



Request for Commission Action

Public Hearing

Meeting Date: June 9, 2022

Action Information

Date Required: 6/9/2022

Action/Motion Requested: Request board approve increases to building fees, establishment of commercial fees, method of valuation, labor rate, plan review percentage of building fee, plan re-review fees, definitions of : Finished vs Unfinished Basements, Simple vs Complex Construction, abandoning: Footing and Foundation Disclaimer, Agricultural Exemption.

Parties Involved:

Fiscal Impact:

Budget Action Required:

Project Information

Project/Item: Proposed Fee Increases Building Permitting

Project Location:

Project/Contract Begin Date: 9/1/2022

Project/Contract End Date:

Action Request Summary

The Building Division needs to raise fees in order to remain solvent, and begin to rebuild prudent reserves of one year's expenses as permitted by state statute. In addition, the increases will provide funds for training, certifying, adjusting the payrates for inspection staff due to adoption of new codes such as Energy, Accessibility, Urban and Wildfire Interface, Green Construction, and Solar. An additional permit intake staff person will be hired, as well as a full-time combination inspector.

The method of determining the value of a given project is subject data generated in 2009. This dated method needs to be revised, the International Code Council has monthly published costs of construction. This department recommends adoption of this free information (paid for by inspector certifications), and using the data to update fees for a variety of different construction types, such as residential, assembly, mercantile, storage, etc. Further, we propose Simple versus Complex valuation to better apply real value to complex projects versus simple shelter, and hold the line for the Resident seeking to build a basic home.

Trade minimum fees for commercial work will be established, as this work is typically rated higher due to complexity and risk. The current plan review fee is based on 25% of the building fee, the new fee of 35% will bring our percentage into line with the state fee. Plan reviews that require re-review due to inaccurate or inadequate submittal will be subject to a \$35 administration fee, and a \$75/hr fee for the Plan Reviewer. Any Special Inspections or Consultation labor will be charged at \$75/hr.

Due to abuse, abandonment of the Agricultural Exemption and the Footing and Foundation Disclaimer is recommended. The Agricultural Exemption's original intent of reducing permit costs to farmers has become problematic; the Exemption is abused by changing the exempted use to commercial uses not intended by the

To review the Commissioners' schedule, please go to <http://bit.ly/BCCschedule>

Requestor Information

Submitter:

Department: Public Works

Submitted:

E-mail: dlarkin@missoulacounty.us

Presenter: Dave Larkin

original ordinance, and also side-stepping the code-required engineering for such structures. The Footing and Foundation Disclaimer is unnecessary, implies consent by the County, has become standard procedure for builders. It's original intent was to assist builders get a foundation into the ground before the cold hit. A Footing and Foundation permit can still be issued, at the Building Official's discretion, as per the Building Code on an individual basis. The F&F disclaimer is at the owner's risk, however, implied consent on the part of the county is considered unwise by the Building Official.

Action Request Approvals

BCC Admin Staff
Public Works
Attorney
Risk & Benefits
HR
BCC Admin Staff

Created -

Commission Actions

Chair _____
Commissioner _____
Commissioner _____
Action Date _____

Chair Authorized to Sign: No

RESOLUTION NO. 2022_____

RESOLUTION AMENDING PERMIT FEES SCHEDULE, APPLICATIONS AND DEFINITIONS

WHEREAS, the Missoula County Building Division (“Building Division”) charges a fee for issuing building, plumbing, mechanical and electrical permits; and

WHEREAS, those fees fund the operation of the Building Division; and

WHEREAS, the division last updated the fees on March 12, 2020; and

WHEREAS, it is necessary to adjust the permit fees to maintain current levels of service; and

WHEREAS, the current valuation table used to calculate fees from Resolution 2006-25 needs to be updated annually to reflect current valuations and use groups/construction types using the International Code Council’s Building Valuation Data; and

WHEREAS, the Building Division base budget should be revised annually using the Consumer Price Index (<https://www.bls.gov/regions/west/data/xg-tables/ro9xg01.htm>



for the Mountain area as well as other considerations; and

WHEREAS, the hourly rate charged for Building Division special inspections/consultations is inadequate to cover the cost for Building Division staff to conduct them; and

WHEREAS, the lan review rate is inadequate to cover the cost of a plan review; and

WHEREAS, Resolution 2006-25 exempted agricultural buildings not designed for human occupation from the Missoula County Building Code Program (“Agricultural Exemption”); and

WHEREAS, in certain circumstances, the Building Division has allowed a property owner or their contractor to construct footings and a foundation prior to issuing requisite building permits (“Footing and Foundation Waiver”).

NOW, THEREFORE, BE IT RESOLVED that Resolution 2006-25 is hereby amended to adopt the following:

- Revise building permit fees to reflect those provided in Appendix B
- Update the monthly International Code Council Building Valuation Data in Appendix C
- Increase fees annually based on the Consumer Price Index (CPI-U) Mountain Area
- Adopt the following definitions in Appendix A: Finished and Unfinished Basements, Simple versus Complex Home Valuations,
- Eliminate the Footing and Foundation Waiver
- Eliminate the Agricultural Exemption
- Set the Special Inspections/Consultations rate for the division at \$75 per hour
- Set the plan review rate at 35% of the building fee.

Dated this _____ day of _____, 2022

BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY, MONTANA

ATTEST:

Juanita Vero, Chair

Clerk and Recorder

Dave Strohmaier, Member

APPROVED AS TO FORM:

Josh Slotnick, Member

County Attorney

Appendix A

Definitions:

- ▶ **Complex House**
- ▶ Multiple roof pitches
- ▶ Basement/crawlspace
- ▶ Porches/Decks
- ▶ Open Plan
- ▶ Custom Features

- Simple House**
- Single roof pitch
- Slab/Crawlspace
- No decks/porches
- Single level
- Minimum Windows/Doors

Unfinished Basement:

Completed to code minimums; this would include minimal lighting, exterior foundation insulation, solely structural support members, and any other work necessary to complete the storage space to code minimal requirements.

Finished Basement:

Completed to code minimums, any work exceeding code minimums will be considered "Finished" and that Finished space computed on a square footage basis and fees set on that calculation.

Appendix B

PLAN REVIEW FEE: 35% OF BUILDING PERMIT FEE; DUE AT TIME OF APPLICATION SUBMITTAL

BUILDING FEE SCHEDULE

CONSTRUCTION	VALUE	Current	CONSTRUCTION	VALUE	Current	CONSTRUCTION	VALUE	Current	Valuation Used for
	\$1	\$500	\$32.50	\$24,001	\$25,000	\$451.00	\$62,001	\$63,000	\$1,063.75
	501	600	\$37.50	25,001	26,000	\$465.00	63,001	64,000	\$1,073.75
	601	700	\$40.00	26,001	27,000	\$475.00	64,001	65,000	\$1,085.00
	701	800	\$46.25	27,001	28,000	\$487.00	65,001	66,000	\$1,093.75
	801	900	\$51.25	28,001	29,000	\$500.00	66,001	67,000	\$1,105.00
	901	1,000	\$55.00	29,001	30,000	\$510.00	67,001	68,000	\$1,112.50
	1,001	1,100	\$58.75	30,001	31,000	\$523.00	68,001	69,000	\$1,125.00
	1,101	1,200	\$63.75	31,001	32,000	\$535.00	69,001	70,000	\$1,133.75
	1,201	1,300	\$68.75	32,001	33,000	\$547.00	70,001	71,000	\$1,141.25
	1,301	1,400	\$72.50	33,001	34,000	\$558.00	71,001	72,000	\$1,153.75
	1,401	1,500	\$78.75	34,001	35,000	\$571.00	72,001	73,000	\$1,165.00
	1,501	1,600	\$81.25	35,001	36,000	\$581.00	73,001	74,000	\$1,173.75
	1,601	1,700	\$88.75	36,001	37,000	\$593.00	74,001	75,000	\$1,182.50
	1,701	1,800	\$93.75	37,001	38,000	\$606.00	75,001	76,000	\$1,195.00
	1,801	1,900	\$96.25	38,001	39,000	\$615.00	76,001	77,000	\$1,205.00
	1,901	2,000	\$100.00	39,001	40,000	\$629.00	77,001	78,000	\$1,213.75
	2,001	3,000	\$120.00	40,001	41,000	\$641.00	78,001	79,000	\$1,222.50
	3,001	4,000	\$141.25	41,001	42,000	\$650.00	79,001	80,000	\$1,233.75
	4,001	5,000	\$160.00	42,001	43,000	\$664.00	80,001	81,000	\$1,246.25
	5,001	6,000	\$182.50	43,001	44,000	\$685.00	81,001	82,000	\$1,265.00
	6,001	7,000	\$200.00	44,001	45,000	\$856.25	82,001	83,000	\$1,273.75
	7,001	8,000	\$222.50	45,001	46,000	\$872.50	83,001	84,000	\$1,283.75
	8,001	9,000	\$241.25	46,001	47,000	\$888.75	84,001	85,000	\$1,295.00
	9,001	10,000	\$262.50	47,001	48,000	\$902.50	85,001	86,000	\$1,306.25
	10,001	11,000	\$282.50	48,001	49,000	\$916.25	86,001	87,000	\$1,315.00
	11,001	12,000	\$302.50	49,001	50,000	\$933.75	87,001	88,000	\$1,322.50
	12,001	13,000	\$322.50	50,001	51,000	\$942.50	88,001	89,000	\$1,337.50
	13,001	14,000	\$341.25	51,001	52,000	\$952.50	89,001	90,000	\$1,347.50
	14,001	15,000	\$363.75	52,001	53,000	\$962.50	90,001	91,000	\$1,355.00
	15,001	16,000	\$382.50	53,001	54,000	\$972.50	91,001	92,000	\$1,363.75
	16,001	17,000	\$405.00	54,001	55,000	\$983.75	92,001	93,000	\$1,376.25
	17,001	18,000	\$422.50	55,001	56,000	\$993.75	93,001	94,000	\$1,388.75
	18,001	19,000	\$446.25	56,001	57,000	\$1,001.25	94,001	95,000	\$1,396.25
	19,001	20,000	\$463.75	57,001	58,000	\$1,012.50	95,001	96,000	\$1,405.00
	20,001	21,000	\$361.25	58,001	59,000	\$1,023.75	96,001	97,000	\$1,417.50
	21,001	22,000	\$505.00	59,001	60,000	\$1,035.00	97,001	98,000	\$1,426.25
	22,001	23,000	\$523.75	60,001	61,000	\$1,043.75	98,001	99,000	\$1,427.50
	23,001	24,000	\$546.25	61,001	62,000	\$1,053.75	99,001	100,000	\$1,437.50

Valuation Used for Cost Per Sq Foot
 based on IBC current values
Simple Dwellings: \$75.19
Garage: \$27.15
Carport/Deck: \$18.43
Unfinish Finished Basement: \$22.45
Complex Dwelling: \$101.75

Commercial, Remodel and Foundation Only projects require valuation of the cost all labor & materials

*\$100,001 to \$500,000 / \$1437.50 for the first \$100,000 plus \$9.15 for each additional \$1,000 or fraction thereof, to and including \$500,000

*\$500,001 to \$1,000,000 | \$4,886.93 for the first \$500,000 plus \$6.54 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.

*\$1,000,001 and up | \$8,805.68 for the first \$1,000,000 plus \$6.54 for each additional \$1,000 or fraction thereof.

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.

Roofing Permits: Flat Fee of \$125.00 for re-roofing (Roofing Permit fee is included in Building Permit issued on new Construction)

Cell Tower Co-Locate: \$125.00 Cell Tower Structural Modifications based on valuation of the cost of labor & materials

Commercial, Remodel & Foundation Only projects require valuation of the cost of labor & materials

Appendix C

International Code Council February 2022 Square Foot Construction Costs ^{a,} _{b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	309.0 6	298.6 6	291.6 4	280.5 8	263.9 8	255.8 2	272.0 2	244.8 0	237.0 2
A-1 Assembly, theaters, without stage	282.8 5	272.4 5	265.4 2	254.3 7	237.7 7	229.6 1	245.8 1	218.5 9	210.8 0
A-2 Assembly, nightclubs	237.3 1	230.2 3	224.5 6	215.3 6	202.9 9	197.4 0	207.6 9	183.6 8	177.4 0
A-2 Assembly, restaurants, bars, banquet halls	236.3 1	229.2 3	222.5 6	214.3 6	200.9 9	196.4 0	206.6 9	181.6 8	176.4 0
A-3 Assembly, churches	286.9 0	276.4 9	269.4 7	258.4 2	242.2 3	234.0 7	249.8 6	223.0 5	215.2 6
A-3 Assembly, general, community halls, libraries, museums	244.7 7	234.3 7	226.3 4	216.2 9	198.9 4	191.7 9	207.7 3	179.7 7	172.9 8
A-4 Assembly, arenas	281.8 5	271.4 5	263.4 2	253.3 7	235.7 7	228.6 1	244.8 1	216.5 9	209.8 0
B Business	240.9 0	232.0 7	223.5 1	214.0 8	194.9 1	187.3 6	205.6 8	172.0 2	164.3 4
E Educational	257.7 0	248.8 9	242.3 5	231.9 0	216.4 7	205.5 4	223.9 2	189.2 1	183.3 1
F-1 Factory and industrial, moderate hazard	144.9 3	138.1 1	130.3 9	125.4 0	112.4 9	107.1 0	120.0 2	92.69	86.88
F-2 Factory and industrial, low hazard	143.9 3	137.1 1	130.3 9	124.4 0	112.4 9	106.1 0	119.0 2	92.69	85.88
H-1 High Hazard, explosives	135.2 9	128.4 7	121.7 5	115.7 6	104.1 4	97.75	110.3 9	84.34	N.P.
H234 High Hazard	135.2 9	128.4 7	121.7 5	115.7 6	104.1 4	97.75	110.3 9	84.34	77.53
H-5 HPM	240.9 0	232.0 7	223.5 1	214.0 8	194.9 1	187.3 6	205.6 8	172.0 2	164.3 4

I-1 Institutional, supervised environment	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
I-2 Institutional, hospitals	401.22	392.40	383.83	374.40	354.29	N.P.	366.00	331.40	N.P.
I-2 Institutional, nursing homes	279.15	270.32	261.76	252.33	234.64	N.P.	243.93	211.75	N.P.
I-3 Institutional, restrained	273.40	264.57	256.00	246.57	229.13	220.58	238.17	206.24	196.56
I-4 Institutional, day care facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
M Mercantile	177.02	169.94	163.27	155.07	142.48	137.88	147.40	123.17	117.89
R-1 Residential, hotels	246.94	238.56	231.54	222.30	204.35	198.77	222.58	183.44	178.00
R-2 Residential, multiple family	206.81	198.43	191.41	182.17	165.41	159.83	182.46	144.50	139.06
R-3 Residential, one- and two-family ^d	192.58	187.37	182.53	178.04	172.85	166.59	175.01	160.35	150.87
R-4 Residential, care/assisted living facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
S-1 Storage, moderate hazard	134.29	127.47	119.75	114.76	102.14	96.75	109.39	82.34	76.53
S-2 Storage, low hazard	133.29	126.47	119.75	113.76	102.14	95.75	108.39	82.34	75.53
U Utility, miscellaneous	104.98	99.04	93.31	89.21	80.44	74.45	85.33	63.42	60.43

a. Private Garages use Utility, miscellaneous

b. For shell only buildings deduct 20 percent

c. N.P. = not permitted

d. Unfinished basements (Group R-3) = \$23.20 per sq. ft.

