

(21)

**Ad Hoc Committee
Building Department Fee Schedule
March 10, 2014**

Chairman Warren Levy called the meeting to order at 7:07 PM

COMMITTEE MEMBERS PRESENT: Chairman Warren Levy and Peter Nero
Marina Loyola arrived at 7:21 PM.

ALSO PRESENT: Laszlo Pinter, Corporation Counsel and Building Official Dave Newland. Ex-Officio members Colleen Stanley, Paul Rotello and members of the public.

Mr. Levy said the call of the meeting is to discuss the request from the building department for an amendment of the fee schedule. Mr. Newland explained the added fee and the difference between a certificate of occupancy vs. a certificate of approval. The tracking mechanism for the current system is not all that good and there is no paper copy. The certificate of approvals would be able to go into the current HTE system so when FOI requests come in, its easier to locate the document. Mr. Newland explained that currently they get \$28.00 for a certificate of occupancy. Permits are currently issued at \$5.34 and \$11.34 for smaller projects. The motivation behind the certificate of approval is to add the \$28.00 to the smaller fees to help cover the cost of all of the work that goes into processing the paperwork and sending someone out for inspection. Mr. Levy asked if every time an inspection needs to be done would there be a \$28.00 charge every time? Mr. Newland said no, and he continued to explain the process of inspections and permits. Mr. Nero asked about the forms and the tracking. Discussion continued with Mrs. Stanley asking for clarification on the fees for the certificates. Certificates of approval are only specific to the State of Connecticut. Mr. Rotello asked if the green tags that are given out after inspections could be kept. Mr. Newland said a different type of document will be given in its place. He also said that when you take the permit out you will at that time be putting up the money for the certificate of approval. The permit will state whether it is a certificate of occupancy or certificate of approval. Mr. Levy asked if this would be an amendment to the current 6-02 or is this a revision. Mr. Pinter said this is an amendment to 6-02 sub-section B adding subsection 8 to B of that. It's adding the fee #8 (certificate of approval) under B (additional fees). There is an additional request for an amendment to section 6-02 A, 2, A, adding the words "footing inspections" and deleting soil conditions. Approval would be for two amendments. Mr. Newland explained why the change in language. Mrs. Loyola asked for clarification if the building official may authorize performance of such inspections outside of normal business hours. Mr. Newland said that inspections are done at all times. Mr. Rotello asked if the contractor is responsible for the soil condition tests. Most soil conditions are determined by a special testing company. The process would stay the same except this would be in compliance with what the code actually says. The building department would still do this work. Mr. Rotello asked what this new fee would mean on an annual basis. Mr. Newland will get that information. Mrs. Stanley suggested that the fee for the certificate of approval could state that it is for non-dwelling. **Mr. Levy asked that the definition be added to the amendment for clarification with Corporation Counsel and the Building Department.** Mr. Pinter said this still has to go to a public hearing so the change can be made.

A motion was made by Mr. Nero, seconded by Mrs. Loyola that the committee adopts the amendment to Section 6-02, subparagraph 2A to change soil conditions to footing inspections and adopt the amendment to Section 6-02 subsection B line 8, to include the \$28.00 fee for the certificate of approval. The motion passed unanimously.

A motion was made by Mr. Nero, seconded by Mrs. Loyola to adjourn its meeting at 7:45 PM

Respectfully Submitted,

Warren Levy, Committee Chairman

Peter Nero

Marina Loyola

COPY SHOWING DELETIONS AND NEW LANGUAGE

THAT Section 6-02 of the Code of Ordinances of Danbury, Connecticut is hereby amended IN SUBSECTION (a)(2)(a) AND BY THE ADDITION OF SUBSECTION (b)(8):

Sec. 6-02. Amendment of Connecticut Basic Building Code.

(a) Fees generally:

- (1) In accordance with the provisions of Section 108.2 of the State Building Code, before receiving a building permit the owner or his agent shall pay a fee in accordance with the following schedule and based on the value of the work to be performed:

<i>Valuation of Work</i>	<i>Fee</i>
For single and multi-family residential structures below one thousand dollars (\$1,000.00) in value	Twenty two dollars (\$22.00) *
One thousand dollars (\$1,000) and above	Twenty two dollars (\$22.00) for the first one thousand dollars (\$1,000.00) in value plus eleven dollars (\$11.00) for each additional one thousand dollars (\$1,000.00) or part thereof *
For commercial and industrial structures	Eighteen dollars (\$18.00) per one thousand dollars (\$1,000.00) or part thereof *
For separate permits, available at the option of the owner, covering mechanicals, electrical, plumbing, heating and air conditioning, sprinklers, chimneys and fireplaces	Five dollars (\$5.00) for each one hundred dollars (\$100.00) in value up to one thousand dollars (\$1,000.00) plus eleven dollars (\$11.00) for each additional one thousand dollars (\$1,000.00) *

* except that the fee for all residential and commercial structures located in the downtown revitalization zone as specified in section 7.f. of the City of Danbury Zoning Regulations shall be reduced by fifty percent (50%). Any state fees shall not be reduced.

No application for a building permit shall be processed without payment of the foregoing fees. If after the filing of an application for a building permit a change is made to the scope of the work to be performed which affects the value of the work, a new fee shall be calculated. Any increase in fee shall be paid prior to the issuance of a building permit unless a building permit has already been issued, in which case said increased fee shall be paid prior to the issuance of a certificate of occupancy. Any decrease in fee resulting from a change in the work shall be refunded in accordance with the provisions of subsection (e) hereof.

- (2) The fee established in paragraph 6-02(a)(1) shall cover the eight (8) inspections specified herein or so many thereof as are required or applied for on any particular project. Required inspections, to the extent applicable, include:

- a. ~~Soil conditions~~ FOOTING INSPECTIONS
- b. Footing drains and waterproofing
- c. Rough electrical
- d. Rough plumbing
- e. Framing
- f. Insulation
- g. Gas or oil burner
- h. Final; including, but not limited to, electrical, plumbing, fire divisions and exits.

21-2



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

CITY COUNCIL

A.D. 2014

Be it ordained by the City Council of the City of Danbury:

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- a. Footing Inspections
 - b. Footing drains and waterproofing
 - c. Rough electrical
 - d. Rough plumbing
 - e. Framing
 - f. Insulation

Additional inspections shall be performed for an additional fee of dollars (\$33.00) per inspection. Each separate trip to the site shall be deemed to be a separate inspection. Such additional fees shall be due and payable prior to the issuance of a certificate of occupancy. The holder of a valid building permit may request that some or all of the foregoing inspections be performed outside of normal business hours. The Danbury building official may authorize performance of such inspections outside of normal business hours if appropriate personnel are available to provide such service. No certificate of occupancy shall be issued to any permit holder for whom inspections have been performed outside of normal business hours until the permit holder has paid a fee to cover the additional expense incurred by the city in connection with such inspections. All such fees shall be in an amount equal to the wages paid to personnel performing said inspections.

(b) *Additional fees.* Before receiving a permit or certificate for the following uses or for the conduct of any of the following activities, the owner or his agent shall pay the fee prescribed below:

<i>Type of Permit or Certificate</i>	<i>Fee</i>
(1) Demolition permits	Four percent (4%) of the actual cost of demolition
(2) Permits for the moving of buildings	Two hundred and seventy five dollars (\$275.00) per building
(3) Permits for wood stoves	Fifty five dollars (\$55.00) each
(4) Permits for tanks	
a. with a capacity of six hundred and sixty (660) gallons or less	Fifty five dollars (\$55.00) each
b. with a capacity of more than six hundred and sixty (660) gallons but less than two thousand (2000) gallons	Eighty three dollars (\$83.00) each
c. with a capacity of two thousand (2000) gallons or more	One hundred ten dollars (\$110.00) each
(5) Permits for signs	
a. If ten (10) square feet or less	Eleven dollars (\$11.00)
b. If in excess of ten (10) square feet	Eleven dollars (\$11.00) for the first ten (10) square feet plus fifty five cents (\$0.55) for each additional square foot or part thereof
(6) Certificate of occupancy	Twenty eight dollars (\$28.00) each
(7) Pools	Fifty five dollars (\$55.00) for the first one thousand dollars (\$1,000.00) in value plus eleven dollars (\$11.00) for each additional one thousand dollars (\$1,000.00) or part thereof
<u>(8) CERTIFICATE OF APPROVAL</u> <u>FOR ALL PERMIT TYPES NOT REQUIRING A</u> <u>CERTIFICATE OF OCCUPANCY AS PER CONNECTICUT</u> <u>STATE BUILDING CODE SECTION 110.6.</u>	<u>TWENTY EIGHT DOLLARS (\$28.00)</u> <u>EACH</u>

Note: New language is indicated by CAPITALIZATION COMBINED WITH UNDERLINING except that capitalization is not utilized for the letters in parentheses which indicate subsections.

Deleted language is indicated by ~~strikeouts~~.

- g. Gas or oil burner
- h. Final; including, but not limited to, electrical, plumbing, fire divisions and exits.

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(8) Certificate of approval	Twenty eight dollars (\$28.00) each
For all permit types not requiring a Certificate of Occupancy as per Connecticut State Building Code Section 110.6	