

# City of Covington Fee Schedule 2017

The following fees charged and collected by the Engineering and Planning and Zoning Departments are adopted annually by the Covington City Council.

## RESIDENTIAL BASE PERMIT FEE

Derived from ICC Building Valuation Data

Value: Less than \$1000.00 -  
\$50.00

Value: \$1,000 to \$50,000 -  
\$50.00 for the first \$1,000 plus \$5.00 for each additional thousand or fraction thereof, to and including \$100,000

Value: \$50,000 to \$100,000 -  
\$3000.00 for the first \$50,000 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000

Value: \$100,000 to \$500,000 -  
\$500.00 for the first \$100,000 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000

Value: \$500,000 -  
\$1660.00 for the first \$500,000 plus \$2.00 for each additional thousand or fraction thereof.

## PLAN REVIEW & INSPECTION FEES

Plan Review

\$50.00

Re-submittal for third and subsequent reviews  
\$25.00

Foundation Inspection

\$10.00

Framing Inspection

\$10.00

Certificate of Occupancy

\$50.00

## ELECTRICAL PERMIT FEES

Temporary Power

\$30.00

Rough Electrical Inspection

\$10.00

Final Electrical Inspection

\$10.00

Final Inspection

\$10.00

Up to 200 AMP Service

\$50.00

Over 200 AMP Service

\$100.00

Service Change

\$50.00

## PLUMBING & HVAC PERMIT FEES

Underground Plumbing Inspection

\$10.00

Rough Plumbing Inspection

\$10.00

Final Plumbing Inspection

\$10.00

Sewer to Street Inspection

\$10.00

Rough Heating & Air Inspection

\$10.00

Final Heating & Air Inspection

\$10.00

HVAC Units

\$10.00 Each

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## NON-RESIDENTIAL BASE PERMIT FEE

Derived from ICC Building Valuation Data

Value: Less than \$5,000 -  
\$250.00

Value: \$5000 to \$50,000 -  
\$250.00 for the first \$5000 + \$5.00 for each  
additional thousand or fraction thereof

Value: \$50,000 to \$100,000 -  
\$325.00 for the first \$50,000 + \$4.00 for each  
additional thousand or fraction thereof

Value: \$100,000 to \$500,000 -  
\$525.00 for the first \$100,000 + 3.00 for each  
additional thousand or fraction thereof

Value: \$500,000 -  
\$1725.00 for the first \$500,000 + \$2.00 for each  
additional or fraction thereof

## PLAN REVIEW & INSPECTION FEES

Construction Plan Review  
\$200.00

Re-submittal for third and subsequent reviews  
\$50.00

Fire Marshal Plan Review  
\$100.00

Tree Plan Review  
\$35.00

Foundation Inspection  
\$10.00

Framing Building Inspection  
\$10.00

Final Building Inspection  
\$10.00

Building Inspector Certificate of Occupancy  
\$100.00

Fire Marshal Certificate of Occupancy  
\$100.00

## ELECTRICAL PERMIT FEES

Temporary Power  
\$50.00

Underground Power Inspection  
\$10.00

Rough Inspection  
\$10.00

Final Inspection  
\$10.00

Up to 200 AMP Service  
\$50.00

200-400 AMP Service  
\$100.00 + \$0.225 per AMP over 400

Service Change  
\$50.00

## PLUMBING & HVAC PERMIT FEES

Underground Plumbing Inspection  
\$10.00

Rough Plumbing Inspection  
\$10.00

Final Plumbing Inspection  
\$10.00

Sewer to Street Inspection  
\$10.00

Rough Heating & Air Inspection  
\$10.00

Final Heating & Air Inspection  
\$10.00

Heating & Air Units, Vent Fans, Range Hoods  
\$10.00 Each

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## ADDITIONAL PERMIT FEES

Re-inspection fee from previous failed inspection	\$50.00
After hours scheduled inspections	\$75.00
Temporary Construction Trailer (not including electric)	\$100.00
Special Event Permit – Community interest activities open to the public	\$250.00
Starting work without a permit	Double Permit Fee
Demolition Permit	\$50.00
Accessory Structure Permit	\$25.00 + applicable review and inspection fees
Deck Permit	\$25.00 + applicable review and inspection fees
Fence Permit	\$25.00 + applicable review and inspection fees
Pool Permit	\$25.00 + applicable review and inspection fees
Sign Permit	Electric - \$50.00 plus 1% of construction cost in excess of \$1,000.00 Non-electric - \$25.00 plus 1% of construction cost in excess of \$1,000.00

## PLANNING AND ZONING FEES

*Zoning Amendment (Rezoning), Annexation, Special Use Permit, Comprehensive Land Use Plan (Future Land Use Map) Amendment – Public hearings before the Covington Planning Commission and City Council*  
\$500.00

*Variance Requests – Public hearing before the Board of Appeals and Adjustments*  
\$300.00

*Certificate of Appropriateness – Public hearing before the Historic Preservation Commission*  
\$300.00

*Telecommunications Support Structure (Cell Tower) – Public hearings before the Covington Planning Commission and City Council*

Administrative Approval - \$500.00

New tower up to 100 feet - \$1,000.00

New tower greater than 100 feet - \$3,000.00

Increasing tower height or locating antenna on alternative structure - \$500.00

*Zoning Verification Letter - Administrative*  
\$25.00

*Administrative Variance - Administrative*  
\$50.00

*Temporary Commercial Use, Retail – Administrative*  
\$250.00

*Preliminary Plat Review Fee – Public hearing before the Covington Planning Commission*  
\$100.00 base fee + \$1.00 for each lot up to 100 lots  
+ \$.50 per lot over 100

*Final Plat & Revised Final Plat Review Fee – Administrative and City Council acceptance (Includes parcel divisions of less than four lots and parcel combinations)*  
\$100.00 base fee + \$1.00 for each lot up to 100 lots  
+ \$.50 per lot over 100

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## OCCUPATION TAX FEES - ADMINISTRATIVE

Number of Employees:	Tax Liability:
1 - 4	\$100.00
5 - 20	\$100.00 + \$20 for each employee over 4
21 - 75	\$420.00 + \$15.00 for each employee over 20
76 - 175	\$1,245.00 + \$13.00 for each employee over 75
Over 175	\$2,545.00 + \$9.00 for each employee over 175

*\* The tax rate on any new profession, business or occupation begun in the city on or after July first of any year shall, for such calendar year of commencement, be one-half of the occupation tax otherwise due.*

## ALCOHOLIC BEVERAGE FEES – CITY COUNCIL

Annual Application Fee	\$100.00
Off-Premise consumption of beer & wine	\$500.00
Off-Premise consumption of beer & wine with ancillary on-premise tastings of same	\$750.00
On-Premise consumption of beer & wine	\$500.00
Off-Premise consumption of distilled spirits (package)	\$5,000.00
On-Premise consumption of all alcoholic beverages	\$3,000.00
On-Premise consumption of distilled spirits only	\$3,000.00
Manufacturer of any alcoholic beverages	\$5,000.00
Wholesaler, malt beverages and wine only	\$100.00
Wholesaler, distilled spirits only	\$1,500.00

*\*Licenses issued shall be on a calendar basis. Licenses issued for new businesses during the year shall be effective for the remainder of the calendar year of issuance. The applicable license fee for applications received after January 31<sup>st</sup> for such year shall be reduced pro rata for each month remaining in such year.*

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ENGINEERING DEPARTMENT SERVICES	UNIT PRICE
24 Hour Water Pressure Test	\$250.00
City W&S Specification Handbook	\$30.00
Commercial Construction Plan Review	\$250.00 Base Fee + \$50.00 per acre
Residential Subdivision Plan Review	\$250.00 Base Fee + \$25.00 per lot
Plan Review Re-Submittal – Commercial and Residential	\$200.00
Single Residential Lot Construction Plan Review	\$100.00 + \$25.00 per acre
Dirt Stockpile	\$50.00
Stop Work Order Inspection Release	\$200.00
Inspection Fee (minimum of 24 inspections per project)	\$240.00 + \$10.00 for each additional inspection over 24
Final Site Inspection – Erosion & Sediment Control	\$25.00
Notice Of Intent – State of Georgia Fee	\$40.00 per disturbed acre
Fire Hydrant Tap	\$2,225.00
Fire Line Tap	\$2,310.00
Irrigation Tap (3/4" meter --NO Sewer)	\$2,225.00
Irrigation Tap (1" meter - NO Sewer)	\$3,850.00
Irrigation Tap (2" meter - NO Sewer)	\$12,150.00
Water Tap (3/4" meter)	\$2,225.00
Water Tap (1" meter)	\$3,850.00
Water Tap (2" meter)	\$12,150.00
Water Tap (3" meter)	\$26,500.00
Water Tap (4" meter)	\$47,750.00
Water Tap (master meter)	*Calculated by City Engineer
Sewer Tap (3/4" meter)	\$3,600.00
Sewer Tap (1" meter)	\$6,520.00
Sewer Tap (2" meter)	\$19,700.00
Sewer Tap (w/ water meter/master meter)	*Calculated by City Engineer
Sewer (Rooms X 60 GPD) Hotel	*Calculated by City Engineer

## **Water Tap Fees (residential)**

Tap fees for meters larger than four (4) inches shall be calculated by the city engineer, based on residential use of three hundred fifty (350) gpd or such actual historic demand data as may be available at the time of such calculation. An oversized tap or meter may not be installed for the purpose of obtaining a more favorable tap fee than those listed in the foregoing schedule.

## **Water Tap Fees (non-residential)**

The fee for connection of nonresidential uses to the city sewer system shall be calculated based on a comparison of the expected sewage effluent of such use with effluent of typical single-family residence. No nonresidential tap fee will be less than that for residential use connections, as provided in Section 13.16.040 of this chapter.

For comparison purposes, a residential use is expected to generate three hundred fifty (350) gallons per day of sewage and 0.73 pounds of five-day biochemical oxygen demand per unit. The tap fees for nonresidential use will be calculated by comparing their flow, based on: (1) the average daily water demands provided in Section 6.12(b) of the

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EPD document, "Minimum Standards for Public Water Systems," a copy of which shall be maintained for public inspection during normal business hours at the city engineering department; or (2) the best available water use records, with the flow expected from a residential use. The tap fee for dischargers of process waste will be calculated by comparing the strength of the waste with the strength of domestic waste. In the event that the waste is expected to include other parameters, such as suspended solids or ammonia, which are significantly higher than domestic waste, a comparison will be made of that parameter and will be used in calculating the connection fee.

The tap fee for nonresidential service will be determined by the best information available to the city. Any discharger of process waste into the city sewer system will be responsible for furnishing periodic estimates of the quantity and component analysis of the waste to be discharged. The tap fee for dischargers of process waste will be subject to an adjustment if the city determines that the fee was calculated on the basis of inaccurate data. Dischargers of process waste will be responsible for the cost of the number of tests determined by the city to be sufficient to accurately calculate the average strength of such discharge.

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**INTERNATIONAL  
CODE COUNCIL**

People Helping People Build a Safer World®

## Building Valuation Data – FEBRUARY 2017

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2017. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2015 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.  
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$161.91/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$161.91/sq. ft x 0.0075  
= \$19,429

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## Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs <sup>a, b, c</sup>

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	229.26	221.37	216.01	207.16	194.94	189.29	200.61	178.00	171.48
A-1 Assembly, theaters, without stage	210.11	202.22	196.86	188.01	175.94	170.29	181.46	158.99	152.48
A-2 Assembly, nightclubs	179.28	174.08	169.68	162.81	153.48	149.24	157.08	138.97	134.26
A-2 Assembly, restaurants, bars, banquet halls	178.28	173.08	167.68	161.81	151.48	148.24	156.08	136.97	133.26
A-3 Assembly, churches	212.12	204.22	198.87	190.01	178.14	172.49	183.47	161.20	154.68
A-3 Assembly, general, community halls, libraries, museums	176.94	169.04	162.69	154.83	141.96	137.30	148.28	125.01	119.50
A-4 Assembly, arenas	209.11	201.22	194.86	187.01	173.94	169.29	180.46	156.99	151.48
B Business	182.98	176.21	170.40	161.91	147.69	142.14	155.55	129.66	123.97
E Educational	194.27	187.38	182.00	173.88	162.37	154.12	167.88	141.89	137.57
F-1 Factory and industrial, moderate hazard	109.64	104.60	98.57	94.77	85.03	81.17	90.78	71.30	66.75
F-2 Factory and industrial, low hazard	108.64	103.60	98.57	93.77	85.03	80.17	89.78	71.30	65.75
H-1 High Hazard, explosives	102.63	97.58	92.55	87.75	79.22	74.36	83.76	65.48	N.P.
H234 High Hazard	102.63	97.58	92.55	87.75	79.22	74.36	83.76	65.48	59.94
H-5 HPM	182.98	176.21	170.40	161.91	147.69	142.14	155.55	129.66	123.97
I-1 Institutional, supervised environment	183.95	177.72	172.57	165.30	152.29	148.15	165.39	136.43	132.19
I-2 Institutional, hospitals	307.93	301.16	295.35	286.86	271.68	N.P.	280.50	253.65	N.P.
I-2 Institutional, nursing homes	213.36	206.59	200.78	192.29	179.07	N.P.	185.93	161.04	N.P.
I-3 Institutional, restrained	208.19	201.43	195.62	187.12	174.39	167.85	180.76	156.37	148.68
I-4 Institutional, day care facilities	183.95	177.72	172.57	165.30	152.29	148.15	165.39	136.43	132.19
M Mercantile	133.57	128.37	122.97	117.10	107.27	104.03	111.38	92.75	89.05
R-1 Residential, hotels	185.63	179.39	174.24	166.97	153.72	149.58	167.06	137.86	133.61
R-2 Residential, multiple family	155.74	149.50	144.35	137.09	124.57	120.43	137.17	108.71	104.47
R-3 Residential, one- and two-family <sup>d</sup>	145.23	141.28	137.64	134.18	129.27	125.87	131.94	120.96	113.85
R-4 Residential, care/assisted living facilities	183.95	177.72	172.57	165.30	152.29	148.15	165.39	136.43	132.19
S-1 Storage, moderate hazard	101.63	96.58	90.55	86.75	77.22	73.36	82.76	63.48	58.94
S-2 Storage, low hazard	100.63	95.58	90.55	85.75	77.22	72.36	81.76	63.48	57.94
U Utility, miscellaneous	78.63	74.24	69.76	66.20	59.84	55.88	63.23	47.31	45.09

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$21.00 per sq. ft.