ 15.00

Separate Circuits:

Air Conditioning	\$ 75.00
Ground Water Heat Pump	\$ 75.00
Mobile Home.....	\$100.00
Sign	\$ 75.00
Sub Panel.....	\$ 35.00
Swimming Pool	\$200.00
Temporary Service	\$100.00 min fee

Electric Heat:

1 st Room	\$ 35.00
Each additional Room	\$ 15.00

Fixtures:

First 25	\$ 20.00
Each additional 25 or fraction of.....	\$ 15.00

Trenching:

Up to 100'	\$ 60.00
Each additional 100'	\$ 25.00
Includes Feeders, Mains, Under Floor, Raceways, Headers for Cellular Floors, etc.	

Residential – Mechanical Permit Fee Schedule

Minimum Permit fee\$100.00

**An additional charge of \$75.00 per inspection over (1) inspection will be charged,
\$50.00 if paid at issuance of permit**

****Job started prior to permit issuance will incur double permit fee****

New Construction (new furnace):

(Includes duct work)\$200.00

**An additional charge of \$75.00 per inspection over (2) inspection will be charged,
\$50.00 if paid at issuance of permit**

Air Conditioning (per unit):

Self-Contained or split 1 ½-8HP\$105.00

Combo Heat/AC Unit.....\$240.00

Miscellaneous Equipment:

Humidifiers.....\$ 25.00

Electronic Air Cleaner.....\$ 40.00

Barbecue & Gas Grills\$ 25.00

Ranges – Gas.....\$ 20.00

Range Exhaust Fan.....\$ 20.00

Gas Piping\$ 25.00

Pre-Fab Fireplace (per unit)\$160.00

**An additional charge of \$75.00 per inspection over (2) inspection will be charged,
\$50.00 if paid at issuance of permit**

Replacement Furnace\$100.00

**An additional charge of \$75.00 per inspection over (1) inspection will be charged,
\$50.00 if paid at issuance of permit**

Gas/Heating Equipment\$100.00

Gas burning equipment (includes Boilers)

Under 200,000 BTU's input (piping included)

**An additional charge of \$75.00 per inspection over (1) inspection will be charged,
\$50.00 if paid at issuance of permit**

Oil Burners\$100.00

New and/or Conversion (includes Boilers)

Under 2 gas per hour (piping included)

Solid Fuel Burning Equipment (Wood, Coal, Pellet).....\$ 75.00

Vent Connector over 10" (each).....\$100.00

Residential – Mechanical Permit Fee Schedule, Continued

Chimneys (each):

Factory Built (Class A or Class B).....\$ 60.00

Unit Heaters (each):\$ 25.00

Hot Water or Steam (Piping Included)

200,000 BTU's Input

Solar Equipment (each panel)\$ 60.00

Collector System (piping included)

Air Supply Handlers (Piping included):

Ventilation & Exhaust Fans under 1500 CFM (each).....\$ 25.00

Through the Wall Fan Coil Vents (each)...\$ 25.00

Fan-Light Combinations (each)...\$ 25.00

LPG & Fuel Oil Tanks:

Under 250 Gallons (each)\$ 45.00

Over 250 Gallons (each)\$ 50.00

Over 550 Gallons (each)\$ 55.00

Underground Tanks Add (to fees listed above) \$ 20.00

Radiant Floor Heating\$ 85.00

with boiler add.....\$ 55.00

Residential – Plumbing Permit Fee Schedule

New Construction Fees Based on Sq Ft

Up to 1,500 sq ft.....	\$265.00
1,501 to 2,000 sq ft.....	\$300.00
2,001 to 2,500 sq ft.....	\$325.00
2,501 to 3,000 sq ft.....	\$375.00
3,001 to 3,500 sq ft.....	\$425.00
3,501 to 4,000 sq ft.....	\$500.00
4,001 to 5,000 sq ft.....	\$600.00

plus additional \$125.00 per each 500 sq ft over 5,001

An additional charge of \$75.00 per inspection over (3) inspections will be charged,
\$50.00 if paid at issuance of permit

****Job started prior to permit issuance will incur double permit fee****

****See below for individual pricing****

Minimum Permit fee\$100.00

An additional charge of \$75.00 per inspection over (1) inspection will be charged,
\$50.00 if paid at issuance of permit

Crock to Iron & Building Drains to Sewer.....\$ 35.00

Residential fixtures (each).....\$ 15.00

Examples:

Automatic Washing Machine	Bathtub	Dishwasher	Disposal
Floor Drains	Hose Bibs	Humidifier	Laundry Trays
Lavatories (hand basins)	Misc. Fixtures	Pump	Shower Traps
Sinks (kitchen & bar)	Stacks & Vents	Sump	Water Heater
Underground Plumbing	Water Closet (toilet)	Water Service	
Water Softener	Water Pressure	Back Flow Prevention	
Weeping Tile	Well (private)		

Water Distribution Systems, based on first 200'

3/4"	\$ 30.00
1"	\$ 35.00
1 ¼"	\$ 40.00
1 ½"	\$ 48.00
2"	\$ 70.00
2 ½"	\$ 80.00
3"	\$ 90.00
4"	\$100.00
Exceeding 4"	\$110.00
Each additional 100'	\$ 20.00