



FEE TABLES

Use the Tables provided below to determine permit fees: For Residential - Determine the project value using Table A square footage values. Multiply that project value by the Building Valuation Multiplier on Table E. This gives you the permitting value and then a permit fee can be determined using Table B.

Use Table D for Alterations, Remodels or new Shell Buildings.

For "Fixed Fee" Residential permits, refer to Table C for the type and cost of permit.

For Commercial - Multiply the project value by the Building Valuation Multiplier on Table E. This gives you the permitting value then use Table B to determine permit fee. See calculation examples later in this handout.

Notes:

- 1) Permits for New Residential projects are subject to an additional 25% of permit fee as plan review fee.
- 2) Permits for Commercial Construction are subject to an additional 50% of permit fee as plan review fee.
- 3) Use this handout for estimating purposes. Final fees will be determined by Southern Colorado Building Department Building Official upon review of the project; additional fees may apply.

TABLE A

New Residences and Additions Thereto:

a. All Finished Living Area	\$176.00	Per Square Foot x Table E, Modifier "b"
b. Unfinished Basement	\$32.00	Per Square Foot x Table E, Modifier "c"
c. Finished Garden Level or Basement Level	\$72.00	Per Square Foot x Table E, Modifier "b"
d. Finished Existing Basement	\$176.00	Per Square Foot x Table D, Modifier "a"

Manufactured/Modular Residence:

a. Setting of Manufactured Home	\$176.00	Per Square Foot x Table E, Modifier "b"
b. Finished Basement	\$72.00	Per Square Foot x Table E, Modifier "b"
c. Unfinished Basement	\$32.00	Per Square Foot x Table E, Modifier "c"

Garage and Accessory Structures:

a. Detached Garage	\$72.00	Per Square Foot x Table E, Modifier "d"
b. Attached Garage	\$72.00	Per Square Foot x Table E, Modifier "d"
c. Carports – Open on Two or more Sides	\$72.00	Per Square Foot x Table E, Modifier "d"
d. Open Patios or Porches with Roof	\$72.00	Per Square Foot x Table E, Modifier "d"
e. Enclosed Patio	\$72.00	Per Square Foot x Table E, Modifier "c"
f. Deck	\$72.00	Per Square Foot x Table E, Modifier "d"
g. Deck with Roof	\$72.00	Per Square Foot x Table E, Modifier "d"

TABLE B

Building Permit Fee Schedule:

TOTAL VALUATION	PERMIT FEE
Up to \$500.00	\$45.00
\$501 to \$2,000	\$45.00 for the first \$500.00 plus \$2.25 for each additional \$100.00 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$78.75 for the first \$2,000 plus \$10.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$308.75 for the first \$25,000 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$508.75 for the first \$50,000 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$758.75 for the first \$100,000 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$2,358.75 for the first \$500,000 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.
\$1,000,001 AND UP	\$4,108.75 for the first \$1,000,000 plus \$2.50 for each additional \$1,000.00 or fraction thereof.



TABLE C

Residential Fixed-Fee Plumbing Only Permits:

a. Sewer Install / Repair	\$70.00	Each
b. Water Install / Repair	\$70.00	Each
c. Lawn Sprinkler System	\$65.00	Each
d. Water Heater Replacement (Tank or Tankless)	\$65.00	Each
e. Water Heater Replacement and Add Sump Pump	\$85.00	Each

Residential Fixed-Fee Mechanical Only Permits:

a. Furnace Replacement (No Ductwork)	\$75.00	Each
b. AC Replacement	\$75.00	Each
c. Furnace / AC Replacement (No Ductwork)	\$125.00	Each
d. Gas Air Test (Piping not Included)	\$60.00	Each
e. Vents or Ducting	\$60.00	Each

Residential Fixed Fee Electrical Only Permits:

a. Upgrade / Replace Service	\$125.00	Each
b. Solar PV Systems	\$400.00	Each
c. AC Hook Up	\$75.00	Each
d. Reconnect of Existing Service	\$50.00	Each
e. Remove and Replace Solar	\$90.00	Each

Residential Fixed Fee Building Permits

a. Asphalt Shingle / Rolled Reroof (Residential Only)	\$135.00	Each
b. Stucco	\$135.00	Each
c. Wood or Composite Siding	\$115.00	Each

Commercial and Residential Roofing: All other roofing materials including Modified, TPO, EPDM, Metal Shingles, Tile Roofing, Metal Panels, Built-up, etc., Valuation based. Look up valuation in Table B, use appropriate Permit Fee.

TABLE D

Alteration Valuation Table:

Alteration Type	BVD Multiplier	Description of Work
a. Alteration	50%	Addition or demolition of interior walls; installation of new glazing systems in conjunction with a major remodel; upgrade or repair of minor or limited structural systems; significant upgrades to mechanical, electrical, and plumbing systems in conjunction with significant refinishing of surfaces; installation of new or substantial replacement of electrical, mechanical systems in conjunction with significant changes in room configuration.
b. Full Alteration or new Shell building	80%	Demolition of all non-structural portions leaving a structural shell; significant structural upgrading to meet seismic requirements, or other substantial structural renovation, extensive structural repair. Any combination of work that results in more than 80% new construction based on floor area or construction values. Removal of rotten walls down to the floor framing. Removal of more than 80% of the livable area or volume above the floor and foundation system.



TABLE E

Building Valuation Multiplier Table:

a. Commercial	1.00	Per ICC Building Valuation Table
b. Single Family or Two-Family Residence (Finished)	0.42	Per ICC Building Valuation Table
c. Residential Unfinished Area	0.20	Per ICC Building Valuation Table
d. Residential Detached Accessory Structure	0.14	Per ICC Building Valuation Table

Miscellaneous Fees

1. Special Licensing Inspections for buildings required to be inspected for regulated use licensing: \$250.00 for Single Inspector Required Inspections, \$350.00 for all other Special Licensing Inspections.
2. After Hours Inspections: \$180.00 per hour for inspectors' time for the work and travel to and from the site of the inspection, with a minimum fee based upon 2 hours (\$360.00) per inspector.
3. Re-inspection fee shall be \$100.00.
4. Permit extension fees: 1st issuance is no fee, 2nd issuance is half the original permit fee, subsequent issuance full permit fee.
5. Temporary occupancy certificates: All Structures -- \$100.00 per certificate.
6. Appeal fees: \$150.00 per appeal.
7. Working without permit fees: double permit fee.
8. Commercial Plans exceeding 1 revised submittal (rejected twice) will be charged a re-review fee of \$125/hour, minimum of 2 hours, to be collected at time of submittal. Additional time will be accounted for at the review approval, prior to permit issuance.
9. Residential Plans exceeding 1 revised submittal (rejected twice) will require an in-person meeting and resubmittal fee of half the plan review fee. Subsequent submissions will be at full Residential submittal fee.
10. Plan revisions after code compliance review, before permitting: Commercial \$120 per occurrence, Residential \$30 per occurrence.
11. Revisions after permitting: Commercial \$120 per occurrence, Residential \$30 per occurrence.
12. For additions and remodels, Plumbing, Mechanical, and Electrical sub-permits are subject to a \$50 attachment fee to a valid Building Permit.
 - a. For all new construction, Plumbing, Mechanical, and Electrical sub-permits are included under the Building Permit valuation, except for Commercial Fire Sprinkler and Commercial Electrical Low-Voltage. Those items are permitted separately based on their valuation.



Examples of how to calculate a permit

New Residence Permitting Valuation Example - 1,200 sf Livable, 150 sf Covered Patio, 400 sf Attached garage

Formula: (Area 1 x Square Foot fee x Building Valuation multiplier) + (Area 2 x Square Foot fee x Building Valuation Multiplier) ... = Valuation for Permitting.

Using the Example areas above:

- Table A: $(1,200 \text{ sf} \times \$176 \times 0.42) + (150 \text{ sf} \times \$72 \times 0.14) + (400 \text{ sf} \times \$72 \times 0.14) = (\$88,704) + (\$1,512) + (\$4,032) = \$94,248$ Valuation for Permitting.
- Table B: \$94,248 falls between \$50,001 to \$100,000. \$508.75 for the first \$50,000 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.
 - $(\$94,248 - \$50,000) = \$44,248$
 - $(\$44,248 / 1000) = \44.248 rounded up = \$45
 - $(\$45 \times 5) = \225
 - $(\text{Initial } \$508.75 + \$225) = \$733.75$ permit fee.
 - 25% Plan review fee = $(\$733.75 \times 0.25) = \183.44Total Fee = $\$733.75 + \$183.44 = \$917.19$ Plan Review and Permit

Commercial Permitting Valuation Example – 5,000 sf Area, Type V-B Construction, Business (B) Occupancy Group

Formula: (Area x Square Foot fee x Building Valuation Multiplier “a”) = Valuation for Permitting.

Using the Example above:

- Table A: $(5,000 \text{ sf} \times \$213.27 \times 1.00) = \$1,066,350$ Valuation for Permitting.
- Table B: \$1,066,350 falls in \$1,000,001+. \$4,108.75 for the first \$1,000,000 plus \$2.50 for each additional \$1,000.00 or fraction thereof.
 - $(\$1,066,350 - \$1,000,000) = \$66,350$
 - $(\$66,350 / 1000) = \66.350 rounded up = \$67
 - $(\$67 \times 2.50) = \167.50
 - $(\text{Initial } \$4,108.75 + \$167.50) = \$4,276.25$ permit fee.
 - 50% Plan review fee = $(\$4,276.25 \times 0.50) = \$2,138.13$Total Fee = $\$4,276.25 + \$2,138.13 = \$6,414.38$ Plan Review and Permit

Remodel Permitting Valuation Example

Formula: (Area x Square Foot fee x Percentage of BVD from Table D) = Valuation for Permitting.

Example Remodel: Remodel 280 sf livable area to include Master Bedroom and Master Bath.

- Table A: $(280 \text{ sf} \times \$176) \times (\text{Table D, Modifier a}) = (\$49,280) \times (\text{Alteration 50\%}) = \$24,640$ Valuation for Permitting.
- Table B: \$24,640 falls between \$2,001 to \$25,000. \$78.75 for the first \$2,000 plus \$10.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.
 - $(\$24,640 - \$2,000) = \$22,640$
 - $(\$22,640 / 1000) = \22.640 rounded up = \$23
 - $(\$23 \times 10) = \230(Initial \$78.75 + \$230) = \$308.75 permit fee.
Any Plumbing, Mechanical, or Electrical permits have a \$50 attachment fee each.