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BUILDING DEPARTMENT

2016 QUICK PERMIT FEE REFERENCE

RESIDENTIAL PERMIT FEE

Residential Building Permit (permit fee is based on valuation of work). Use Table 1-A, + surcharge. Additional fees may apply.

RESIDENTIAL FLAT PERMIT FEES

Residential Deck Permit \$150.00 + \$1.00 other + \$1.00 surcharge = \$152.00.

Residential Roofing Permit \$100.00 + \$1.00 other + \$1.00 surcharge = \$102.00.

Residential Siding Permit \$80.00 + \$1.00 other + \$1.00 surcharge = \$82.00.

Residential Window & Door Permit \$50.00 + \$1.00 other + \$1.00 surcharge = \$52.00.

Residential Mechanical Permit \$80.00 + \$1.00 surcharge = \$81.00.

Residential Plumbing Permit = \$30.00 or \$10.00 per fixture (sink, water meter, floor drain, water heater, etc.) whichever is greater + \$1.00 surcharge = \$ _____.

Residential Fireplaces (per house) \$75.00 + \$1.00 surcharge = \$76.00.

Residential Demolition or Remove a Residential Structure \$50.00 + 1.00 surcharge = \$51.00.

Residential Swimming Pool above ground \$50.00 + \$1.00 other + \$1.00 surcharge = \$52.00.

Residential Swimming Pool in ground \$100.00 + \$1.00 other + \$1.00 surcharge = \$102.00.

Driveway Permit \$50.00 + \$1.00 other + \$1.00 surcharge = \$52.00

Check with the Building Department for Fees not listed.

COMMERCIAL PERMIT FEES

Commercial Building Permit (permit fee is based on valuation of work). Use Table 1-A, + surcharge. Additional fees may apply.

Commercial Mechanical Permit = 1.5% of total valuation (labor and materials) + minimum \$1.00 surcharge (min. fee = \$80.00 + \$1.00 surcharge = \$81.00) = \$ _____.

Commercial Plumbing Permit (permit fee is based on valuation of work). Use Table 1-A, + surcharge. Additional fees may apply.

Commercial Fireplace (each fireplace \$75.00) + \$1.00 surcharge = \$ _____.

Commercial Demolition or Remove a Commercial Structure (permit fee is based on valuation of work). Use Table 1-A, + surcharge.

Commercial Swimming Pool (permit fee is based on valuation of work). Use Table 1-A, + surcharge.

Check with the Building Department for Fees not listed.

SEPTIC SYSTEM PERMITS

Residential Septic System or Drain Field (standard system or type 1 systems - trench, pressure bed, at-grade or mound systems) = \$301.00.

Non Residential and Non Standard Septic System = \$201.00, + actual cost of plan review/inspections, or \$301.00 (whichever is greater).
Holding Tank, Septic Tank or Lift Tank (residential - per property) = \$101.00.
Pumping Permit (each) = \$5.00.

RESIDENTIAL SEWER PERMIT in WHISPERING ASPEN – 2016 FEE SCHEDULE

Residential Sewer Permit (new or repair) = \$50.00
SAC (Metropolitan Council - 1 SAC unit) = \$3,185.00
City access charge - 1-unit = \$3,350.00
TOTAL = \$6,585.00

RESIDENTIAL WATER CONNECTION PERMIT in WHISPERING ASPEN – 2016 FEE SCHEDULE

Residential Water Connection Permit (new or repair) = \$50.00
WAC charge (water availability) = \$500.00
TOTAL = \$550.00

RESIDENTIAL SEWER PERMIT in NON-WHISPERING ASPEN – 2016 FEE SCHEDULE

Residential Sewer Permit (new or repair) = \$50.00
SAC (Metropolitan Council - 1 SAC unit) = \$3,185.00
City access charge - 1-unit = \$2,000.00
TOTAL = \$5,235.00

RESIDENTIAL WATER CONNECTION PERMIT in NON-WHISPERING ASPEN – 2016 FEE SCHEDULE

Residential Water Connection Permit (new or repair) = \$50.00
WAC charge (water availability) = \$3,600.00
TOTAL = \$3,650.00

COMMERCIAL SEWER PERMIT – 2016 FEE SCHEDULE

Commercial Sewer Permit (new or repair) = \$80.00
SAC (Met Council determines no. of units) no. units _____ x \$3,185.00 = \$ _____
City charge (Met Council determines no. of units) no. units _____ x \$ 2,000.00 = \$ _____
Total = \$ _____

COMMERCIAL WATER SERVICE PERMIT – 2016 FEE SCHEDULE

Commercial Water Connection Permit (new or repair) = \$80.00
WAC (Met Council determines no. of units) no. units _____ x \$3,600.00 = \$ _____
Total = \$ _____

Water Meter prices:

5/8 \$192.86
3/4 \$238.57

1" \$307.14

Larger size meters – call for pricing.

BUILDING PERMIT FEES

Permit Fees

The applicant for a permit shall provide an estimated building value at time of application. Permit valuations shall include total value of all construction work, including materials and labor for which the permit is being issued, (such as electrical, gas, mechanical, plumbing, fireplace, etc.), as well as all finishing work, and any other permanent systems or equipment.

Valuation is based on the building valuation data by ICC via State of Minnesota Department of Labor and Industry division or the contract bid price. The Building Official shall make the determination of value. Once the valuation has been determined, Table 1-A shall be used to determine the building permit fee.

Exceptions: Building permit valuations for the following structures shall be based on the valuation of on-site work only:

- A. Manufactured homes containing a Housing and Urban Development (HUD) certification label;
- B. Prefabricated buildings with a Minnesota Building Codes and Standards Division prefabrication label; and
- C. Industrialized/modular buildings with an Industrialized Building Commission (IBC) label.

Fixed Fees

Subcontractors applying for a single permit can find the single permit fees in the fixed fees section.

Plan Review Fees

When submittal documents are required by City Code, Building Code or by the Building Official, a plan review fee shall be paid accordingly. Said plan review fee shall be 65 percent of the building permit fee. The plan review fees are separate fees from the building permit fees, and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review, fees shall be charged at the rate shown in Table 1-A.

Plan Review Fees for Similar Plans

When submittal documents for similar plans are approved, plan review fees shall be 25 percent of the normal building permit fee, per these requirements;

- A. Any number of similar buildings may be built from a master plan if:
 - 1. The master plan, plan review fees have been paid;
 - 2. A code change has not occurred that impacts the design of a master plan;
 - 3. The similar building has the same physical dimensions and structural design as the master plan;

Exception: The following modifications to the master plan are not considered to be significant modifications and are permitted for “U” occupancies and residential occupancies that are three stories and less in height

- foundation types to include walkout, lookout, and full basement;
 - foundation materials to include poured concrete, masonry units, and wood;
 - garage dimensions
 - roof design changed by a revised truss plan approved by the Building Official;
 - bays or cantilevered floor areas;
 - decks and porches; and
 - other modifications approved by the Building Official;
4. Occupancy groups other than those identified in the exceptions must be the same type of construction and occupancy classification and must have the same exit system.
Exception: Minor changes to the exit access; and
5. The similar plan is based on a master plan for which the municipality has issued a permit within the last 12 months.
- B.** Plan review fees for similar building plans must be based on the costs that commensurate with the direct and indirect cost of the service, but must not exceed 25 percent of the normal building permit fee established and charged by the municipality for the same structure.
- C.** The plan review fee charge for similar building plans applies to all buildings regulated by the code regardless of occupancy classification including industrialized/modular buildings.
- D.** The applicant must submit a new plan set and other information as required by the Building Official for each building reviewed as a similar building.

All Other Permit Fees are Based on Valuation (labor and materials)

Using the fee schedule on Table 1-A. **

Payment of Fees

A permit shall not be issued until the fees prescribed by the municipality have been paid.

Work Commencing Before Permit Issuance

If work for which a permit is required by the code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for the work. An investigation fee shall be collected and is in addition to the required permit fees, and equal to the permit fee.

Fee Refunds

The Building Official may authorize refunding of any fee paid here under which was erroneously paid or collected.

There shall be no refund of any permit fee collected when the fee so collected is \$100.00 or less.

The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

Reinspections

A reinspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete, or when corrections called for are not made.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

To obtain a reinspection, the permit applicant shall pay the reinspection fee in accordance with Table 1-A in the fee schedule adopted by this jurisdiction.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Expiration

Every permit issued by the Building Official shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commence for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee. No permit shall be extended more than once.

Expiration of Plan Review

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. In the event of a hardship and at the discretion of the Building Official a new plan review fee may be waved.

TABLE NO. 1-A

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.00
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof.

Other Inspections and Fees:

1. Inspections outside of normal business hours.....\$50.00 per hour *
2. Fire Inspector.....\$50.00 per hour *
3. Re-inspection fees.....\$65.00 per inspection *
4. Inspections for which no fee is specifically indicated.....\$50.00 per hour *
5. Additional plan review required by changes, additions or revisions to plans.....\$50.00 per hour *
6. For use of outside consultants for plan checking, inspections, or both.....Actual Cost **

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

STATE SURCHARGE:

- (1) If the valuation of the structure, addition, or alteration is \$1,000,000 or less, the surcharge is equivalent to one-half mill (.0005) of the valuation of the structure, addition, or alteration;
- (2) If the valuation is greater than \$1,000,000, the surcharge is \$500 plus two-fifths mill (.0004) of the value between \$1,000,000 and \$2,000,000;
- (3) If the valuation is greater than \$2,000,000, the surcharge is \$900 plus three-tenths mill (.0003) of the value between \$2,000,000 and \$3,000,000;
- (4) If the valuation is greater than \$3,000,000, the surcharge is \$1,200 plus one-fifth mill (.0002) of the value between \$3,000,000 and \$4,000,000;
- (5) If the valuation is greater than \$4,000,000, the surcharge is \$1,400 plus one-tenth mill (.0001) of the value between \$4,000,000 and \$5,000,000; and
- (6) If the valuation exceeds \$5,000,000, the surcharge is \$1,500 plus one-twentieth mill (.00005) of the value that exceeds \$5,000,000.

The minimum surcharge for a “fixed fee or flat fee” permit is \$1.00 beginning July 1, 2015.

ESCROW FOR WORK NOT COMPLETED:

Residential Driveway Escrow = \$1,800.00.

Residential Landscaping Escrow = 125% of the approved estimated landscaping costs.

Single-Family (R1 and R2)

1. Minimum of two boulevard trees per lot. Deciduous trees shall have a minimum caliper of 2.5 inches. Coniferous trees shall be a minimum of six feet in height.
2. Establish groundcover throughout the yard.

Single-Family (RR)

1. Minimum of two boulevard trees per lot. Deciduous trees shall have a minimum caliper of 2.5 inches. Coniferous trees shall be a minimum of six feet in height.
2. Establish groundcover throughout the front yard.