



**Building Department**  
**25 LaGrange Street**  
**Newnan, GA 30263**  
**770-254-2362**

Date: June 3, 2009

### Permitting Fees

Permitting fees are determined by a calculation set forth in the City of Newnan's fee schedule, as adopted by the city council on 11/11/2003. Building permit fees, subcontractor fees, and some engineering fees are added together to determine the final building permit fee amount, as applicable to particular projects.

This document is provided to give users a guide in determining an approximate cost of permitting fees. The actual fee can only be determined at the time of permitting, as many factors are used in this calculation, and some of that information can only be accurately obtained during the submittal process. And while many structures may look similar from the street, they can vary in permitting cost because of their size, number of bathrooms, finished basements or bonus rooms and whether or not they are constructed in an existing subdivision. For this reason, we stress not to bring checks that have the amount pre-printed, as it may not match our calculation and will cause a delay in the issuing of the permit.

Enclosed you will find: two pages of the building valuation data as published by the ICC, a subcontractor permit application, two pages of the schedule of fees applicable to the building department, and a sample permit receipt showing an actual fee calculated for a 2753 square foot single family structure, as permitted in June 2008.

Other fees, such as the sidewalk fee, are from the engineering department's schedule of fees (not shown in this document). Also not shown are the City Impact Fees and Newnan Utilities Impact Fees, which must be paid prior to applying for a permit. The entire fee schedule is posted on our web site.

As you can see, determining permitting fees is a bit complicated, and we hope this document gives a little insight into that process, as well as being able to obtain an estimate of your permit cost.

Thank you,

Bill Stephenson,  
Chief Building Official

# Building Valuation Data

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated and printed at six-month intervals, with the next update in August 2009. 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 108.2 of the 2006 *International Building Code* (IBC) whereas Section 108.3 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 108.3, 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. To this end, the table containing the regional cost modifiers was last printed in the October 2003 issue and has been discontinued.

## 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.

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

## 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.  
Height: 2 stories                                      2nd story = 8,000 sq. ft.  
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 = \$143.24/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$143.24/sq. ft x 0.0075 = \$17,188

## Important Points

- In most cases the BVD does not apply to additions, 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

# Building Valuation Data (continued)

*Bill Sand Sep. 1*

- 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 site and 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, d</sup>**

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	198.09	191.69	187.24	179.39	168.88	163.90	173.66	154.09	148.42
	Assembly, theaters, without stage	179.41	173.01	168.56	160.71	150.24	145.26	154.97	135.45	129.78
A-2	Assembly, nightclubs	151.36	147.12	143.38	137.79	129.74	126.09	132.96	117.61	113.65
A-2	Assembly, restaurants, bars, banquet halls	150.36	146.12	141.38	136.79	127.74	125.09	131.96	115.61	112.65
A-3	Assembly, churches	182.56	176.16	171.71	163.86	153.36	148.38	158.12	138.57	132.90
A-3	Assembly, general, community halls, libraries, museums	154.36	147.97	142.51	135.66	123.58	120.18	129.93	109.37	104.69
A-4	Assembly, arenas	178.41	172.01	166.56	159.71	148.24	144.26	153.97	133.45	128.78
B	Business	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
E	Educational	168.14	162.47	157.86	150.98	141.50	134.27	145.99	124.54	119.84
F-1	Factory and industrial, moderate hazard	92.98	88.72	83.61	80.88	72.40	69.23	77.63	59.62	56.41
F-2	Factory and industrial, low hazard	91.98	87.72	83.61	79.88	72.40	68.23	76.63	59.62	55.41
H-1	High Hazard, explosives	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	N.P.
H234	High Hazard	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	50.76
H-5	HPM	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
I-1	Institutional, supervised environment	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
I-2	Institutional, hospitals	258.06	252.55	247.81	241.07	228.10	N.P.	235.73	212.76	N.P.
I-2	Institutional, nursing homes	180.45	174.93	170.20	163.46	151.54	N.P.	158.11	136.20	N.P.
I-3	Institutional, restrained	176.22	170.71	165.97	159.23	148.16	142.50	153.89	132.82	126.35
I-4	Institutional, day care facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
M	Mercantile	112.50	108.26	103.52	98.92	90.48	87.82	94.09	78.34	75.38
R-1	Residential, hotels	155.77	150.50	146.52	140.66	131.24	127.69	141.71	118.97	114.37
R-2	Residential, multiple family	130.60	125.33	121.35	115.49	106.19	102.65	116.67	93.92	89.32
R-3	Residential, one- and two-family	123.28	119.90	116.97	113.77	109.66	106.79	111.84	102.72	96.83
R-4	Residential, care/assisted living facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
S-1	Storage, moderate hazard	86.15	81.89	76.78	74.05	65.75	62.57	70.80	52.97	49.76
S-2	Storage, low hazard	85.15	80.89	76.78	73.05	65.75	61.57	69.80	52.97	48.76
U	Utility, miscellaneous	65.81	62.22	58.51	55.59	50.20	46.80	52.46	39.63	37.72

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft. \*
- c. For shell only buildings deduct 20 percent. \*
- d. N.P. = not permitted

Electronic files of the latest Building Valuation Data can be downloaded from the Code Council website at [www.iccsafe.org/cs/techservices](http://www.iccsafe.org/cs/techservices)

# The City of Newnan, Georgia

## Building Department

25 LaGrange Street, 2<sup>nd</sup> Floor, Newnan, GA 30263 - 770-254-2362 - Fax 770-254-2361

### Subcontractor Permit Application (Please Print Legibly)

PROJECT ADDRESS/ LOT #: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Project Cost: \$ \_\_\_\_\_

(Check all that apply)  New Building  Addition  Alteration  Tenant Finish-out

#### Electrical - Base Permit Fee : \$25.00

Minor Repairs + \$10.00 \_\_\_\_\_

Change in Service + \$25.00 \_\_\_\_\_

New Service + \$50.00 \_\_\_\_\_

Temporary Service + \$10.00 \_\_\_\_\_

Equipment Installation + \$10.00/unit no. of units \_\_\_\_\_ x \$10.00 \_\_\_\_\_

#### Plumbing - Base Permit Fee: \$25.00

Minor Repairs + \$10.00 \_\_\_\_\_

New Restroom + \$10.00/ea no. of restrooms \_\_\_\_\_ x \$10.00 \_\_\_\_\_

New Kitchen/Breakroom + \$10.00/ea no. of kit/bkrms \_\_\_\_\_ x \$10.00 \_\_\_\_\_

#### Mechanical - Base Permit Fee : \$25.00

Repairs + \$10.00 \_\_\_\_\_

New Equipment ≤ 5 tons +\$10.00/unit no. of units \_\_\_\_\_ x \$10.00 \_\_\_\_\_

>5 tons +\$50.00/unit no. of units \_\_\_\_\_ x \$50.00 \_\_\_\_\_

#### Gas - Base Permit Fee : \$10.00

Total Fees Due: \_\_\_\_\_ (\*)

Licensed Cardholder Name: \_\_\_\_\_ License # \_\_\_\_\_

Company Name: \_\_\_\_\_ Address: \_\_\_\_\_

Form of Payment: Check  ..... Check Number \_\_\_\_\_

Credit  ..... Account # \_\_\_\_\_ M/C  VISA

Name on Account: \_\_\_\_\_ Exp. \_\_\_\_\_

Cash

\_\_\_\_\_  
Licensed Cardholder Signature

**IX. BUILDING PERMITS, INSPECTIONS, AND REVIEWS**

**A. Building Permit Fees:**

<b>Total Valuation</b> (Based on Legacy Building Evaluation Data as Published in the ICC Newsletter)	<b>Fee</b>
\$1,000 and less	No fee, unless inspection required, in which case a \$15.00 fee for each inspection shall be charged.
\$1,001.00 to \$50,000.00	\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,001.00 and up	\$1660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

B. Moving Fees.....\$100

C. Demolition Fee:

0 – 100,000 cu. ft.	\$50
100,000 cu. ft. and over	\$.50/ 1,000 cu. ft.

D. Architectural Plan Review Fees:

1. Residential .....\$50

2. Non-Residential/ Multi-Family:

0 to 5,000 sq ft	\$0.06/sq ft
5,001 to 10,000 sq ft	\$0.05/sq ft
Over 10,000 sq ft	\$0.04/sq ft maximum of \$5,000.00

E. Electrical

Base Permit.....\$25

Add:

Minor Repairs.....\$10

Change in Service.....\$25

New Service.....\$50

Temporary Service.....\$10

Equipment Installation.....\$10

F.	Plumbing	
	Base Permit.....	\$25
	Add:	
	Minor Repairs.....	\$10
	New Restroom (each).....	\$10
	New Kitchen/ Break room.....	\$10

G.	Mechanical	
	Base Permit.....	\$25
	Add:	
	Minor Repairs.....	\$10
	New Equipment (60,000 BTUs or less).....	\$10 ea.
	New Equipment (>60,000 BTUs).....	\$50 ea.

H.	Gas	
	Base Permit.....	\$10

- I. Penalties
1. Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees herein specified shall be *doubled*, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.
  2. The fee to re-inspect any work not satisfying the requirements of this code is \$50.00 per re-inspection visit, to be paid prior to the issuance of the Certificate of Occupancy.

**CITY OF NEWNAN**  
**Building Department**  
**PERMIT RECEIPT**

Date 6/10/2008

This application is subject to the Building Code and all other Ordinance of the City, Laws of the State and Rules and Regulations of the Building Division applicable thereto. A copy of approved plans and specifications must be kept at the building site during progress of the work. All employers of labor are subject to the provisions of the State Workmen's Compensation Act.

PERMIT NUMBER: 2008-00000122 PERMIT TYPE: Residential - Single Family

OWNER:

OWNER ADDRESS: 2

NEWNAN, GA 30265

Permit Amount: \$1,330.00

Previous Payments: \$0.00

Current Payments: \$1,330.00

Amount Due: \$0.00

Issued To Contractor:

Contractor ADDRESS:

Received From: ENCO DEVELOPMENT

Check No.

JOB ADDRESS:

**PERMIT FEE**

**COLLECTED AMOUNT**

Building Permit Fee	955.00
Plan Review Fee	50.00
Site Prep Fee	50.00
Base Electric Fee	25.00
New Electric Service	50.00
Temporary Electric Service	10.00
Electric Equipment Install	20.00
Gas Fee	10.00
Base HVAC Fee	25.00
HVAC Equip <60,000 BTU	20.00
Base Plumbing Fee	25.00
Bath and Kitchen Fee	40.00
Sidewalk Permit Fee	50.00

264040.00

Amount Collected - CC \$1,330.00