

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: JUNE 13, 2016 AGENDA ITEM NUMBER: 4

**SUBJECT: ORDINANCE AMENDING CHAPTER 7 OF THE FORSYTH COUNTY CODE,
BUILDINGS AND BUILDING REGULATIONS
(PLAN REVIEW FEE AMENDMENT)**

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS: Recommend Approval

SUMMARY OF INFORMATION:

See attached

ATTACHMENTS: YES NO

SIGNATURE: *J. Dudley Roberts, Jr.* DATE: June 7, 2016
COUNTY MANAGER

**ORDINANCE AMENDING CHAPTER 7 OF THE FORSYTH COUNTY CODE,
BUILDINGS AND BUILDING REGULATIONS
(PLAN REVIEW FEE AMENDMENT)**

Section 1. BE IT ORDAINED by the Forsyth County Board of Commissioners that *Chapter 7 BUILDINGS AND BUILDING REGULATIONS, ARTICLE II. BUILDING PERMITS AND INSPECTIONS, Section 7-18 Permit fees generally, Subsection (d)* of the Forsyth County Code is hereby amended to read as follows: (Bold underlines are to be inserted)

(d) *Plan review fee required.* Upon application to the inspections director for any proposed construction project for which a plans review is conducted prior to the issuance of a permit, a non-refundable plans review fee shall be paid at the time the permit application is submitted according to the following schedule:

<u>Type of Project</u>	<u>Fee</u>
<u>Nonresidential, Less than 4,00 square feet</u>	<u>\$100.00</u>
Nonresidential, 4,000 to 15,000 square feet	\$125.00
Nonresidential, 15,001 to 40,000 square feet	\$325.00
Nonresidential, 40,001 square feet and greater	\$800.00
Condo/Apartment projects	\$500.00
Townhomes (per unit)	\$ 65.00
Cell Towers/Co-Locates	\$ 65.00
Code Item Point Reviews, such as exterior lighting, magnetic locks, columbarium's, signs, etc.	\$ 50.00
Parking Lots	\$100.00

Section 2. This ordinance shall be effective on July 1, 2016 or upon adoption, if adopted after July 1, 2016.

Separate Commercial Plan Review Fee Enhancement:

The market for commercial development is constantly changing. In the past fiscal year our plan review staff has seen trends towards a few very large projects, fewer mid-size projects than in the previous years, fewer multi-family projects, and a huge number of small (under 4000 sq. ft.) construction projects. In the last two (2) years hundreds of these smaller projects have been permitted using "Simple" and "Complex" Zoning permits with building inspections attached. This is a program that came out of our Change of Use program. This permitting and approval process greatly decreases the time it takes a business owner to get started while still ensuring the safety of the business from a code perspective.

There are still many small projects that cannot be permitted without a full review. Many of these small projects require not only a full review, but also a significant amount of personal communication with owners and designers. These small projects include restaurants, small breweries, coffee shops, hookah bars or e-cig accessory shops, small personal services (beauty/barber/nail salons), veterinarian/pet grooming services, and the huge number of businesses that are converting single family dwellings to business uses where floor loading, ventilation and the ADA requirements must be assured. Also, many of these projects are in strip centers where fire separations are crucial, or are downtown in our commercial business or primary fire districts. Because of the time constraints of our review team we feel that these smaller projects should require a plan review fee also. We recommend a \$100.00 fee for floor plans under 4,000 square feet.

From the period beginning August 17th, 2016 (when our plan review fees were implemented) we have reviewed 77 of these plans that are under 4,000 square feet. Our staff has no less than 4 hours in any of these plans, and in the case of a more complex project, counting revisions, that number of hours could easily quadruple. Our recommendation is that each plan have a minimum \$100.00 plan review fee associated with it. This would create a new category – **Less than 4000sf** (see chart below).

Commercial Plan Review Fee Schedule:

Building Size	Fee	Est. # plans 2016/2017	Revenue
<u>Less than 4000sf (NEW FEE)</u>	<u>\$100</u>	<u>160</u>	<u>\$16,000</u>
4,000 to 15,000sf	\$125.00	100	\$12,500
15,001 to 40,000sf	\$325.00	50	\$16,250
40,001sf and greater	\$800.00	20	\$16,000
Condo/Apartment projects	\$500.00	30	\$15,000
Townhomes	\$65.00/unit	55	\$3,575
Cell Towers/Co-Locates	\$65.00	120	\$7,800
Code Item Point Reviews, such as exterior lighting, magnetic locks, columbarium's, signs, etc.	\$50.00	120	\$6,000
Parking Lots	\$100.00	15	\$1,500
			Total = \$94,625