

ORDINANCE NO.

**AN ORDINANCE
TO AMEND THE CODE OF ORDINANCES,
ADOPTED JULY 24, 1989, AT CHAPTER 7,
BUILDINGS, CONSTRUCTION AND RELATED ACTIVITES,
ARTICLE 1. IN GENERAL BY CHANGING CERTAIN LANGUAGE AND
REWRITING SECTION 7-4. BUILDING PERMIT FEES
IN IT'S ENTIRETY**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES,
ALABAMA, WHILE IN REGULAR SESSION ON MARCH 14, 2016, as follows:

Section 1. That Chapter 7, **BUILDINGS, CONSTRUCTION AND RELATED ACTIVITES**, of the *Code of Ordinances*, adopted July 24, 1989, be and it is hereby amended at ARTICLE I., IN GENERAL, by adding certain language to Section 7-4 so the entire section reads as follows:

CHAPTER 7 BUILDINGS, CONSTRUCTION AND RELATED ACTIVITES

ARTICLE I. IN GENERAL.

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SECTION 7-4 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.
- 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).
- D. A permit shall not be issued to any person with an outstanding balance owed to the City.

II. BUILDING VALUATION

- A. Single-Family/Duplex/Accessory Structure.....\$ 4.00 per \$1,000.00
- B. Commercial/Industrial\$ 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.

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
- 2. Miscellaneous Permit\$100.00

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.
- 2. Commercial Unit Replacement.... \$100.00 per unit.
- 3. Miscellaneous Repairs.....\$100.00

C. Refrigerant (Coolers)

- 1. New.....\$100.00
- 2. Repair..... \$ 50.00

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.
 - 2. Miscellaneous Repairs.....\$100.00

- 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 \$1,000.00
- G. Demolition Permit**
 - 1. Residential ... \$ 50.00
 - 2. Commercial... \$100.00
- H. Reroof**
 - 1. Residential-Per Unit....\$ 50.00
 - 2. Commercial... \$ 5.00 per \$1,000 valuation; minimum - \$50.00
- I. Coastal Use Permit (ADEM) (Construction along beachfront properties).**
 - 1. Single Family or Duplex \$1,100.00
 - 2. Commercial (other than one or two family dwellings).... \$14,000.00
 - 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

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 & repair... \$ 50.00
Not subject to new installation fee
- 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...	\$ 50.00
	Not subject to new installation fee	

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 & Repair..	\$100.00
	Not subject to new installation fee	

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-INSPECTION 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.

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. **Re-Inspection 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..... \$1,000.00
- E. Land Disturbance Permit..... \$ 250.00

6. Meeting Minutes & Records

- A. Transcript of Planning Commission Meeting or Zoning Board of Adjustment Meeting -
Written - \$100.00

7. Zoning Verification

- A. Written Zoning Verification..... \$10.00

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Section 2. That this Ordinance shall become effective upon its adoption and publication as required by law.

ADOPTED this 14th day of March, 2016.

Robert Craft, Mayor