

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES ENTITLED "BUILDINGS AND BUILDING REGULATIONS" BY ADDING SECTION 14-2 "APPLICABLE FEES", AMENDING SECTIONS 14-35 "AMENDMENTS TO BUILDING CODE", 14-259 "PERMIT FEES" AND 14-358 "AMENDMENTS TO FLORIDA PLUMBING CODE", TO PROVIDE FOR THE ESTABLISHMENT AND REVISION OF FEES TO RECOVER COSTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission desires to amend the Code of Ordinances to establish and recover the reasonable costs of providing city building services; and

WHEREAS, the City Commission finds the costs specified herein are reasonable and serve only to recover the cost of providing services and in no way impermissibly generate a profit; and

WHEREAS, the City Commission believes the fees set forth herein are conservative based upon the amount of time and effort expended by the building and related City departments; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF KEY WEST, FLORIDA:

Section 1: That Section 14-2 of the Code of Ordinances is hereby established as follows*:

Sec. 14-2 Applicable fees.

Certain fees are applicable to all Articles of Chapter 14 or otherwise have broad application. Accordingly, the office of the building official shall charge and collect for the following services at the following rates:

- (a) Inspection after normal business hours, with three hour minimum and partial hour shall be rounded up\$65 per hour.
- (b) Time specific inspections schedule during normal working hours....\$70 per inspection.
- (c) Reinspection fees
If necessary for inspector to return for inspection of a building or structure:
 - (1) first reinspection....\$25
 - (2) second reinspection....\$50
 - (3) three or more reinspections....\$100 each
- (d) Courtesy inspection....\$25 each
- (e) Extension of 180 day required inspection....\$60.00
- (f) Reinstatement of expired permit for purpose of final inspection....\$100 each
- (g) Replacement permit card....\$25.00
- (h) Change of contractor....\$100.00
- (i) Permit review fee
.1% of estimated cost of work in excess of \$2,500.00 with a minimum fee of \$10.00 per application.
- (j) Education fee for the training and certification of inspectors and plan reviewers pursuant to Florida Statutes....\$2.00 per permit.
- (k) Certificate of Occupancy
 - (1) residential....\$100 each
 - (2) commercial....\$200 each
- (l) Temporary Certificate of Occupancy....\$250 per any portion of 90 day period

Section 2: That Section 14-35 of the Code of Ordinances is hereby amended as follows*:

Sec. 14-35. Amendments to building code.

- (1) New buildings (including balconies, porches, additions, garages and accessory buildings):
 - (a) For each \$1,000.00 of value, or fractional part thereof, of enclosed space . . . \$18.00
 - (b) Minimum fee . . . \$60.00 ~~30.00~~.

*(Coding: Added language is underlined; deleted language is ~~struck~~

(2) New structures other than buildings (including water towers, radio towers, water plants, bridges, cisterns, seawalls, docks and boat davits):

- (a) For each \$1,000.00 ~~2,000.00~~ of cost or fractional part thereof . . . \$24.00
- (b) Minimum fee . . . \$60.00 ~~30.00~~.

(3) Repairs or remodeling to building:

- (a) Less than \$500.00 estimated cost, no permit required.
- (b) For each \$1,000.00 of estimated cost or fractional part thereof . . . \$24.00
- (c) Minimum fee for required permits \$ 60.00 ~~30.00~~.

(4) Docks and Decks ~~Wood decking~~:

- (a) For each \$1000 of estimated cost of construction or fractional part thereof...\$24.00
~~For the first 300 square feet of area or fractional part thereof . . . 30.00~~
- (b) Inspection....\$80.00
~~For each additional 100 square feet or fractional part thereof . 10.00~~

(5) Concrete/asphalt (including driveways, patios, parking lots and sidewalks):

- (a) For each 1,000 square feet or fractional part thereof . . . \$18.00
- (b) Coating of asphalt: for each 10,000 square feet or fractional part thereof . . . \$15.00
- (c) Minimum fee . . . \$ 60.00 ~~30.00~~.

(6) Fences (including wood, chain link and concrete block):

- (a) For the first 100 ~~200~~ linear feet or fractional part thereof . . . \$75.00 ~~30.00~~
- (b) For each additional ~~100~~ linear foot ~~feet~~ after first 100 ~~or fractional part thereof~~ ~~10.00~~...\$.50

(7) Roofing (includes repairs and new roofs):

- (a) For each 100 square feet or fractional part thereof . . . \$ 12.00 ~~6.00~~
- (b) Minimum fee \$ 60.00 ~~30.00~~.

(8) Swimming pools:

- (a) Residential, flat fee . . . \$ 250.00 ~~165.00~~

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- (b) Commercial, flat fee . . . \$ 350.00 ~~250.00~~
(c) Spa/hot tub (up to 12' diameter)....\$75.00
~~Swimming pool enclosures, flat fee . . . 60.00~~
(d) Repairs....\$100.00 ~~Spas . . . 25.00~~
~~(e) Repairs . . . 50.00~~
- (9) Temporary Tents (temporary permit only, issued only for 30-day period); flat fee per tent . . . \$50.00
~~30.00~~
- (10) Moving building; ~~flat fee~~ For each \$1,000 of estimated cost of construction or fractional part thereof....\$24.00
~~60.00~~
- (11) Demolition of buildings; for each ~~100 square feet~~ \$1000 of estimated cost of construction or fractional part thereof. .
..\$30.00 ~~15.00~~
- (12) Tanks (gasoline, water, etc., all materials):
(a) For each 1,000 gallons or fractional part thereof .
. . \$ 7.00 ~~5.00~~
(b) Minimum fee per tank....\$75.00 ~~45.00~~
- (13) Signs:
(a) For each 50 square feet of each sign face or fractional part thereof\$35.00 ~~21.00~~
(b) ~~Annual reinspection fee . . . 15.00~~
- (14) Mobile home installation:
(a) Tie down inspection for insurance purposes only . . .
.\$75.00 ~~30.00~~
(b) Tie downs, blocking, sewer connection, water connection, and electrical connection....\$150.00
Reinspection fee . . . 30.00
~~(c) Temporary trailer (120 days only) . . . 30.00~~
~~(d) Temporary trailer permit extensions . . . 15.00~~
- (15) Temporary Trailer (Construction and/or Sales):
Maximum of 180 Days (each)....\$250.00

~~Penalty. In the event that any work for which a permit is required is commenced or is in process prior to the issuance of a permit by the building department, then the fees specified~~

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~~for such work shall be doubled. The payment of a double fee shall not relieve any person from fully complying with the requirements of any applicable code. Notwithstanding the foregoing, the fee for work commenced without a permit shall be a minimum of \$250.00 if the value of the work (labor and materials) is found by the building official to exceed \$1,500.00.~~

(16) Cisterns:

(a) Residential....\$100.00

(b) Commercial (non-potable water only):

i. For each 1000-gallon capacity or fractional part thereof....\$10.00

ii. Minimum Fee....\$150.00

~~-Reinspection; all instances of reinspection . . . \$25.00
A reinspection fee shall be paid to the city prior to the reinspection. Within ten days of its imposition, a person may appeal a reinspection fee in a written submission to the building official. The building official shall investigate all matters relating to the appeal, and shall provide a reasonable basis in either sustaining or denying the appeal. Payment of a reinspection fee shall be made before the city will issue any further permits relating to the property.~~

(17) Seawalls and riprap:

(a) For each 50 lineal feet or fractional part thereof...
\$25.00

(b) Inspection....\$80.00

(c) Minimum fee . . . \$60.00

(18) Excavation:

(a) For each \$1000 of estimated cost of construction or fractional part thereof....\$24.00

(b) Minimum fee....\$60.00

(19) Filling (On land and/or water):

(a) For each 100 cubic yards or fractional part thereof....\$15.00

(b) Inspection Fee....\$80.00

(c) Minimum fee....\$60.00

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(20) Awnings and removable canopies:

- (a) For each \$1000 of estimated cost of construction or fractional part thereof....\$24.00
- (b) Minimum fee....\$60.00

(21) Hurricane Shutters:

- (a) For each \$1000 of estimated cost of construction or fractional part thereof....\$24.00
- (b) Minimum fee....\$60.00

(22) Wood lattice and screening:

- (a) For each \$1000 of estimated cost of construction or fractional part thereof....\$24.00
- (b) Minimum fee....\$60.00

(23) Penalty. In the event that any work for which a permit is required is commenced or is in process prior to the issuance of a permit by the building department, then the fees specified for such work shall be doubled. The payment of a double fee shall not relieve any person from fully complying with the requirements of any applicable code. Notwithstanding the foregoing, the fee for work commenced without a permit shall be a minimum of \$250.00 if the value of the work (labor and materials) is found by the building official to exceed \$1,500.00.

Section 3: That Section 14-259 of the Code of Ordinances is hereby amended as follows*:

Sec. 14-259. Permit fees.

The office of the building official shall charge and collect for electrical permits at the following rates:

- (1) The minimum permit fee shall be \$50.00 ~~\$30.00~~.
- (2) If any work for which a permit is required is commenced or is in process prior to the issuance of a permit by the building department, the fees specified for such work shall be doubled. The payment of a double fee shall not relieve any person from fully complying with the requirements of any applicable code. Notwithstanding the foregoing, the fee for work commenced without

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a permit shall be a minimum of \$250.00 if the value of the work (labor and materials) is found by the building official to exceed \$1,500.00.

(3) The following schedule of fees is applicable to replacement or reconnection as well as original installations

- (a) Site work: (Commercial)
For each \$1000 of cost or fractional part thereof....\$30.00
- (b) Outlets:
 - i. General (receptacles, switches, lights, telephones, TV, etc.)....\$10.00
 - ii. For each 100 square feet of enclosed area or fractional part thereof....\$10.00
 - iii. Appliance outlets, each (including ceiling fans....\$10.00
 - iv. Exterior Area Lighting, each....\$10.00
- (c) Services, Feeds and Subfeeds:
 - i. Temporary Electric for Construction....\$50.00
 - ii. 30 day Temporary....\$75.00
 - iii. Foundation Bonding....\$30.00
 - iv. Single Phase
 - A. 0 to 300 amp....\$75.00
 - B. Over 300 amp to 400 amp....\$100.00
 - C. Over 400 amp to 600 amp....\$125.00
 - D. Over 600 amp....\$200.00
 - v. Three Phase
 - A. 0 to 300 amp....\$100.00
 - B. Over 300 to 400 amp....\$125.00
 - C. Over 400 to 600 amp....\$150.00
 - D. Over 600 amp....\$250.00
- (d) Motors:
 - i. 0 to 10 HP....\$50.00
 - ii. Over 10 HP to 25 HP....\$100.00
 - iii. Over 25 HP....\$125.00
- (e) Generators, Transformers, and Transfer Switches (each):
 - i. 0 to 25 KW....\$75.00
 - ii. Over 25 KW to 50 KW....\$125.00
 - iii. Over 50 KW....\$150.00
- (f) X-ray Machines (each)\$150.00
- (g) Welding Machines (each):
 - i. 0 to 25 amps (primary)....\$50.00

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- ii. Over 25 amps to 50 amps....\$65.00
- iii. Over 50 amps....\$75.00
- (h) A/C (each):
 - i. Window or wall (If New Service Required)
....\$20.00
 - ii. Central System:
 - A. Up to 20 tons....\$50.00
 - B. Over 20 tons....\$3.00/ton
 - iii. Refrigeration:
 - A. Up to 20 tons....\$50.00
 - B. Over 20 tons....\$3.00/ton
 - C. Heat Pump (per unit)\$50.00
- (i) Elevators
 - i. Commercial (each)\$200.00
 - ii. Residential (each)\$75.00
 - iii. Dumbwaiters, wheelchair lifts or stair lifts
(each)\$75.00
- (j) Signage:
 - i. 1st sign connection....\$50.00
 - ii. Each additional sign connection....\$15.00
- (k) Plug Mold and Track Lighting:
For each 100 lineal feet or fractional part
thereof....\$50.00
- (l) Alarm Systems:
 - i. Low Voltage Systems Residential (each)\$50.00
 - ii. Commercial
For each \$1000 of cost or fractional part
thereof....\$30.00
- (m) Repairs/ Remodeling :
Minimum Fee....\$50.00
- (n) Swimming Pool & Hot Tub Bonding
 - i. Pool Bonding:\$50.00
 - ii. Deck Bond and Equal Potential bond....\$50.00
- (o) Fiber Optic System:
For each \$1000 of cost or fractional part
thereof....\$20.00
- (p) Temporary electric service....\$100.00
- (q) Miscellaneous:
For each \$1000.00 of cost or fractional part
thereof....\$25.00

a. ~~Commercial wiring:~~

TABLE INSET:-

—\$0— 15,000.00.....	\$30.00 for the first \$1,000.00 in value, plus \$10.00 for each additional \$1,000.00 in value.
\$15,000.00 and	\$170.00 for the first \$15,000.00 in

above.....	value and \$5.00 for each additional \$1,000.00 in value.
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~~b. Residential wiring (includes all wiring fixtures, outlets, switches), \$0.07 square foot~~

~~c. Services:~~

~~100 amperes and under . . . \$ 30.00
Over 100 amperes to 200 amperes . . . 50.00
Over 200 amperes to 400 amperes . . . 80.00
Over 400 amperes to 600 amperes . . . 110.00
Over 600 amperes to 800 amperes . . . 140.00
Over 800 amperes . . . 170.00~~

~~d. Motors, each:~~

~~From 1 hp through 5 hp . . . 12.00
From 5 hp through 25 hp . . . 40.00
Over 25 hp . . . 100.00~~

~~e. Generators and transformers, each:~~

~~From 1 kw through 10 kw . . . 25.00
From 10 kw through 20 kw . . . 35.00
From 20 kw through 50 kw . . . 50.00
Over 50 kw . . . 65.00~~

~~f. Signs. A separate permit shall be required for each sign . . . 30.00~~

~~g. Miscellaneous:~~

~~1. Alterations or changes. For alterations or changes in an existing system, a permit fee of from \$30.00 to \$100.00 shall be paid, depending upon the extent of alterations determined by the electrical inspector. Changes or alterations shall not be held to mean the installation of new outlets or fixtures, even though they may replace existing ones.~~

~~2. Carnivals, circuses, road shows and similar temporary installations. For carnivals, circuses, road shows and similar temporary installations, a permit fee of from \$50.00 to \$100.00, as determined by the electrical inspector, shall be paid.~~

~~h. Reinspection. For all instances of reinspection the fee shall be \$25.00. A reinspection fee shall be paid to the city prior to the reinspection. Within ten days of its imposition, a person may appeal a reinspection fee in a written submission to the building official. The building official shall investigate all matters relating to the appeal and shall provide a reasonable basis in either sustaining or denying the appeal. Payment of a reinspection fee shall be made before the city will issue any further permits relating to the property.~~

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Section 4. That Section 14-358 of the Code of Ordinances is hereby amended as follows*:

14-358 Amendments to Florida plumbing code

- (A) New fFixtures
Roughed in and set, per fixture with piping....\$15.00.
~~(1) Each fixture . . . \$ 9.00~~
- (B) Minimum fee.. \$50.00 ~~Replacement fixtures, no piping:~~
~~(1) Each fixture replaced in its original location . . .~~
~~4.50~~
- (C) Sewer:
(1) Building interior lines and connection....\$50.00
(2) Outside sanitary and storm lines (site work):
For each \$1000 of cost or fractional part thereof
....\$50.00
~~Each building sewer (when connection is made to a septic tank, or to a city sewer, or the disconnection and capping of same) . . . 30.00~~
- (D) Water piping:
(1) Connection to supply system (each)....\$ 20.00
~~Water service connection to a municipal or private water supply system (for first meter on each lot) . . . 12.00~~
(2) Connection (each) to any appliance or fixture....\$15.00
~~Each additional meter on same lot . . . 6.00~~
(3) Irrigation system:
For each \$1000 of cost or fractional part thereof....\$12.00
~~Water connection or outlets for appliances or installations not covered by fixtures or other permit . . . 9.00~~
- (4) Fire sprinkler system connection to city water for each \$1,000.00 or fraction thereof . . . 30.00
- (5) Fire control system, including standpipe and siamese connections, each.... 10.00
(a) Each standpipe . . . 12.00
(b) Each hose rack . . . 12.00
(c) Each sprinkler head . . . 0.50
- (6) Solar water heater installations, per system . . . 30.00

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- (E) Mechanical permit fees:
- (1) Minimum fee.... \$50.00 ~~30.00~~
 - (2) Air conditioning systems:
 - (a) 2-ton or less capacity.... \$50.00 ~~30.00~~
 - (b) 2-ton to 5-ton.... \$75.00 ~~45.00~~
 - (c) 5-ton to 10-ton.... \$100.00 ~~60.00~~
 - (d) 10-ton to 25-ton.... \$115.00 ~~75.00~~
 - (e) 25-ton to 50-ton.... \$150.00 ~~100.00~~
 - (f) 50-ton to 100-ton.... \$300.00 ~~150.00~~
 - (g) Over 100-ton.... \$350.00 ~~250.00~~
 - (3) Ductwork, per each opening....\$10.00 ~~6.00~~
 - (4) Hoods (~~flat fee~~) ~~30.00~~
 - (a) Residential (flat fee)....\$50.00
 - (b) Commercial....For each \$1000 of costs or fractional part thereof....\$30.00
 - (5) Fire suppression system (flat fee) . . . 30.00
 - (6) Walk-in cooler . . . 30.00
 - (7) Refrigeration display cases, each . . . 10.00
 - (8) Heat Pump (per unit)....\$65.00 ~~Inspection... 8.00~~
 - (9) Miscellaneous
For each \$1000 of costs or fractional part thereof....\$50.00
- (F) Manholes (each).... \$50.00
- (G) Sewage Treatment Plant:
(1) For each \$1000 of cost or fractional part thereof for:
(2) Collection System and Disposal Well....\$65.00
- (H) Water Mains and Distribution Lines:
For each \$1000 of cost or fractional parts thereof....\$50.00
- (I) Swimming Pool:
(1) Hook-up and site work (Residential)....\$50.00
(2) Commercial....\$100.00
- (J) Wells (where applicable) each....\$25.00
- (K) Repairs/Remodeling:
Same fee structure as applicable to new work as specified herein

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(L) Miscellaneous:

(1) For each \$1000.00 of cost or fractional part thereof....\$25.00

(2) Site work, underground utilities....\$.03 a square foot of total area.

Section 5: If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of this Ordinance shall be deemed severable therefrom and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

Section 6: All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 7: This Ordinance shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a regular meeting held this 20th day of May, 2008.

Read and passed on final reading at a regular meeting held this 3rd day of June, 2008.

Authenticated by the presiding officer and Clerk of the Commission on 4th day of June, 2008.

Filed with the Clerk June 4, 2008.

ATTEST:

Cheryl Smith
CHERYL SMITH, CITY CLERK

Morgan McPherson
MORGAN MCPHERSON, MAYOR