

Appendix A
CITY OF SOMERVILLE



FEE SCHEDULE FOR CONSTRUCTION AND PLANNING

Permits are required for new construction (including placement of manufactured homes and the construction of certain accessory buildings), alterations or additions to existing buildings or structures, demolition, and relocation of buildings. Permits are not required for ordinary repairs or minor work as defined in the adopted building codes. City of Somerville Building Codes are as follows, and shall be the 2018 editions, unless otherwise noted:

| | | |
|--------------------------------------|--|-------------------------------|
| International Building Code | International Fuel Gas Code | International Mechanical Code |
| International Residential Code | International Energy Cons. Code | International Fire Code |
| International Property Maint. Code | International Plumbing Code | NFPA 101 Life Safety Code |
| International Existing Building Code | National Electrical Code, 2017 Edition | |

The adopting ordinance with any amendments to the codes, and one copy of each of the adopted codes is on file at City Hall.

- All building permit fees consist of a basic fee, a fee for each anticipated inspection, and a calculated amount based on factors related to the size or complexity of the proposed project. Planning and Zoning fees are as listed and do not include basic or inspection fees unless noted otherwise in the schedule. All subdivisions must be platted, and approved prior to the start of any development.
- Where work for which a permit is required is started prior to the issuance of said permit, *the fees may be doubled*, and all work shall cease until the required permit is issued.
- Work that does not require a permit may still require inspection, and such inspection shall be paid for at the time the inspection is requested. Such inspection fees shall be \$25.00.
- Any person, firm or corporation engaging in the business of electrical, mechanical or plumbing services shall have appropriate, unexpired Texas Licenses for the specialty work offered, and shall meet the state and city insurance requirements for specialty contractors. *All contractors are required to provide proof of insurance to the City of Somerville in the amount of at least \$300,000.00*

| Building Permits | Fee | Base Fee + Insp. Fee | Notes |
|---|---|-------------------------|--|
| New Residential, up to 3,000 SF | \$0.35 per square foot | \$225.00 | 1, 2 |
| New Residential, over 3,001 SF | \$1,050.00 plus \$0.25 per additional sq. ft. | \$225.00 | 1, 2 |
| Residential Remodel or Addition | \$0.20 per square foot | \$150.00 | 1, 2 |
| Carports, Detached Garages, Shops, Sheds over 160 sq. ft. | \$0.02 per square foot | \$50.00 | 1, 2 |
| Fences over 6 feet, or retaining walls over 4 feet | \$0.30 per linear foot | \$25.00 | |
| Manufactured Home Permit | \$275.00 | \$0 | Includes inspection fees |
| In-ground Swimming Pool | \$50.00 | \$50.00 | Elec. and plumb. permits req. |
| Concrete, Asphalt or Masonry driveways or sidewalks | \$0.03 per Sq. Ft. | \$50.00 | If not part of new construction, remodel or addition for which a building permit is required |
| New Commercial Structures | | | |
| Up to 3000 SF | \$0.35/SF or \$725.00 | \$275.00 | The larger value governs. 1,2 |
| 3001 to 10,000 | \$0.25/SF plus \$1,050.00 | \$275.00 | 1,2 |
| 10,001 to 50,000 SF | \$0.10/SF plus \$3,300.00 | \$275.00 | 1,2 |
| Over 50,001 SF | \$0.03/SF plus 9,300.00 | \$275.00 | 1,2 |
| Commercial Remodel or Addition | \$0.30/SF or \$250.00 | \$175.00 | The larger value governs. 1,2 Asbestos inspection required |
| Moving Fee (commercial or | \$100.00 | \$0 | |

| | | | |
|--------------------------------|----------|-----|---|
| residential), over 300 sq. ft. | | | |
| Residential Demolition Fee | No Fee | \$0 | |
| Commercial Demo. Fee | \$100.00 | \$0 | Requires Asbestos inspection |
| Certificate of Occupancy | \$25.00 | \$0 | Cost included in new construction permit fees. Separate fee for major remodels, change of use remodels, or additions. |

Electrical Permit Fees

| | | |
|--|-----------------------|------------------------------|
| Basic Permit Fee | \$25.00 | Plus unit or flat rate below |
| New Construction or Increase in Service Size | \$1.00 per amp | Commercial or residential |
| Meter Loop only | \$25.00 | |
| Commercial Additions or Alterations | \$100.00 | No increase in service size |
| Residential Additions or Alterations | Per outlet, see below | No increase in service size |
| 110 Volt outlets (plugs, switches) | \$0.75 Each | Plus basic fee |

★All contractors shall show proof of a current Texas Master Electrician's and Contractor's License ★

Plumbing Permits

| | | |
|--|-----------------------|--|
| Basic permit fee | \$25.00 | In addition to unit or flat fee, below, UNO |
| Unit Fee Schedule | | |
| Fixture, trap, or set of fixtures on one trap | \$2.50 each | |
| Backflow Protective Devices | \$10.00 for each unit | |
| Each industrial waste pre-treatment interceptor including trap and vent | \$25.00 | Exception: kitchen type grease interceptors functioning as fixture traps |
| Building or M.H. Park sewer line | \$5.00 | |
| Rainwater systems, per drain | \$5.00 | Drains inside building |
| Private Sewage Disposal System | \$100.00 | When approved for specific site by City |
| Water Heater, Vent or Boiler | \$45.00 | Repair or replacement not associated with other work. |
| Installation, alteration, or repair of water piping, and/or water treating equipment | \$5.00 | |
| Repair or alteration of drainage or vent piping, each fixture | \$10.00 | |
| Each lawn sprinkler system on one meter, including backflow preventers | \$15.00 | |
| Other Inspections and Fees | | |
| Grease Trap-Sand Inspection | \$25.00 | |

★All contractors shall show proof of a current Master Plumber's License issued by the State of Texas★

Fuel Gas Permits

| | | |
|------------------|-------------------|-------------------------------|
| Basic Permit Fee | \$25.00 | |
| Outlet | \$2.50 per outlet | Plus basic fee |
| Gas Test only | \$45.00 | For reconnection after repair |

★All contractors shall show proof of a current Master Plumber's License issued by the State of Texas★

Mechanical and HVAC Permits

| | | |
|--|--------------------|--|
| Basic Permit Fee | \$25.00 | Plus fees below |
| Additional fees | | |
| Installation of new residential HVAC systems (new or existing buildings) or system change out. | \$0.05 per sq. ft. | Based on conditioned area. Includes ductwork and refrigeration |

| | | |
|---|--|---|
| Installation of new commercial HVAC systems (new or existing buildings) or system change out. | \$10.00 for the first \$1000.00 plus \$3.00 per additional \$1000.00 | Value shall be based on designer or contractor estimate. |
| Repairs, alterations or additions to an existing system, comm. or resid. | See Note | If the basic fee plus unit costs exceed the cost of a new system, that fee shall apply. |
| HVAC Unit | \$5.00/ton | Plus basic fee |
| Exhaust fan | \$5.00/each | Plus basic fee |
| Add/modify duct | \$3.00/outlet | Plus basic fee |
| Boiler Inspection fee | \$25.00 | |

★All contractors shall show proof of a current Mechanical Contractor's License issued by the State of Texas★

Subdivision/Platting Fees

| | | |
|---|---------------------------|--|
| | Application/Filing | |
| Development Plan | \$75.00/\$75.00 | Filing fees will not be accepted until the submittals are deemed administratively complete |
| Preliminary Plat | \$100.00/\$100.00 | Filing fees will not be accepted until the submittals are deemed administratively complete |
| Construction Plan Review Fee | \$50.00/\$150.00.00 | Filing fees will not be accepted until the submittals are deemed administratively complete |
| Improvement Construction Permit | Reserved | Due at preconstruction meeting |
| Final Plat | \$150.00/\$100.00 | Filing fees will not be accepted until the submittals are deemed administratively complete |
| Development Plat | Reserved | |
| Amending Plat, Minor Plat, Plat Vacation | \$150.00 | If such plat is deferred to commission/council for review, this fee may be applied to the Development Plan fee at the city's discretion |
| Recordation Fee | County Clerk fee +\$10.00 | Current County Clerk Fee is \$81.00 |
| Request for variance from Subdivision Ordinance | \$200.00 | |
| Certificate Issuance Fee | \$10.00 per original | Required for issuance of any certification of necessity for platting, or its reverse, approval through non-action, or other required certificate |

Zoning Fees (reserved)

| | | |
|-------------------------------------|----------|----------------|
| | | |
| Zoning Variance Request Application | Reserved | |
| Zoning Appeal Application | Reserved | |
| Conditional or Specific Use Permit | \$200.00 | Non-refundable |
| | | |

1. Square footage calculation (subject to verification by inspector. If the actual area exceeds the reported area by more than 20%, additional fees may be assessed and shall be paid prior to issuance of certificate of occupancy.)
 - a. The square footage of a **new** structure shall be the covered area, per floor (covered porches are included, uncovered patios are not).
 - b. The square footage for **additions** shall be the new area plus the total area of the room(s) impacted by the addition.
 - c. The square footage for remodels **with no additional area** shall be the covered area of each room impacted by or included in the remodel.
2. Separate permits are required for mechanical, electrical, and plumbing if these trades are involved in a construction project, UNO.
3. Asbestos inspection reports shall be submitted to the City with ALL permit applications for commercial remodels, additions, repairs, or demolitions in accordance with state and federal regulations.
4. New residential and commercial buildings shall comply with the requirements of THSC, Title 5, Subchapter C, Section 388, "Texas Building Energy Performance Standards" related to energy efficiency ratings, features and reporting as amended from time to time.