

**City of Daphne
Building Inspection Department**

Permit Fee Schedule

New Residential

Building	Valuation figured at \$60.00/sq. ft. (heated & cooled), \$30/sq. ft. (garages & porches) Permits will be \$20.00 for the 1st \$1000.00 of the contract amount & \$5.00 for each additional \$1000.00 thereafter. Permit holder will also be charged a plan review and Land Disturbance Permit fee.
Plan Review	\$25.00
Land Disturbance	\$50.00
Mechanical	\$110.00 flat fee
Plumbing	\$110.00 flat fee
Electrical	\$110.00 flat fee

Miscellaneous

(Additions, Remodels, Repairs, Carports, Garages, Pools, Decks, Fences, Sunrooms, etc.)

Building	\$20 for 1st \$1000 of contract amount, \$5 for each additional \$1000 thereafter
Electrical	\$20 for 1st \$1000 of contract amount, \$5 for each additional \$1000 thereafter
Mechaniical	\$20 for 1st \$1000 of contract amount, \$5 for each additional \$1000 thereafter
Plumbing	\$20 for 1st \$1000 of contract amount, \$5 for each additional \$1000 thereafter

(\$20.00 minimum fee)

Commercial

Building	\$6.00 per \$1000.00 of total contract amount. Permit holder will also be charged a Plan Review Fee and must provide proof of site fee payment from City of Daphne Community Development office.
Plan Review	\$100.00
Mechanical	1.5% of subcontractors total contract amount

Plumbing 1.5% of subcontractors total contract amount

Electrical 1.5% of subcontractors total contract amount

(Commercial Mechanical, Plumbing, and/or Electrical Permits will have a minimum fee of \$110.00)

Re-Inspection Fees

Fees will only be applied to items on original list. Any new items will not be considered a re-inspection at the time of the next inspection. All re-inspection fees must be paid prior to the re-inspection.

1st Re-inspection	No Charge
2nd Re-inspection	\$50.00
3rd Re-inspection	\$100.00
4th Re-inspection	\$200.00

Stop Work Fee

Any Stop Work Order issued will be charged \$100.00 for a re-inspection.

**CITY OF DAPHNE
ORDINANCE 2006-55**

**AMENDING ORDINANCE 2004-10 RELATING TO
BUILDING PERMIT & RE-INSPECTION FEES**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE,
ALABAMA THAT ORDINANCE 2004-10 SHALL BE AMENDED AS FOLLOWS:**

SECTION 1. BUILDING PERMIT FEES

A. BASIC CONSTRUCTION AND IMPROVEMENTS

1. Residential Building Permit

- D. Miscellaneous building permits such as, additions, remodels, carports, sunrooms, fences, re-roof, vinyl siding, pools, repairs, etc., will be \$20.00 plus \$5.00 for each one thousand dollars, or fraction thereof, over \$1,000.00 of the contract amount.
- E. All new residential building permits will be assessed a site containment fee of \$50.00.
- F. There will be a plan review fee of \$25.00 on all residential building permits.

2. Fees for Plumbing, Electrical and Mechanical

- A. Electrical permits will be a flat fee of \$110.00.
- B. Plumbing permits will be a flat fee of \$110.00.
- C. Mechanical permits will be a flat fee of \$110.00.
- D. Any plumbing, electrical and mechanical permits for miscellaneous permit (see above for list of miscellaneous permits) will be \$20.00 plus \$5.00 for each one thousand dollars, or fraction thereof, over \$1,000 of the contract amount.

3. Fees for Commercial Building Permits

- B. All mechanical, electrical and plumbing permits will be 1.5 % of subcontractors total contract amount, a minimum permit fee of \$110.00.
- C. There will be a plan review fee of \$100.00 on all commercial building permits.

SECTION IV. OTHER PERMITS AND FEES

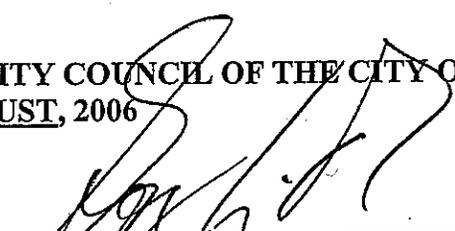
A. RE-INSPECTION FEES

Any re-inspection of any item covered under the provisions of this Ordinance, as necessitated by lack of approval of the item upon initial inspection, shall require a separate permit fee. The first re-inspection is no charge, second re-inspection will be \$50.00 , third re-inspection will be \$100.00 and the fourth re-inspection will be \$200.00. Re-inspection fees will only be applied to items on original list. Any new items will not be considered a re-inspect at time of next inspection. All re-inspection fees must be paid prior to the re-inspection.

B. STOP WORK

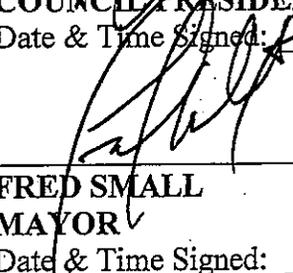
Any stop work order issued will be charged \$100.00 for a re-inspection.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA THIS 7TH DAY OF AUGUST, 2006



GREG BURNAM
COUNCIL PRESIDENT

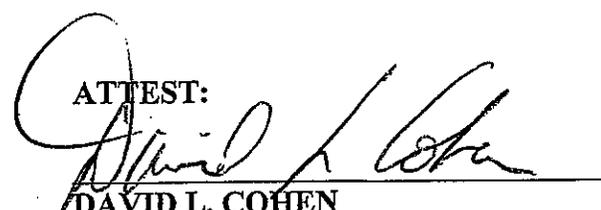
Date & Time Signed: 8-7-06 7:45 P.M.



FRED SMALL
MAYOR

Date & Time Signed: 8-7-06 19:45

ATTEST:



DAVID L. COHEN
CITY CLERK, MMC

**CITY OF DAPHNE
ORDINANCE NO. 2004- 10**

=====

AN ORDINANCE ESTABLISHING A REVISED SCHEDULE OF BUILDING PERMIT FEES, MECHANICAL INSPECTION FEES, ELECTRICAL INSPECTION FEES, PLUMBING INSPECTION FEES, GAS INSPECTION FEES, SITE DEVELOPMENT FEES AND PROCEDURES RELATIVE TO ISSUANCE OF THE SAME AND PROCEDURES FOR REPAIRS AND STREET BORINGS

=====

WHEREAS, the City of Daphne, Alabama wishes to establish a schedule of Building Permit Fees, Mechanical Inspection Fees, Electrical Inspection Fees, Plumbing Inspection Fees, Gas Inspection Fees, and the procedures through which street repairs and street borings will be made:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DAPHNE ALABAMA, AS FOLLOWS:

SECTION I. BUILDING PERMIT FEES

Each person, firm corporation or other entity engaged in building or constructing any individual building or remodeling or adding to air conditioning, roofing, re-roofing, storage tanks, fire sprinkler systems or repairing any existing building, shall submit plans for each such building, construction, addition, remodeling, air conditioning, roofing, re-roofing, or repair, copies of bonafide signed contracts or other evidence of cost of the above referenced work to the Building Official, and shall, before the commencement of work, take out and secure, by payment in full, as provided for herein, a building permit for each building construction, extension, remodeling, air conditioning, roofing, re-roofing, or repairing from the City of Daphne, Alabama, along with payment for all required inspection fees contained in Sections 2 through 5 herein. For the purpose of determining the fee for the issuance of a building permit, the valuations of the requested work shall be determined by bonafide signed contracts, or other evidence of cost as submitted by the person, firms, corporations or other entities requesting a building permit.

A. BASIC CONSTRUCTION AND IMPROVEMENTS

The following charges shall be made for the issuance of building permits based on valuation of bonafide signed contracts:

1. Residential Building Permit:

- a. Minimum payment fee for any issuance is (\$20.00).
-

SCHEDULE OF PERMIT FEES
PAGE 2

- b. Where the contract work valuation is less than \$1,000, the minimum permit fee is \$20.00.
- c. The valuation is figured at \$60.00 per sq. ft. For an average house and \$30.00 per sq. ft. on garages, porches and other additions.
- d. Building permits will be \$20.00 plus \$5.00 for each one thousand dollars, or fraction thereof, over \$1000.00.

2. Fees for Plumbing, Electrical and Mechanical:

- a. Electrical permits will be \$70.00 for average 6 room, 3 bathroom home. Add \$20.00 for each additional bath or room.
- b. Plumbing permits will be \$70.00 for average 6 room, 3 bathroom home. Add \$20.00 for each additional bathroom.
- c. Mechanical permits will be \$70.00 for 3 tons. Add \$20.00 for each additional ton.

3. Fees for Commercial Building Permits:

- a. Permit fee will be \$6.00 per \$1000.00 of the total contract price.
- b. All mechanical, electrical, plumbing, heating and air conditioning permits will be \$1.00 per thousand based on total original contract price.

B. MOVING OF A BUILDING OR STRUCTURE

- 1. For the moving of any mobile home, manufactured home, building or structure for which the cost to move said structure is greater than or equal to \$1,000, the permit fee shall be \$150.00.

C. DEMOLITION OF A BUILDING OR STRUCTURE

- 1. For the demolition of any building or structure the permit fee shall be as follows:

SCHEDULE OF PERMIT FEES
PAGE 3

- a. Where the building or structure is 100,000 cubic feet or less the permit fee is \$50.00.
- b. Where the building or structure is greater than 100,000 cubic feet the permit fee is \$50.00 plus \$.50 per one thousand cubic feet or fractions thereof over 100,000 cubic feet.

D. MOBILE STRUCTURE USE FEES

1. For the use of any mobile or manufactured home or structure as an approved permanent or temporary commercial structure, as otherwise permitted by Ordinances of the City of Daphne, Alabama, the use permit fee structure shall be as follows:
 - a. Where the mobile or manufactured home or structure is used as a permanent or temporary commercial use the permit fee shall be \$250.00 for a six (6) month period, plus \$250.00 for each six (6) month renewal thereafter.
 - b. Where the mobile or manufactured home or structure is used as a temporary construction field office the permit fee shall be \$50.00 for a six (6) month period, plus \$50.00 for each six (6) month renewal thereafter.
 - c. Where the mobile or manufactured home or structure is used as quarters for a watchman the permit fee shall be \$250.00 for a six (6) month period, plus \$250.00 for each six (6) month renewal thereafter.

SECTION II. HVAC INSPECTION FEES

A. Mechanical inspection fees will be based on the contract valuation of the work to be performed and will be payable at the time the building permit fee is paid, and precede the issuance of the permit based on the following:

1. Minimum mechanical inspection fee is \$70.00 up to 3 tons PLUS \$20.00 for each additional ton of air.

SCHEDULE OF PERMIT FEES
PAGE 4

SECTION III. ELECTRICAL INSPECTION FEES

- A. The minimum electrical inspection fee for any work performed will be \$70.00.
1. Inspection not otherwise provided for in this Ordinance \$ 5.00
 2. Inspection for temporary installation of any switch, fixture, appliance, or other electrical devise 10.00
 3. Inspection for temporary electrical power 50.00

SECTION IV. PLUMBING INSPECTION FEES

- A. The minimum plumbing inspection fee for any work performed will be \$70.00 for the first three (3) bathrooms, \$20.00 for each additional bathroom.

SECTION V. UTILITY CONNECTION FEES

A. In addition to the fees charged for the issuance of building permits as described in Section 1 herein above, before issuance of a building permit, the applicant must submit evidence to the Building Official of payment of any connection or tap fees for water, sewer, and gas, if applicable, prior to the issuance of a permit for the construction, alteration, relocation, or repair for which a permit is sought.

SECTION VI. STREET REPAIR AND STREET BORING PERMIT

A. Any work to be performed in the City of Daphne, Alabama, that requires a street or alley to be transversely or longitudinally cut, for any reason, shall require a permit and plans reviewed by the Public Works Director based on the following schedule:

1. FEES

- a. An application fee of \$25.00 shall be assessed for permits and inspections at the time of application for the permit.
- b. The permittee shall be required to pay additional charges for work requiring a City of Daphne official to work hours other than normal City hours at an hourly rate of \$40.00 for the first hour or portion thereof, required for this inspection, plus \$25.00 for each additional hour or portion thereof required.

SCHEDULE OF PERMIT FEES
PAGE 5

- c. The permit fee itself is not subject to refund if the permittee chooses not to perform the work, for any reason, under said permit.

2. BOND

- a. A guaranty valid for a period of one year from the date of performance under the permit in the form of a non-cancelable performance bond, letter of credit or cashier's check, in the amount of the \$1,000, payable to the City of Daphne, shall be required in the name of the permittee prior to the issuance of any permit. Said guaranty shall assure that the permittee will comply with all City standards and specifications and shall assure recovery by the City of any expenses incurred, within a period of one (1) year. The Mayor or Public Works Director have the authority to waive the bond requirement when good cause is shown.
- b. The permittee, by acceptance of the permit, expressly guarantees complete performance of the work in an acceptable manner to the City, guarantees all work done by him for a period of one (1) year after the date of acceptance and agrees upon demand to maintain and make all necessary repairs during the warranty period. Failure to do so shall subject the permittee to forfeiture of his bond.

SECTION VII. SITE PLAN PERMIT

A. Each person, firm, corporation, utility, or other entity engaged in excavation work, street paving, landscaping irrigation installation, drainage, sewer, water installation, grassing, clearing, or any other land disturbing activity that is a part of the erection, renovation, improvement, maintenance, expansion, development or completion of a business, commercial, or utility site shall be required to have a permit for all items of work or a permit for each individual item of work. Permit must be purchased or obtained prior to the commencement of any work and such permit shall only be issued upon compliance with requirements of Land Use Ordinance No. 1987-12, Article 17, Section 17.18 or any amendments thereto. No permits shall be issued prior to the approval of Site Plans by the Planning Commission. If permit is not purchased before the commencement of any work, all penalties will apply.

SCHEDULE OF PERMIT FEES
PAGE 6

A. The schedule of fees is set out as \$20.00 for the first \$1,000 and \$5.00 for each additional \$1,000 paid for each item of work. Utilities shall not be charged a permit fee, but must comply with all other provisions of this Ordinance.

B. This permit will be issued by the City of Daphne Planning Department, and approved by the Planning Director, Building Official, and Code Enforcement Officer or his appointed designee.

C. After the work has been completed the developer/contractor shall notify the Planning Department and request a final inspection.

SECTION VIII. SPECIAL LIMITATION TO PERMIT AND INSPECTION FEES AND ISSUANCE OF THE SAME FOR SERVICES RELATIVE TO ALARMS, TELEPHONE, AND SIGNALING AND CABLE TELEVISION SYSTEMS

A. That the provisions of the Ordinance shall not apply to any work performed subject to regulatory control by Alabama Public Service Commission or other regulatory agencies.

B. Any independent contractor doing work controlled by these agencies which is to be performed at a time other than the time and day or days of the week when the Authorized Permitting Department of the City of Daphne is open for business shall be deemed as emergencies and shall be controlled by the following provisions:

1. That the person performing such work shall immediately notify, by telephone, the public service dispatcher that the work is being performed in the City.
2. That the person shall obtain a permit as otherwise provided by this Ordinance on the next business day that the Authorized Permitting Department's office is open for normal business.

SCHEDULE OF PERMIT FEES
PAGE 7

SECTION IV. OTHER PERMITS AND FEES

A. RE-INSPECTION FEES

Any re-inspection of any item covered under the provisions of this Ordinance, as necessitated by lack of approval of the item upon initial inspection, shall require a separate permit fee in the amount of \$10.00 per permit.

B. ADDRESS CORRECTION

Any correction of an address as to the permit or location for inspection purposes shall require a separate permit fee in the amount of \$10.00 per permit.

C. WEEKEND OR AFTER HOURS INSPECTION

Fees for after-hours or weekend inspection shall be paid prior to such request for an appointment granting for the inspection, and shall be in addition to all other fees. Such after-hour and weekend fees will be based on a fee of \$40.00 for the first hour or portion thereof required for this inspection, plus \$25.00 for each additional hour or portion thereof required. Normal business hours of the Building Inspection Department of the City of Daphne shall be posted within the office confines of the Department.

SECTION X. PAYMENT OF FEES

All fees determined due and payable under this Ordinance shall be paid at the Office of the Building Inspection Department of the City of Daphne, Alabama, and shall be duly received prior to issuance of any permit or permits.

SECTION XI. FEES FOR ADDITIONAL WORK

A. In the event that during the performance of the work of installation or alteration permitted under the permit, additional installations or alterations are required, it shall be unlawful for the person who secured the original permit to fail to immediately remit to the Building Official an amount equal to the additional fees for permits and inspection incurred by the additional installations or alterations.

B. Any fees not immediately remitted for installation or alteration of work not permitted on the original permit shall be subject to Sections 12 and 14 of this Ordinance.

SCHEDULE OF PERMIT FEES
PAGE 8

SECTION XII. DOUBLE PERMIT AND INSPECTION FEES

When work for which a permit is required is commenced prior to the obtaining of a permit, or when a building or improvement is occupied prior to the issuance of the Certificate of Occupancy by the Building Inspection Department, and completion of all required inspections, permit applicant shall be required to pay \$100.00 penalty plus a double permit fee. In no event shall the applicant pay less than \$130.00. The payment of the required fee shall not relieve any person from fully complying with all of the requirements of all applicable regulations and code, nor shall it relieve them from being subject to any of the penalties therein.

SECTION XIII. CONDITION OF ISSUED PERMIT

The Building Inspection Department shall act upon an application for a permit with drawings and/or specifications, as filed, or as amended, without unreasonable or unnecessary delay. A permit issued shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of this code, nor shall such issuance of a permit prevent the Building Inspection Department from thereafter requiring correction of errors in construction or of violations of this code. Any permit issued shall become invalid unless the work authorized by it shall have been commenced within ninety (90) days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of ninety (90) days after the time the work is commenced, provided that for cause, one or more extensions of time for periods not exceeding ninety (90) days each, may be allowed in writing by the Building Inspection Department.

SECTION XIV. LIABILITY, PENALTIES & REMEDIES

A. LIABILITY

Any person who shall undertake work pursuant to any permit issued under the provisions of this Chapter shall be liable for any damage occasioned to persons, animals, or property by reason of carelessness and negligence connected with such work and shall hold the City harmless therefore.

B. PENALTIES

1. Failure of the applicant to comply with any of the terms and conditions of the permit shall be sufficient cause for cancellation of the permit by the Building Official, and may be cause for the refusal of future permits. The permit, the privileges granted by the permit, and the obligations of the permittee shall be binding upon the successors and subcontractors of the permittee.

**SCHEDULE OF PERMIT FEES
PAGE 9**

2. Permit requirements shall apply to emergency repairs; however, a delay of 48 hours is granted, excluding weekends and holidays, following the beginning of such repair before the lack of a permit shall warrant a fine.
3. Any excavation or construction in any street, alley, sidewalk, or other public right-of-way in the City (with or without a permit as required by this Chapter) which constitutes an emergency presenting imminent danger or serious injury to person or property is hereby declared to be a public nuisance which may be summarily abated as provided in the Zoning Ordinance of the City.

C. CIVIL REMEDY

1. In addition to the penalties established above, violations of this Chapter shall be cause for the City to proceed against any surety, condemn any bond, or to commence an action in a court of competent jurisdiction for the appropriate legal and equitable relief, and any other action permitted by law.
- 2.

D. SUMMONS & COMPLAINT

1. Any Summons & Complaint Ordinance authority of the City of Daphne shall serve upon the owner of property or each person, firm, or corporation engaged in the activities regulated thereunder, which activities are being conducted in violation of this Ordinance, a citation to appear in the Daphne Municipal Court of the City of Daphne at a time and date specified thereon to answer the charge of such violation(s) of this Ordinance. All citations shall be signed by inspectors finding such violations and shall be sent by certified mail to the contractor or persons responsible for the permit or the owner of the property on which the violation is found, as such owner's names and address appear in the records of the Baldwin County Tax Assessor's Office.
3. Provided, however, that prior to 4:00 p.m. on the date this matter is to be set before the Daphne Municipal Court, such person, firm, or corporation charged in such citation, if he has not previously settled or been convicted of three (3) or more such violations within twenty-four (24) months of the date of such citation, may dispose of the citation by settlement in the following manner:

SCHEDULE OF PERMIT FEES
PAGE 10

- a. Payment to the Clerk of the Daphne Municipal Court a fine for the offenses charged in the amount of five hundred dollars (\$500.00), plus any and all charges otherwise payable to the City pursuant to the terms and conditions of this Ordinance, and the Summons & Complaint Ordinance.
 - b. If the settlement of the charges set out in the citation is not made prior to 4:00 p.m. on the date the case is set for trial in Daphne Municipal Court and if the party charged fails to appear and answer such charge in the Daphne Municipal Court at the time or place set out in such court a warrant shall be issued charging such party with the violation set out in the citation, which warrant shall be obtained and served and tried as provided by law for the arrest and trial of offenses involving violations of the Ordinances of the City.
3. If within the twenty-four (24) months preceding the issuance of a citation such person, firm, or corporation charged in such citation has been convicted of three (3) or more such violations, settlement cannot be voluntarily made to the Clerk of the Daphne Municipal Court as referred to above. Said person, firm, or corporation shall be required to stand trial in the Daphne Municipal Court.
 4. Once the warrant has been issued and tried before the Municipal Court, a person found guilty of such violations shall be guilty of a misdemeanor and shall be punished as provided in Section 1-7 of the Code of Ordinances of the City of Daphne, which shall include the payment of any fines levied by the Court, plus any court cost herein provided and issued by the court. Each day such offense continues shall constitute a separate offense.

SECTION XV. UNUSED PERMITS AND REFUNDS

A. The Finance Director of the City of Daphne is authorized to make refund of amounts paid for permits issued under this Ordinance at any time within ninety (90) days after the issuance of said permits provided the Building Inspector certifies to said Finance Director as follows:

1. That the permit for which the refund is requested has been canceled and no work begun thereunder; or

**SCHEDULE OF PERMIT FEES
PAGE 11**

2. That the inspection for which a refund of fee therefore paid is requested has not been made.

B. Any refund made under the provision of this section shall be subject to an administrative charge of \$20.00 which amount shall be deducted from the amount of refund applied for.

SECTION XVI. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION XVII. REPEALER

Ordinances numbered 1979-01, 1993-01, 1996-03, 1998-03 and 2002-30 are hereby repealed in their entirety. All other Ordinances and parts thereof in conflict with the provisions of this Ordinance are hereby repealed.

SECTION XVIII. EFFECTIVE DATE

This Ordinance shall become effective and shall be in full force from and after the date of its adoption and approval by the City Council of the City of Daphne and publication as required by law.

APPROVED AND ADOPTED THIS 5th DAY OF April, 2004.

CITY OF DAPHNE


E. HARRY BROWN, MAYOR

ATTEST:


DAVID L. COHEN, CITY CLERK, CMC