

BILL NO. 17-25

ORDINANCE NO. 4.400

AN ORDINANCE REVISING CERTAIN FEES AND CHARGES FOR SERVICES AND ACTIVITIES PROVIDED BY THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, AND AMENDING ORDINANCE NO. 3.948.

WHEREAS, following review of the established Schedule of Fees and Charges for providing City services, activities, and programs, the Gladstone City Council has determined that the increased costs of providing services and activities justifies revisions of certain fees and charges.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. ENACTMENT OF NEW SECTIONS OF THE GLADSTONE CITY CODE.

The revised fees and charges for certain services and activities as set out in the attached Exhibit "A" are hereby adopted for inclusion in the City Schedule of Fees and Charges.

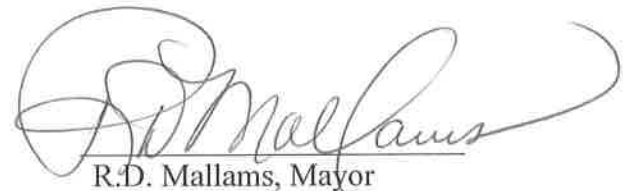
SECTION 2. SEVERABILITY CLAUSE.

The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.


SECTION 3. EFFECTIVE DATE.

This Ordinance shall be effective January 1, 2018.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI THIS 13TH DAY OF NOVEMBER, 2017.


R.D. Mallams, Mayor

ATTEST:


Ruth Bocchino, City Clerk

1st Reading: November 13, 2017

2nd Reading: November 13, 2017



***Department of Community Development
Memorandum***

DATE: November 1, 2017

TO: Scott C. Wingerson, City Manager

RE: Nick Pappas, Community Development Director

FROM: Alan D. Napoli, Building Official

RE: Revised Fees and Charges for certain services and activities

Attached please find a Bill and associated document Exhibit "A" revising the fees and charges for Building Permit Fees, Electrical Permit Fees, Fire Permit Fees-Operational Permits, Fire Permit Fees-Construction Permits, Mechanical Permit Fees, Plumbing Permit Fees, Sign Permit Fees, Excavating and Grading Permit Fees, and Public Improvement Permit Fees.

The fees for the permits themselves have not changed except for the Fire Permits. These fees have been changed from a flat fee to be based on valuation of the work; the fee is at the same rate as the other permits. The other fee changes pertain to plan review fees, reinspection fees, and other inspections and fees.

EXHIBIT A

ATTACHMENT A
BUILDING PERMIT FEES

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 - \$500.00	\$31.00
\$501.00 - \$2,000.00	\$31.00 for 1 st \$500.00 plus \$4.00 each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 - \$25,000.00	\$91.00 for the 1 st \$2,000.00 plus \$17.50 each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 - \$50,000.00	\$493.50 for 1 st \$25,000.00 plus \$12.75 each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 - \$100,000.00	\$812.25 for 1 st \$50,000.00 plus \$8.75 each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 - \$500,000.00	\$1,249.75 for 1 st \$100,000.00 plus \$7.00 each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 - \$1,000,000.00	\$ 4,035.75 for 1 st \$500,000.00 plus \$6.00 each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.00 and up	\$7,035.75 for 1 st \$1,000,000.00 plus \$4.00 each additional \$1,000.00 or fraction thereof.

Plan Review Fees:

1. One- and two-family dwellings\$50.00 flat fee
2. New construction\$200.00/5,000 sq. ft. or fraction thereof
3. Remodel/renovation.....\$150.00/5,000 sq. ft. or fraction thereof

Reinspection Fees:

1. One- and two-Family dwellings.....\$25.00/reinspection
2. Commercial/other\$100.00/reinspection

Other Inspections and Fees:

1. Inspections outside of normal business hours (2hrs. minimum charge)\$60.00/hour
2. Inspections for which no fee is specifically indicated (½hr. minimum charge)\$60.00/hour
3. Additional plan review by changes, additions or revisions to plans (½hr. minimum charge)\$60.00/hour

EXHIBIT A

ATTACHMENT B
ELECTRICAL PERMIT FEES

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 - \$500.00	\$31.00
\$501.00 - \$2,000.00	\$31.00 for 1 st \$500.00 plus \$4.00 each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 - \$25,000.00	\$91.00 for the 1 st \$2,000.00 plus \$17.50 each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 - \$50,000.00	\$493.50 for 1 st \$25,000.00 plus \$12.75 each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 - \$100,000.00	\$812.25 for 1 st \$50,000.00 plus \$8.75 each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 - \$500,000.00	\$1,249.75 for 1 st \$100,000.00 plus \$7.00 each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 - \$1,000,000.00	\$ 4,035.75 for 1 st \$500,000.00 plus \$6.00 each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.00 and up	\$7,035.75 for 1 st \$1,000,000.00 plus \$4.00 each additional \$1,000.00 or fraction thereof.

Plan Review Fees:

1. One- and two-family dwellings\$50.00 flat fee
2. New construction\$200.00/5,000 sq. ft. or fraction thereof
3. Remodel/renovation.....\$150.00/5,000 sq. ft. or fraction thereof

Reinspection Fees:

1. One- and two-Family dwellings.....\$25.00/reinspection
2. Commercial/other\$100.00/reinspection

Other Inspections and Fees:

1. Inspections outside of normal
business hours (2hrs. minimum charge)\$60.00/hour
2. Inspections for which no fee is
specifically indicated (½hr. minimum charge)\$60.00/hour
3. Additional plan review by changes.
additions or revisions to plans
(½hr. minimum charge)\$60.00/hour

EXHIBIT A

ATTACHMENT C.1
FIRE PERMIT FEES
(OPERATIONAL PERMITS)

<u>Use</u>	<u>Fee</u>
Amusement Buildings.....	\$100.00 (30 day permit)
Carnivals and fairs	\$100.00 (per event)
Explosives.....	\$100.00 (per event)
Fire Hydrants and Valves.....	\$100.00 (per connection permit)
Flammable and Combustible Liquids	\$100.00 (semi-Annual permit)
Floor Finishing.....	\$100.00 (30 day permit)
Hazardous Materials	\$100.00 (semi-annual permit)
LP-Gas	\$100.00 (semi-annual permit)
Temporary Membrane Structures and Tents.....	\$100.00(30 day permit)

Reinspection Fees:

1. Commercial/other\$100.00/reinspection

Other Inspections and Fees:

1. Inspections outside of normal
business hours (2hrs. minimum charge)\$60.00/hour
2. Inspections for which no fee is
specifically indicated (½hr. minimum charge) ...\$60.00/hour
3. Additional plan review by changes,
additions or revisions to plans
(½hr. minimum charge)\$60.00/hour

EXHIBIT A

ATTACHMENT C.2
FIRE PERMIT FEES
(CONSTRUCTION PERMITS)

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 - \$500.00	\$31.00
\$501.00 - \$2,000.00	\$31.00 for 1 st \$500.00 plus \$4.00 each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 - \$25,000.00	\$91.00 for the 1 st \$2,000.00 plus \$17.50 each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 - \$50,000.00	\$493.50 for 1 st \$25,000.00 plus \$12.75 each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 - \$100,000.00	\$812.25 for 1 st \$50,000.00 plus \$8.75 each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 - \$500,000.00	\$1,249.75 for 1 st \$100,000.00 plus \$7.00 each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 - \$1,000,000.00	\$ 4,035.75 for 1 st \$500,000.00 plus \$6.00 each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.00 and up	\$7,035.75 for 1 st \$1,000,000.00 plus \$4.00 each additional \$1,000.00 or fraction thereof.

Plan Review Fees:

1. One- and two-family dwellings\$50.00 flat fee
2. New construction\$200.00 flat fee
3. Remodel/renovation.....\$150.00 flat fee

Reinspection Fees:

1. One- and two-family dwellings\$25.00/reinspection
2. Commercial/other\$100.00/reinspection

Other Inspections and Fees:

1. Inspections outside of normal business hours (2hrs. minimum charge)\$60.00/hour
2. Inspections for which no fee is specifically indicated (½hr. minimum charge)\$60.00/hour
3. Additional plan review by changes, additions or revisions to plans (½hr. minimum charge)\$60.00/hour

EXHIBIT A

ATTACHMENT D
MECHANICAL PERMIT FEES

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 - \$500.00	\$31.00
\$501.00 - \$2,000.00	\$31.00 for 1 st \$500.00 plus \$4.00 each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 - \$25,000.00	\$91.00 for the 1 st \$2,000.00 plus \$17.50 each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 - \$50,000.00	\$493.50 for 1 st \$25,000.00 plus \$12.75 each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 - \$100,000.00	\$812.25 for 1 st \$50,000.00 plus \$8.75 each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 - \$500,000.00	\$1,249.75 for 1 st \$100,000.00 plus \$7.00 each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 - \$1,000,000.00	\$ 4,035.75 for 1 st \$500,000.00 plus \$6.00 each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.00 and up.....	\$7,035.75 for 1 st \$1,000,000.00 plus \$4.00 each additional \$1,000.00 or fraction thereof.

Plan Review Fees:

1. One- and two-family dwellings\$50.00 flat fee
2. New construction\$200.00/5,000 sq. ft. or fraction thereof
3. Remodel/renovation\$150.00/5,000 sq. ft. or fraction thereof

Reinspection Fees:

1. One- and two-Family dwellings.....\$25.00/reinspection
2. Commercial/other\$100.00/reinspection

Other Inspections and Fees:

1. Inspections outside of normal business hours (2hrs. minimum charge)\$60.00/hour
2. Inspections for which no fee is specifically indicated (½hr. minimum charge)\$60.00/hour
3. Additional plan review by changes, additions or revisions to plans (½hr. minimum charge)\$60.00/hour

EXHIBIT A

ATTACHMENT E
PLUMBING PERMIT FEES

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 - \$500.00	\$31.00
\$501.00 - \$2,000.00	\$31.00 for 1 st \$500.00 plus \$4.00 each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 - \$25,000.00	\$91.00 for the 1 st \$2,000.00 plus \$17.50 each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 - \$50,000.00	\$493.50 for 1 st \$25,000.00 plus \$12.75 each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 - \$100,000.00	\$812.25 for 1 st \$50,000.00 plus \$8.75 each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 - \$500,000.00	\$1,249.75 for 1 st \$100,000.00 plus \$7.00 each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 - \$1,000,000.00	\$ 4,035.75 for 1 st \$500,000.00 plus \$6.00 each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.00 and up	\$7,035.75 for 1 st \$1,000,000.00 plus \$4.00 each additional \$1,000.00 or fraction thereof.

Plan Review Fees:

1. One- and two-family dwellings\$50.00 flat fee
2. New construction\$200.00/5,000 sq. ft. or fraction thereof
3. Remodel/renovation.....\$150.00/5,000 sq. ft. or fraction thereof

Reinspection Fees:

1. One- and two-Family dwellings.....\$25.00/reinspection
2. Commercial/other\$100.00/reinspection

Other Inspections and Fees:

1. Inspections outside of normal
business hours (2hrs. minimum charge)\$60.00/hour
2. Inspections for which no fee is
specifically indicated (½hr. minimum charge)\$60.00/hour
3. Additional plan review by changes,
additions or revisions to plans
(½hr. minimum charge)\$60.00/hour

EXHIBIT A

ATTACHMENT F
SIGN PERMIT FEES

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 - \$500.00	\$31.00
\$501.00 - \$2,000.00	\$31.00 for 1 st \$500.00 plus \$4.00 each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 - \$25,000.00	\$91.00 for the 1 st \$2,000.00 plus \$17.50 each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 - \$50,000.00	\$493.50 for 1 st \$25,000.00 plus \$12.75 each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 - \$100,000.00	\$812.25 for 1 st \$50,000.00 plus \$8.75 each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 - \$500,000.00	\$1,249.75 for 1 st \$100,000.00 plus \$7.00 each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 - \$1,000,000.00	\$ 4,035.75 for 1 st \$500,000.00 plus \$6.00 each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.00 and up	\$7,035.75 for 1 st \$1,000,000.00 plus \$4.00 each additional \$1,000.00 or fraction thereof.

Plan Review Fees:

1. New construction\$200.00 flat fee
2. Replacement.....\$100.00 flat fee

Reinspection Fees:

1. Commercial/other\$100.00/reinspection

Other Inspections and Fees:

1. Temporary Sign Permit.....\$100.00/permit
2. Inspections outside of normal
business hours (2hrs. minimum charge)\$60.00/hour
3. Inspections for which no fee is
specifically indicated (½hr. minimum charge)\$60.00/hour
4. Additional plan review by changes,
additions or revisions to plans
(½hr. minimum charge)\$60.00/hour

EXHIBIT A

ATTACHMENT G
EXCAVATING AND GRADING PERMIT FEES

<u>Total Cubic Yards</u>	<u>Fee</u>
50 cubic yards or less.....	\$21.00
51 cubic yards to 100 cubic yards.....	\$32.00
101 cubic yards to 1,000 cubic yards.....	\$32.00 for first 100 cubic yards plus \$15.00 for each additional 100 cubic yards or fraction thereof, to and including 1,000 cubic yards.
1,001 cubic yards to 10,000 cubic yards.....	\$167.00 for the first 1,000 cubic yards plus \$13.00 for each additional 1,000 cubic yards or fraction thereof, to and including 10,000 cubic yards.
10,001 cubic yards to 100,000 cubic yards.....	\$284.00 for the first 10,000 cubic yards plus \$57.00 for each additional 10,000 cubic yards or fraction thereof, to and including 100,000 cubic yards.
100,001 cubic yards or more.....	\$797.00 for the first 100,000 cubic yards plus \$32.00 for each additional 10,000 cubic yards or fraction thereof.

Plan Review Fees:

1. One- and two-family dwellings\$50.00 flat fee
2. Commercial/other\$200.00 flat fee

Reinspection Fees:

1. One- and two-Family dwellings.....\$25.00/reinspection
2. Commercial/other\$100.00/reinspection

Other Inspections and Fees:

1. Inspections outside of normal business hours (2hrs. minimum charge)\$60.00/hour
2. Inspections for which no fee is specifically indicated (½hr. minimum charge)\$60.00/hour
3. Additional plan review by changes, additions or revisions to plans (½hr. minimum charge)\$60.00/hour

EXHIBIT A

ATTACHMENT H
PUBLIC IMPROVEMENT PERMIT FEES

<u>Use</u>	<u>Fee</u>
City Sidewalk.....	2% of the valuation of construction
Sanitary Sewer Main.....	2% of the valuation of construction
Storm Sewer.....	2% of the valuation of construction
Street.....	2% of the valuation of construction
Street Grading.....	2% of the valuation of construction
Water Main.....	2% of the valuation of construction
Other.....	2% of the valuation of construction

Plan Review Fees:

1. Public Improvements.....\$200.00 flat fee/submittal

Reinspection Fees:

1. Public Improvements.....\$100.00/reinspection

Other Inspections and Fees:

1. Inspections outside of normal business hours (2hrs. minimum charge)\$60.00/hour
2. Inspections for which no fee is specifically indicated (½hr. minimum charge).....\$60.00/hour
3. Additional plan review by changes, additions or revisions to plans (½hr. minimum charge)\$60.00/hour