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CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

BUILDING DEPARTMENT
(203) 797-4580
(203) 796-1585 (FAX)

LEO P. NULL
BUILDING OFFICIAL

September 28, 2010

MEMORANDUM

To: Members of the Common Council
Honorable Mayor Mark Boughton

From: Leo P. Null, Building Official

Re: Building Department fee schedule

We have been asked to look at our fee schedule for the Building Department and the way we do business.

Included in our submission is a chart comparing the fees charged for other large cities in Connecticut, as well as our current schedule.

It is our hope to sit down with an ad hoc committee and formulate a new schedule that is realistic and covers our costs as well as generate some additional monies.

Very truly yours,

Leo P. Null
Building Official

PERMIT FEES COMPARISON				
(based on estimated construction value)				
	<u>Danbury</u>	<u>Bridgeport</u>	<u>Hartford</u>	<u>New Haven</u>
<u>Residential:</u>	\$22 / 1st thousand	\$50 / 1st thousand	\$25 per thousand	\$50 / 1st thousand
	\$11 each add'l thousand	\$25 each add'l thousand		\$27 each add'l thousand
<u>Commercial:</u>	\$18 per thousand		\$25 per thousand	
<u>Certificate of Occupancy:</u>	\$28	\$100	\$25	\$50
	<u>Norwalk</u>	<u>Stamford</u>	<u>Waterbury</u>	
<u>Residential:</u>	\$12 per thousand	\$10 per thousand	\$25 per thousand	
	\$50 minimum	\$50 minimum		
<u>Commercial:</u>	\$15 per thousand	\$16 per thousand	\$25 per thousand	
	\$75 minimum			
<u>Certificate of Occupancy:</u>	\$10	\$0	\$25	
<u>Proposed Fees</u>				
<u>Residential:</u>	\$15 per thousand			
	\$50 minimum			
<u>Commercial:</u>	\$20 per thousand			
	\$75 minimum			
<u>C of O:</u>	\$30			



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**CITY OF DANBURY BUILDING DEPARTMENT VALUATION SCHEDULE
FOR PROPOSED FEE SCHEDULE**

Proposed Fees

Residential: \$15 per thousand
\$50 minimum

Commercial: \$20 per thousand
\$50 minimum

C of O: \$30

Residential Permits

Residential construction up to 3000 sq. ft.	\$100 per sq. ft.
“ “ over 3000 sq. ft.	\$150 per sq. ft.
Bathroom additions and renovations	\$150 per sq. ft.
Kitchen additions and renovations	\$150 per sq. ft.
Residential alterations	\$100 per sq. ft.
Residential modulars	\$120 per sq. ft.
Apartments, four stories or greater	\$150 per sq. ft.
Garages (attached or detached)	\$40 per sq. ft.
Garages in basement	\$25 per sq. ft.
Playrooms (basement or attic conversion to finished space)	\$40 per sq. ft.
Pools	by contract for cost & labor
Dormers	\$40 per sq. ft.
Sheds	\$50 per sq. ft.
Decks (with or without railings)	\$25 per sq. ft.
Replace sheetrock, including electrical	\$15 per sq. ft.
New porches & stair replacement	\$25 per sq. ft.(with roof add \$10 per sq. ft.)

Commercial / Industrial Permits

New construction or additions	Use ICC Building Valuation Data Table per use and construction type
Alterations	“ “ “

Stand-Alone Permits

All electrical, plumbing, mechanical, HVAC, wood stoves, chimneys, fireplaces, sprinklers, standpipes, sewer, water, gas work, etc. are by contract (\$75 minimum)

Fuel Tank Permits

Up to 660 gallons	\$55
Over 660 but less than 2000 gallons	\$80
Over 2000 gallons	\$110

Sign Permits

10 sq. ft. or less	\$12
Greater than 10 sq. ft.	Add 60¢ per additional sq. ft. per contract

Building Code Violations / Work done without Permits

Fees doubled

Demolition Permits

Assessed at 6% of actual cost to demolish and dispose

Miscellaneous

Roofing, Siding, or Window Permits	As per contract
House Moving Permits	
Elevators	As per contract

Expedited Services (billed at Overtime rate)

Expedited Plan Review	The requesting party must submit a letter to the Building Official agreeing to pay all billable fees incurred by the City of Danbury for the hours spent on plan review.
After-Hours Inspection Requests	The requesting party must submit a letter to the Building Official agreeing to pay all billable fees incurred by the City of Danbury for the requested inspection. Both the Building Official and inspector(s) involved must approve the requested time and date for said inspection request. The billable time is based on a minimum of four hours. Travel time is included in the minimum fee and shall be calculated at the current IRS mileage rate. Minimum fee: \$300

* A Certificate of Occupancy will not be issued until the City of Danbury is in receipt of payment for all fees incurred.

Other Fees

Certificate of Occupancy – temp/permanent.	\$30, with a bond set for temp CO's
Plan Reviews – Buildings over 5000 sq.ft.	20% of permit cost – paid in advance at time of application, nonrefundable
State Education Fee	26¢ per \$1000 (or part thereof) of estimated value
Reinspection Fee	\$50 each visit

*All costs are minimums

*Plan examiner may adjust cost at time of review

RESIDENTIAL

Building Permit Fees Effective July 1, 2009 to include \$0.22 / \$1,000 State Education Fee
All fees based on estimated cost of construction!

Residential

FROM	TO	FEE	FROM	TO	FEE	FROM	TO	FEE	FROM	TO	FEE
\$1	\$1,000	\$22.22	\$50,001	\$51,000	\$583.22	\$100,001	\$101,000	\$1,144.22	\$150,001	\$151,000	\$1,705.22
\$2,001	\$3,000	\$44.66	\$52,001	\$53,000	\$605.66	\$102,001	\$103,000	\$1,166.66	\$152,001	\$153,000	\$1,727.66
\$4,001	\$5,000	\$67.10	\$54,001	\$55,000	\$628.10	\$104,001	\$105,000	\$1,189.10	\$154,001	\$155,000	\$1,750.10
\$6,001	\$7,000	\$89.54	\$56,001	\$57,000	\$650.54	\$106,001	\$107,000	\$1,211.54	\$156,001	\$157,000	\$1,772.54
\$8,001	\$9,000	\$111.98	\$58,001	\$59,000	\$672.98	\$108,001	\$109,000	\$1,233.98	\$158,001	\$159,000	\$1,794.98
\$10,001	\$11,000	\$134.42	\$60,001	\$61,000	\$695.42	\$110,001	\$111,000	\$1,256.42	\$160,001	\$161,000	\$1,817.42
\$12,001	\$13,000	\$156.86	\$62,001	\$63,000	\$717.86	\$112,001	\$113,000	\$1,278.86	\$162,001	\$163,000	\$1,839.86
\$14,001	\$15,000	\$179.30	\$64,001	\$65,000	\$740.30	\$114,001	\$115,000	\$1,301.30	\$164,001	\$165,000	\$1,862.30
\$16,001	\$17,000	\$201.74	\$66,001	\$67,000	\$762.74	\$116,001	\$117,000	\$1,323.74	\$166,001	\$167,000	\$1,884.74
\$18,001	\$19,000	\$224.18	\$68,001	\$69,000	\$785.18	\$118,001	\$119,000	\$1,346.18	\$168,001	\$169,000	\$1,907.18
\$20,001	\$21,000	\$246.62	\$70,001	\$71,000	\$807.62	\$120,001	\$121,000	\$1,368.62	\$170,001	\$171,000	\$1,929.62
\$22,001	\$23,000	\$269.06	\$72,001	\$73,000	\$830.06	\$122,001	\$123,000	\$1,391.06	\$172,001	\$173,000	\$1,952.06
\$24,001	\$25,000	\$291.50	\$74,001	\$75,000	\$852.50	\$124,001	\$125,000	\$1,413.50	\$174,001	\$175,000	\$1,974.50
\$26,001	\$27,000	\$313.94	\$76,001	\$77,000	\$874.94	\$126,001	\$127,000	\$1,435.94	\$176,001	\$177,000	\$1,996.94
\$28,001	\$29,000	\$336.38	\$78,001	\$79,000	\$897.38	\$128,001	\$129,000	\$1,458.38	\$178,001	\$179,000	\$2,019.38
\$30,001	\$31,000	\$358.82	\$80,001	\$81,000	\$919.82	\$130,001	\$131,000	\$1,480.82	\$180,001	\$181,000	\$2,041.82
\$32,001	\$33,000	\$381.26	\$82,001	\$83,000	\$942.26	\$132,001	\$133,000	\$1,503.26	\$182,001	\$183,000	\$2,064.26
\$34,001	\$35,000	\$403.70	\$84,001	\$85,000	\$964.70	\$134,001	\$135,000	\$1,525.70	\$184,001	\$185,000	\$2,086.70
\$36,001	\$37,000	\$426.14	\$86,001	\$87,000	\$987.14	\$136,001	\$137,000	\$1,548.14	\$186,001	\$187,000	\$2,109.14
\$38,001	\$39,000	\$448.58	\$88,001	\$89,000	\$1,009.58	\$138,001	\$139,000	\$1,570.58	\$188,001	\$189,000	\$2,131.58
\$40,001	\$41,000	\$471.02	\$90,001	\$91,000	\$1,032.02	\$140,001	\$141,000	\$1,593.02	\$190,001	\$191,000	\$2,154.02
\$42,001	\$43,000	\$493.46	\$92,001	\$93,000	\$1,054.46	\$142,001	\$143,000	\$1,615.46	\$192,001	\$193,000	\$2,176.46
\$44,001	\$45,000	\$515.90	\$94,001	\$95,000	\$1,076.90	\$144,001	\$145,000	\$1,637.90	\$194,001	\$195,000	\$2,198.90
\$46,001	\$47,000	\$538.34	\$96,001	\$97,000	\$1,099.34	\$146,001	\$147,000	\$1,660.34	\$196,001	\$197,000	\$2,221.34
\$48,001	\$49,000	\$560.78	\$98,001	\$99,000	\$1,121.78	\$148,001	\$149,000	\$1,682.78	\$198,001	\$199,000	\$2,243.78
\$50,001	\$50,000	\$583.22	\$100,001	\$100,000	\$1,144.22	\$150,001	\$150,000	\$1,705.22	\$200,001	\$200,000	\$2,266.22

Building Permit fee = \$22.00 for the first \$1000 in value plus \$11 for each additional \$1000 or part thereof PLUS \$0.22 per each \$1000 of estimated construction

Certificates of Occupancy = \$28.00, these are required for all habitable areas and structures.

Permits for Wood Burning Stoves = \$55.22 - including State Education Fee

Fuel Tank Permits:

Up to 660 Gallons = \$55.22

660 gallons but less than 2000 gallons = \$83.22

2000 gallons or more = \$110.22

Pools: \$55.00 for the first \$1,000 in value plus \$11.00 for each additional \$1,000 or part thereof.

Effective July 1, 2009

Demolition Permits = 4% of actual cost to demolish and dispose. (Not subject to Education fee)

Prepared by the City of Danbury 6/30/2009

COMMERCIAL / INDUSTRIAL

Building Permit Fees Effective July 1, 2009 to include \$0.22 / \$1,000 State Education Fee
All fees based on estimated cost of construction!

Commerical / Industrial

FROM	TO	FEE	FROM	TO	FEE	FROM	TO	FEE	FROM	TO	FEE
\$1	\$1,000	\$18.22	\$50,001	\$51,000	\$929.22	\$100,001	\$101,000	\$1,840.22	\$150,001	\$151,000	\$2,751.22
\$2,001	\$3,000	\$54.66	\$52,001	\$53,000	\$965.66	\$102,001	\$103,000	\$1,876.66	\$152,001	\$153,000	\$2,787.66
\$4,001	\$5,000	\$91.10	\$54,001	\$55,000	\$1,002.10	\$104,001	\$105,000	\$1,913.10	\$154,001	\$155,000	\$2,824.10
\$6,001	\$7,000	\$127.54	\$56,001	\$57,000	\$1,038.54	\$106,001	\$107,000	\$1,949.54	\$156,001	\$157,000	\$2,860.54
\$8,001	\$9,000	\$163.98	\$58,001	\$59,000	\$1,074.98	\$108,001	\$109,000	\$1,985.98	\$158,001	\$159,000	\$2,896.98
\$10,001	\$11,000	\$200.42	\$60,001	\$61,000	\$1,111.42	\$110,001	\$111,000	\$2,022.42	\$160,001	\$161,000	\$2,933.42
\$12,001	\$13,000	\$236.86	\$62,001	\$63,000	\$1,147.86	\$112,001	\$113,000	\$2,058.86	\$162,001	\$163,000	\$2,969.86
\$14,001	\$15,000	\$273.30	\$64,001	\$65,000	\$1,184.30	\$114,001	\$115,000	\$2,095.30	\$164,001	\$165,000	\$3,006.30
\$16,001	\$17,000	\$309.74	\$66,001	\$67,000	\$1,220.74	\$116,001	\$117,000	\$2,131.74	\$166,001	\$167,000	\$3,042.74
\$18,001	\$19,000	\$346.18	\$68,001	\$69,000	\$1,257.18	\$118,001	\$119,000	\$2,168.18	\$168,001	\$169,000	\$3,079.18
\$20,001	\$21,000	\$382.62	\$70,001	\$71,000	\$1,293.62	\$120,001	\$121,000	\$2,204.62	\$170,001	\$171,000	\$3,115.62
\$22,001	\$23,000	\$419.06	\$72,001	\$73,000	\$1,330.06	\$122,001	\$123,000	\$2,241.06	\$172,001	\$173,000	\$3,152.06
\$24,001	\$25,000	\$455.50	\$74,001	\$75,000	\$1,366.50	\$124,001	\$125,000	\$2,277.50	\$174,001	\$175,000	\$3,188.50
\$26,001	\$27,000	\$491.94	\$76,001	\$77,000	\$1,402.94	\$126,001	\$127,000	\$2,313.94	\$176,001	\$177,000	\$3,224.94
\$28,001	\$29,000	\$528.38	\$78,001	\$79,000	\$1,439.38	\$128,001	\$129,000	\$2,350.38	\$178,001	\$179,000	\$3,261.38
\$30,001	\$31,000	\$564.82	\$80,001	\$81,000	\$1,475.82	\$130,001	\$131,000	\$2,386.82	\$180,001	\$181,000	\$3,297.82
\$32,001	\$33,000	\$601.26	\$82,001	\$83,000	\$1,512.26	\$132,001	\$133,000	\$2,423.26	\$182,001	\$183,000	\$3,334.26
\$34,001	\$35,000	\$637.70	\$84,001	\$85,000	\$1,548.70	\$134,001	\$135,000	\$2,459.70	\$184,001	\$185,000	\$3,370.70
\$36,001	\$37,000	\$674.14	\$86,001	\$87,000	\$1,585.14	\$136,001	\$137,000	\$2,496.14	\$186,001	\$187,000	\$3,407.14
\$38,001	\$39,000	\$710.58	\$88,001	\$89,000	\$1,621.58	\$138,001	\$139,000	\$2,532.58	\$188,001	\$189,000	\$3,443.58
\$40,001	\$41,000	\$747.02	\$90,001	\$91,000	\$1,658.02	\$140,001	\$141,000	\$2,569.02	\$190,001	\$191,000	\$3,480.02
\$42,001	\$43,000	\$783.46	\$92,001	\$93,000	\$1,694.46	\$142,001	\$143,000	\$2,605.46	\$192,001	\$193,000	\$3,516.46
\$44,001	\$45,000	\$819.90	\$94,001	\$95,000	\$1,730.90	\$144,001	\$145,000	\$2,641.90	\$194,001	\$195,000	\$3,552.90
\$46,001	\$47,000	\$856.34	\$96,001	\$97,000	\$1,767.34	\$146,001	\$147,000	\$2,678.34	\$196,001	\$197,000	\$3,589.34
\$48,001	\$49,000	\$892.78	\$98,001	\$99,000	\$1,803.78	\$148,001	\$149,000	\$2,714.78	\$198,001	\$199,000	\$3,625.78
\$49,001	\$50,000	\$911.00	\$99,001	\$100,000	\$1,822.00	\$149,001	\$150,000	\$2,733.00	\$199,001	\$200,000	\$3,644.00

Building Permit fee = \$22.00 for the first \$1000 in value plus \$11 for each additional \$1000 or part thereof PLUS \$0.22 per each \$1000 of estimated construction

Certificates of Occupancy = \$28.00, these are required for all habitable areas and structures.

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Effective July 1, 2009

Prepared by the City of Danbury 6/30/2009

