

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: July 27, 2015 AGENDA ITEM NUMBER: 8

SUBJECT: Ordinance Amending Chapter 7 of the Forsyth County Code, Buildings and Building Regulations, Section 7-18. Permit Fees Generally
(City/County Planning and Development Services Department)

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS: Recommend Approval

SUMMARY OF INFORMATION:

See attached staff report.

ATTACHMENTS: YES NO

SIGNATURE: *J. Lindsey White, Jr.* DATE: July 22, 2015
COUNTY MANAGER

Staff Report Plan Review Fee

Separate Commercial Plan Review Fee:

An inspections department must offer Commercial Plan Review as a required service to satisfy the standards of the North Carolina Building Codes. The WS/FC Inspections team, a part of Planning and Development Services Department, offers a qualified “stand-alone” commercial plan review process, one of less than two dozen recognized in the State that do not require back-up review by the Department of Insurance. Our plan review team consists of seven (7) dedicated FTE personnel who spend all of their time on review of commercial zoning and building plans, and evaluations of commercial property sites in our jurisdictional area. Our department’s review team differs from other plan review teams of like size, volume of work and standards in that we do not currently require a plan review fee. We also have the fastest turn-around time for plan reviews in the State.

The implementation of a stand-alone plan review fee would benefit our budget by further relieving our dependence on the general fund, and providing funds to purchase and implement an electronic plan review and data management solution (included in the adopted FY15/16 City of Winston-Salem Budget. Moving towards a stand-alone plan review fee, while another up-front cost, should aid the development community – the ability to submit and track plan review electronically will save in both up-front costs for all large projects (ex. – Arbor Acres - \$1,810 to print the plan review set and the revision set v/s \$438 for Electronic Plan Review and to print the approval drawings) and aid the development community with real-time review comments and resubmittals. The fees listed below, if implemented, would place us in the middle range of fees charged by other jurisdictions for like plan review services.

Commercial Plan Review Fee Schedule:

| Building Size | Fee | # plans 2013/2014 | Estimated Revenue |
|--|--------------|-------------------|--------------------------|
| 4,000 to 15,000sf | \$125.00 | 480 | \$60,000 |
| 15,001 to 40,000sf | \$325.00 | 100 | \$32,500 |
| 40,001sf and greater | \$800.00 | 60 | \$48,800 |
| Condo/Apartment projects | \$500.00 | 55 | \$27,500 |
| Townhomes | \$65.00/unit | 87 | \$5,655 |
| Cell Towers/Co-Locates | \$65.00 | 200 | \$13,000 |
| Code Item Point Reviews, such as exterior lighting, magnetic locks, columbarium’s, signs, etc. | \$50.00 | 420 | \$21,000 |
| Parking Lots | \$100.00 | 25 | \$2,500 |
| | | | Total = \$210,955 |

**ORDINANCE AMENDING CHAPTER 7 OF THE FORSYTH COUNTY CODE, BUILDINGS
AND BUILDING REGULATIONS, SECTION 7-18. PERMIT FEES GENERALLY
(CITY/COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT)**

BE IT ORDAINED by the Forsyth County Board of Commissioners as follows:

Section 1. Chapter 7, Buildings And Building Regulations, Article II. Building Permits and Inspections, Section 7-18, Permit fees generally, is hereby amended by adding a new subsection (d) Plan review fee required, to read as follows:

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

| Type of Project | Fee |
|---|-----------------|
| 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 upon adoption.

Adopted this the 27th day of July 2015.