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BUILDING PERMIT FEES

I. PERMIT APPLICATION FEE

A. A nonrefundable application fee of twenty-five dollars ($25.00) shall be paid at time of permit application.
Current fee is twenty dollars ($20.00).

B. A non-refundable plan review fee based upon one dollar ($1.00) per thousand dollars ($1,000) of valuation shall be paid for all new construction.

C. Addendums/Re-submittals – After issuance of permit, any deviations from the approved plans during construction will be assessed fifty dollars ($50.00) per architect/engineer addendum. Prior to issuance of permit, re-submittals for construction drawings will be assessed a fee of one hundred dollars per hour ($100/hr.) for review with a minimum fee of fifty dollars ($50).
NEW- all plans are now engineered in Gulf Shores. When addendums and re-submittals occur, the department has to review for code compliance. This fee is to offset the additional time spent for a project after initial plan review.

D. A permit shall not be issued to any person with an outstanding balance owed to the City.
NEW- this is to ensure the City collects all outstanding payments prior to issuance of a new permit.

II. BUILDING VALUATION

A. Single-Family/Duplex/Accessory Structure…….....…$4.00 per $1,000.00
B. Commercial/Industrial (within the International Building Code)...$5.00 per $1,000.00
C. Multi-Family…….....$10.00 per $1,000.00

D. An additional fee of one hundred dollars ($100) per month will be assessed after one year from date of permit issuance until all final approvals have been received for all single family and duplex residential construction.
NEW- this is to ensure structures are completed in a timely manner

III. ELECTRICAL PERMIT

The following electrical permit fees are hereby established and shall be required to be paid prior to the commencing of any work for which an electrical permit is required:

A. Residential (Within the International Residential Code)
1. New Construction…..
   a) Single family $100.00
   b) Duplex $200.00
   c) Townhomes $100.00/dwelling unit
   d) Accessory Structures $50.00
2. Repair/Additions….. $ 50.00/dwelling unit
3. Meter Base/Service Panel Replacement $ 50.00

B. Commercial- New, Alterations, Additions

1. One hundred dollars ($100) up to the first $50,000 of building valuation and $.75/per $1,000.00 for remainder of the building valuation

Curent Commercial…$.75 per $1000 of the building valuation.- the current ordinance allows commercial installations to obtain a permit less expensive than residential permits

2. Miscellaneous Permit….. $100.00

   NEW- This fee is for repairs other than panels/meter bases which require an electrical permit but not a building permit

IV. COMMERCIAL SERVICE PANEL AND METER BASE

Repair/Replacement shall be based upon the following:

A. 100 amp service	$ 50.00
B. 150 amp service	$ 75.00
C. 200 amp service	$100.00
D. 300 amp service	$125.00
E. 400 amp service	$150.00
F. 600 amp service	$175.00
G. 800 amp service	$200.00
H. Over 800 amp service	$250.00

V. MECHANICAL

The following mechanical permit fees are hereby established and shall be required to be paid prior to the commencing of any work for which a mechanical system permit is required:

A. Residential (International Residential Code)

1. New Construction
   a) Single Family $100.00
   b) Duplex $200.00
   c) Townhomes $100.00/dwelling unit

2. Repair/Additions/Alterations (unit replacement) $ 50.00

B. Commercial (New/Additions/Alterations

1. One hundred dollars ($100) up to the first $50,000 of building valuation and $.75/per $1,000.00 for remainder of the building valuation.

   Current Commercial…$.75 per $1000 of the building valuation.- the current ordinance allows commercial installations to obtain a permit less expensive than residential permits

2. Commercial Unit Replacement…. $100 per unit.

   NEW- current ordinance charges for residential but not commercial

3. Miscellaneous Repairs…… $100.00

   New- This is for repairs not requiring a building permit

C. Refrigerant (Coolers)

1. New….. $100.00
2. Repair…. $ 50.00

NEW-current ordinance does not cover permitting of installation of coolers

VI. PLUMBING

The following plumbing fees are hereby established and shall be required to be paid prior to the commencing of any work for which a plumbing permit is required:

D. Residential (International Residential Code)

1. New Construction....

a) Single Family $100.00

b) Duplex $200.00

c) Townhomes $100.00/dwelling unit

2. Repair/Addition..... $ 50.00

E. Commercial (New/Additions/Alterations)....

1. One hundred dollars ($100) up to the first $50,000 of building valuation and $.75/per $1,000.00 for remainder of the building valuation.

Current Commercial…$.75 per $1000 of the building valuation.- the current ordinance allows commercial installations to obtain a permit less expensive than residential permits

2. Miscellaneous Repairs…… $100.00

New- this allows for repairs to plumbing systems which do not require a building permit

F. Natural and LP Gas Permit Fee

1. Residential $50.00/dwelling unit
2. Commercial $100.00

VII. MISCELLANEOUS PERMIT FEES

A. Mobile Home Set Up $125.00

B. Manufactured Home $200.00

C. Pool Permit

1. Residential $ 50.00

2. Commercial $100.00

D. Dune Walkover

1. Residential $ 50.00

2. Commercial $100.00

E. Bulkhead/Retaining Wall $ 50.00

F. Piers/Boathouses

1. New or Repairs…… $4.00 per $1000.00

G. Demolition Permit

1. Residential $ 50.00
2. Commercial $100.00

H. Reroof

1. Residential–Per Unit $ 50.00
2. Commercial $5 per $1000 valuation; minimum $50.00
   Current Commercial –Per Structure is $100- New ordinance will charge based on the job type and cover the cost of inspections related to commercial projects

I. Coastal Use Permit (ADEM) (Construction along beachfront properties.)

1. Single Family or Duplex $1,100.00
   Current is Single Family or Duplex $520.00. New fee would be consistent with ADEM
2. Commercial (other than one or two family dwellings) $14,000.00
   Current is Commercial (other than one or two family dwellings) $6,900.00. New fee is consistent with ADEM
3. Variances to Division 8 Regulations $1,000.00

J. Haul Permit

1. For any sand/soil/fill material delivered south of the intracoastal waterway $15.00

K. Building Board of Adjustment Appeal $500.00
This is a new fee: to be applied to projects seeking a variance from the adopted codes

VIII. FIRE PROTECTION SYSTEMS

The following Fire Protection System fees are hereby established for commercial and multi-family construction and where required by law involving the installation, alteration, upgrade or repair of a fire sprinkler and/or alarm system and shall be required to be paid prior to commencement of any work.

Fire Sprinkler

A1	Fire Sprinkler New Installation	$250.00 plus
A2	1 – 100 heads	$ 50.00
A3	Each additional 100 or fraction thereof.	$ 30.00
A4	Fire Sprinkler –Alterations, maintenance and repair Not subject to new installation fee	$50.00
A5	New Residential Fire Sprinkler	$100.00
A6	Residential Fire Sprinkler Repair/Addition	$50.00

Fire Alarm

B1	Fire Alarm Permit - New	$250.00 plus
B2	1-100 Devices	$50.00
B3	Each additional 100 or fraction thereof	$30.00
B4	Fire Alarm Control Panel	$50.00
B5	Fire Alarm alterations, maintenance and repair Not subject to new installation fee	$50.00

Commercial Kitchen Exhaust Systems * (Separate Permits Required for C1 and C2)

C1	Type 1 Hood and Duct New Construction	$200.00
C2	Fire Suppression for Type 1 Hood	$100.00
C3	Type 1 systems alterations, maintenance and repair Not subject to new installation fee	$100.00

Miscellaneous Fire Protection Systems Fees

D1	Fire Standpipe (per riser)	$50.00
D2	Fire Service –Underground Supply	$50.00
D3	Fire Pump	$50.00
D4	Automatic Fire Suppression Systems (Not Kitchen)	$50.00

IX. UNPERMITTED WORK

The required permit fee shall be as follows when any work commences prior to securing the appropriate permits:

A. 1st Offense $ 250.00 and Warning Citation
B. 2nd Offense $ 500.00 and Citation
C. 3rd Offense $1,000.00 and Citation
D. Business license may also be subject to revocation after the second offense if deemed necessary by the City Council.

X. RE-ISNPECTION FEES

Re-inspection Fees. A fee of $50 will be required after two failed attempts for the same inspection (building, electrical, mechanical, plumbing, short term rentals). This fee will apply to any subsequent inspections until a passing inspection is made and must be paid prior to any subsequent inspection.
Current is $25.00- this fee does not cover the cost of in-kind expenses for providing an additional inspection

XI. SIGN PERMIT FEES

Sign permit fees listed below apply only in the corporate limits of the city. Signs in the police jurisdiction will be permitted with the building and electrical permits.

1. Upon approval of an application for a sign permit and prior to issuance of the permit, a permit fee shall be paid based on the following schedule of rates:
   a. **Electrical signs**:
      1. Up to 32 square feet (each face) $50.00
      2. Over 32 square feet .....50.00; Plus $1.00 for each square foot in excess of 32 square feet.
   b. **Temporary signs**:
      1. Up to 32 square feet (each face) $25.00

2. Over 32 square feet .....25.00; Plus $1.00 for each square foot in excess of 32 square feet.

* This fee can be waived for non-profit groups.

C. Reinspection fee (all signs) $50.00

D. *Double fee.* The required permit fee shall be double when any work commences prior to securing the appropriate permit.

XII. Zoning and Subdivision Fees

1. That the following schedule of fees is hereby established and approved for planning and permitting functions in the Community Development Department of the City of Gulf Shores:

A. Administrative Site Plan Review..... 250.00
B. Site Plan Review..... 300.00
C. Conditional Use Permit. 300.00
D. Rezoning..... 1,000.00
E. Planned Unit Development... ..... 1,500.00
F. Plus other normal fees associated with subdivision, site plans for individual development
G. Zoning Ordinance Text Amendment..... 500.00

2. Subdivision:
A. Preliminary Plat..... 1,000.00
+ 75.00/lot
B. Final Plat..... 300.00
C. Subdivision Recording Fee/Deposit..... 75.00

3. Amendment to Any Application:
A. Requiring Council Action..... 50% of current fee
B. Requiring Administrative/Staff Action... 25% of current fee

4. Zoning Board of Adjustment:
A. Single Family & Duplex Variance..... 100.00
B. All Other Variances..... 500.00
C. Appeal to Board of Zoning Adjustments..... 200.00

5. Other Permits and Applications
A. Comprehensive Plan Amendment..... 500.00
B. Tree Removal Permit..... 250.00
C. Master Signage Plan..... 250.00

D. Relocation of Right-of-Way..... 1000.00
E. Land Disturbance Permit..... 250.00

6. <u>Meeting Minutes & Records</u>

A. Transcript of Planning Commission Mtg. or Zoning Board of Adjustment Mtg.- Written..... 100.00

7. <u>Zoning Verification</u>

A. Written Zoning Verification..... $10.00