

ORDINANCE NO. OR-1717-08

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, REVISING THE DEVELOPMENT SERVICES PERMIT FEE SCHEDULE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

Development Services Permit Fee Schedule shall read as follows:

DEVELOPMENT SERVICES PERMIT FEE SCHEDULE

BUILDING PERMITS (NEW STRUCTURES)

New Single Family Residence: Duplex, Townhouse and Additions to Existing Residential Structures	\$0.40/sf
New Apartments or Additions to Existing Apartments (includes triplex and quadraplex)	\$0.30/sf
New Industrial Structures or Additions to Existing Industrial Structures (Manufacturing Plant, Warehouse, etc.)	\$0.20/sf
New Commercial or additions to Existing Commercial Structures (Office, Restaurant, Store, School, Church, etc.)	\$0.35/sf
** NOTE: Permit Fees figured by the square foot shall include the entire square footage of the structure under roof.	

BUILDING PERMITS (EXISTING STRUCTURES with no area increase)

Alterations, repairs or interior finish-outs of existing Commercial, Industrial and Residential Structures, where no additional area has been added to existing structure. The value to be used in computing this fee shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning and any other permanent equipment.

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$30.00
\$501.00 to \$2,000.00	\$30.00 for the first \$500.00 plus \$4.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$90.00 for the first \$2,000.00 plus \$20.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,0001.00 to \$50,000.00	\$550.00 for the first \$25,000.00 plus \$15.00 for each additional \$1,000.00, or fraction thereof, to and including

	\$50,000.00
\$50,0001.00 to \$100,000.00	\$925.00 for the first \$50,000.00 plus \$10.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,425.00 for the first \$100,000.00 plus \$8.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$4,625.00 for the first \$500,000.00 plus \$6.65 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$7,950.00 for the first \$1,000,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof.

MISCELLANEOUS BUILDING PERMITS and FEES

PERMIT TYPE	FEE
Detached Garage or One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses that exceeds 120 square feet	\$0.30/sf
Construction Trailer/Sales Trailer	\$40.00 each
Premanufactured Structure	\$300.00 each
Building Permit for structure being moved into city. Includes building permit fee	\$300.00 each
Patio Covers and Carports	\$30.00 each
In-ground Swimming Pool	\$200.00 each
Prefabricated above ground swimming pools, spas and portable hot tubs	\$60.00 each
Fence permits	\$25.00 each
Screening walls and Retaining walls	\$100.00 each
Drive Approach	\$60.00 each
Demolition	\$100.00 each
Grading and earthwork	\$100.00 each
Inspection outside of normal business hours	\$40.00 per hour (Minimum charge of two (2) hours)
Reinspection Fees, assessed under provisions of Section 108.7, 2006 IBC and Section R108.7, 2006 IRC	\$100.00 each
Work commencing before permit issuance, assessed under provisions of Section 108.4, 2006 IBC and Section R108.6, 2006 IRC	100% of original permit fee in addition to regular permit fee
Inspections, for which no fee is specifically indicated	\$30.00 per hour (Minimum charge of one (1) hour)

Plan Review Fees, paid at time of plan submittal (Non-refundable should permit be denied or cancelled by owner/contractor)	\$100.00 any new SFR \$200.00 any new commercial or multi-family
Plan Review Fees, interior finish-outs, remodels and room additions	\$45.00 per hour (Minimum charge of one (1) hour)
Additional plan review required by changes, additions or revisions to approved plans	\$45.00 per hour (Minimum charge of one (1) hour)
Miscellaneous Building Permit Fee for item not listed above	\$30.00 each

MISCELLANEOUS PERMITS and FEES

PERMIT TYPE	FEE
Tent Permit	\$60.00 each
Carnival, temporary amusement	\$300.00 plus \$600.00 deposit for clean-up
Certificate of Occupancy or Business License in connection with changes in ownership or use of existing structure which does not require a building permit	\$60.00 each
Garage Sale Permit	\$5.00
Miscellaneous Permit Fee for item not listed above	\$30.00 each

SIGN PERMITS

Wall Signs	\$40.00 each
Pole, Ground and all other signs not classified as wall signs	\$80.00 each
Temporary Signs	\$40.00 each
Development and Advertising Signs	\$140.00 each
Promotional Displays	\$40.00 each

MECHANICAL PERMITS AND FEES

New SFR and Multi-Family Dwellings

(Note: Fees for multi-family dwellings are calculated by the square footage per each dwelling unit)

0 – 1,500 SF	\$70.00
1,501 – 2,500 SF	\$80.00
2,501 – 3,500 SF	\$90.00
3,501 – 5,000 SF	\$100.00
5,001 SF or larger	\$110.00

New Commercial or Addition, Alteration or Repair to Commercial or Residential

Mechanical Contractor Annual Registration	\$100.00
Permit Issuance Fee	\$30.00
Complete HVAC System New or Replacement (Furnace, Condensing Unit, Ducts, etc.)	First Unit - \$50.00
	Each Additional - \$25.00
Individual Unit/Appliance (Unit Heater, Air Handler, Condensing Unit, etc.)	First Unit - \$30.00
	Each Additional - \$15.00
Boilers	First Unit - \$40.00
	Each Additional - \$20.00
Repair, Alteration or Addition to Heating and/or Cooling Appliances	\$15.00
Miscellaneous Item (Not Listed Above)	\$15.00
Reinspection Fees, assessed under provisions of Section 106.5.4, 2006 IMC and Section R108.7, 2006 IRC	\$100.00 each
Work commencing before permit issuance, assessed under provisions of Section 106.5.1, 2006 IMC and Section R108.6, 2006 IRC	100% of original permit fee in addition to regular permit fee

ELECTRICAL PERMITS AND FEES**New SFR and Multi-Family Dwellings**

(Note: Fees for multi-family dwellings are calculated by the square footage per each dwelling unit)

\$0.06 per SF (under roof) + add \$20.00 for a T-pole permit (if purchased at the same time)
Example: For a 2,000 SF structure (including T-pole permit) = \$140.00
2,000 SF x \$0.06 = \$120.00 + \$20.00 (T-pole permit) = \$140.00

New Commercial or Addition, Alteration or Repair to Commercial or Residential

Electrical Contractor Annual Registration	\$100.00
Permit Issuance Fee	\$30.00
Outlets (Receptacles/Switches)	\$.60 each
Lighting Fixtures	\$.60 each
Swimming Pool	\$40.00
Temporary Power Pole	\$20.00
Motors	First Motor - \$30.00
	Each Additional - \$15.00

Services-600 Volts or Less (To 200 Amps)	\$25.00
Services-600 Volts or Less (Over 200 Amps to 1000 Amps)	\$50.00
Services-Over 600 Volts (Over 1000 Amps)	\$100.00
Sign Circuit	\$18.00
Miscellaneous Item (Not Listed Above)	\$12.00
Reinspection Fees, assessed under provisions of Section 108.7, 2006 IBC and Section R109.5, 2006 IRC	\$100.00 each
Work commencing before permit issuance, assessed under provisions of Section 108.4, 2006 IBC and Section R108.6, 2006 IRC	100% of original permit fee in addition to regular permit fee

PLUMBING PERMITS AND FEES

New SFR and Multi-Family Dwellings

(Note: Fees for multi-family dwellings are calculated by the square footage per each dwelling unit)

0 -1,500 SF	\$100.00
1,501 – 2,500 SF	\$110.00
2,501 – 3,500 SF	\$120.00
3501 – 5,000 SF	\$130.00
5,001 SF or larger	\$140.00

New Commercial or Addition, Alteration or Repair to Commercial or Residential

Plumbing Contractor Annual Registration (Includes Licensed Plumbers, Irrigators and Backflow Testers)	\$100.00
Permit Issuance Fee	\$30.00
Each Plumbing Fixture	\$7.00
Repair or Alteration of Drainage or Vent Piping (Each Fixture)	\$7.00
Building Sewer	\$7.00
Interceptor/Separator (Grease, Oil, Sand, etc.)	\$7.00
Water Heater and/or vent	\$7.00
Water Piping (Installation or Repair)	\$7.00
Lawn Sprinkler System (Including Backflow Protection)	\$10.00
Backflow Protection Device	\$7.00
Pool/Hot Tub/Spa/Jacuzzi (Water and/or sewer connection)	\$14.00

Gas Line	\$7.00
Gas Outlet	\$2.00
Miscellaneous Item (Not Listed Above)	\$7.00
Reinspection Fees, assessed under provisions of Section 106.6.4, 2006 IPC, Section 106.5.4, 2006 IFGC and Section R108.7, 2006 IRC	\$100.00 each
Work commencing before permit issuance, assessed under provisions of Section 106.6.1, 2006 IPC, Section 106.5.1, 2006 IFGC and Section R108.6, 2006 IRC	100% of original permit fee in addition to regular permit fee

SECTION 2.

All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance, of the Code of Ordinances, are hereby repealed.

SECTION 3.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 4.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined no more than Two Thousand Dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this Ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

All fees, fines, costs or other expenses authorized herein may be hereafter amended by resolution duly adopted by the Mansfield City Council. This ordinance and any subsequently adopted resolutions hereby replace and repeal the Building Permit Fees contained in Chapter 150 of the City of Mansfield Code of Ordinances.

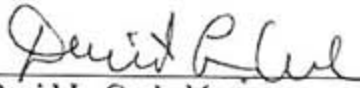
SECTION 6.

This ordinance shall take effect immediately from and after its passage on the third and final reading and the publication of the caption, as the law and charter in such cases provide.

FIRST READING APPROVED ON THIS 22ND DAY OF SEPTEMBER, 2008.

SECOND READING APPROVED ON THIS 13TH DAY OF OCTOBER, 2008.

DULY PASSED ON THE THIRD AND FINAL READING BY THE CITY COUNCIL
OF THE CITY OF MANSFIELD, TEXAS THIS 27TH DAY OF OCTOBER, 2008.



David L. Cook, Mayor

ATTEST:



Vicki Collins, City Secretary

EFFECTIVE: October 27, 2008

APPROVED AS TO FORM AND LEGALITY:



City Attorney