



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Finance and Customer Service

Fee study areas:

- Planning
- Building
- Engineering
- Map Check

Desired outcomes:

- Basis of fees should be the County's cost of service
- Easy to understand (user friendly)
- Easy to calculate (efficient for County staff and customers)
- Performance accountability
- Accurate (fees closely approximate actual cost of service)
- Sufficient to fund current and future costs of service (including sufficient reserves)
- Easy to implement and update (Accela, etc.)
- Justifiable to customers
- Compatible with the Accela software system
- Equitable (little or no subsidies between classes, e.g. commercial vs. residential)
- Flat fees, that may be proportional, using pre-determined criteria:
 - Flat (pre-determined) permit fees that relate to a wide majority of scenarios (e.g. 98% of the time)
 - Possible option: a flat-fee, partially tiered structure, based on square ft. and/or other defining criteria
 - Flexibility for circumstances outside of pre-determined fee schedule



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

DRAFT

PROPOSED PERMIT FEE STRUCTURE

Washoe County NV			Type of Construction	
IBC Class	Building Use (e.g., FBC Occupancy Type)	Occupancy Size Ranges (sq. ft.)	Wood	Non-Wood
A	Assembly 'A-1, A-2, A-3, A-4, A-5'	<5,000		
	Assembly 'A-1, A-2, A-3, A-4, A-5'	5,001 - 10,000		
	Assembly 'A-1, A-2, A-3, A-4, A-5'	>10,000		
B	Business 'B'	< 1,000		
	Business 'B'	1,001 - 10,000		
	Business 'B'	> 10,000		
E	Educational 'E'	< 5,000		
	Educational 'E'	5,001 - 20,000		
	Educational 'E'	>20,000		
F	Factory F-1, F-2	< 10,000		
	Factory F-1, F-2	10,001 - 50,000		
	Factory F-1, F-2	> 50,000		
H	High Hazard 'H-1, H-2, H-3, H-4, H-5'	< 5,000		
	High Hazard 'H-1, H-2, H-3, H-4, H-5'	5,001 - 20,000		
	High Hazard 'H-1, H-2, H-3, H-4, H-5'	>20,000		
I	Institutional 'I-1, I-2, I-3, I-4'	< 5,000		
	Institutional 'I-1, I-2, I-3, I-4'	5,001 - 20,000		
	Institutional 'I-1, I-2, I-3, I-4'	>20,000		
M	Mercantile 'M'	< 2,000		
	Mercantile 'M'	2,001 - 10,000		
	Mercantile 'M'	>10,000		
R-1	Residential, hotels, transient lodging, R-1	< 5,000		
	Residential, hotels, transient lodging, R-1	5,001 - 20,000		
	Residential, hotels, transient lodging, R-1	>20,000		
R-2	Residential, multiple family, non-transient, R-2	< 5,000		
	Residential, multiple family, non-transient, R-2	5,001 - 20,000		
	Residential, multiple family, non-transient, R-2	>20,000		
R-3	Residential, R-3	< 2,000		
	Residential, R-3	2,001 - 5,000		
	Residential, R-3	5,001 - 10,000		
R-4	Residential, custodial care, R-4	< 2,000		
	Residential, custodial care, R-4	2,001 - 5,000		
	Residential, custodial care, R-4	5,001 - 10,000		
S	Storage 'S-1, S-2'	<5,000		
	Storage 'S-1, S-2'	5,001 - 20,000		
	Storage 'S-1, S-2'	> 20,000		
U	Utility	< 400		
	Utility	401 - 1000		
	Utility	> 1000		
	any range not listed above is considered a custome fee			

DRAFT

**TABLE 2
OTHER PERMIT FEES**

Hourly fees for services not included in other tables include, but are not limited to:

Services provided:

- outside of normal business hours (two hour minimum).....\$TBD*
- within normal business hours (one hour minimum).....\$TBD*

Examples of hourly fee permit services include:

- Inspections or plan review services outside normal business hours
- Additional inspections under Article 109
- Inspections for which no fee is specifically indicated
- Additional plan review:
 - corrections (in excess of 3)
 - required by changes, additions or revisions
- Temporary events including, but not limited to, tents and bleachers

Flat permit fees:

- Wood stove (and inserts)\$TBD
- Re-roof/Siding\$TBD
- Business license inspection\$TBD
- Replacement of existing manufactured and mobile homes.....\$TBD
- Permit renewals not requiring additional plan review or inspections.....\$TBD
- Temporary Certificate of Occupancy (C of O).....\$TBD
- Grading (in cubic yards)
 - 51 to 1,000.....\$TBD
 - 1,001 to 100,000.....\$TBD
 - 100,001 or more.....\$TBD
- Manometer Testing (Includes application, one test, one re-test and license).....\$TBD
 - Additional re-tests\$TBD
 - Annual renewal.....\$TBD
 - Card replacement\$TBD

Tenant and Site Improvements

Tenant Improvements (T.I.).....% of valuation

T.I. defined: any project that requires three or more trades (Stephanie to provide Ben with appropriate NRS, NAC and/or Contractor’s Board definition of T.I.)

Site Improvements.....% of valuation

Note: Based on written contract or engineering valuation.

* Hourly rates include, but are not limited to, wages, benefits, overhead, vehicles and equipment and are rounded to the nearest half hour.

DRAFT

**TABLE 3
BUILDING COMPONENT PERMIT FEES**

Minor: One building component, one trade, and/or associated elements that have no plan review requirements, up to 2 inspections.....\$TBD

Major: Any combination of building components, trades and associated elements that require a plan review, up to 5 inspections.....\$TBD

Building components include items such as:	*unless exempt under 100.105.2
o boilers, compressors and absorption systems	o backflow protection devices
o Interceptors (all types except grease)	o water treatment equipment
o vacuum breakers	o water heating equipment
o air handlers	o lawn sprinkler systems
o incinerators	o evaporative coolers
o furnaces	o graywater systems
o oil tanks	o rainwater systems
o meters	o plumbing fixtures
o patio covers	o retaining walls
o gates	o decks*
o carports	o awnings*
o hydronic systems	o fences*

Associated elements include items such as vents, piping, drains and traps.

Photovoltaics & associated storage tanks & piping

Minor: total load up to 10kw.....\$TBD

Major: total load in excess of 10kw up to 100kw.....\$TBD

Water components

Minor: hot tubs, spas, ponds, water features.....\$TBD

Major: pools, solar thermal and associated storage tanks and pipes.....\$TBD

Demolition or Assessment

Minor: no plan review requirement and up to two inspections.....\$TBD

Major: plan review required and two to five inspections.....\$TBD

Electrical

Minor: no plan review requirement and up to two inspections.....\$TBD

Major: plan review required and two to five inspections.....\$TBD

Note: If not included above, Table 2 fees apply.

APPENDIX A

Building Valuation Data

Calculation of value of project. For the purpose of imposing the building permit fees established by this chapter, the county building official shall calculate the value of a single-family, multiple-family residential project, a commercial project, an industrial project, or any other project by using the valuation set forth in the following table:

Square Foot Construction Costs ^{a,b,c,d,e}

Group		Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	\$ 190.99	\$ 184.82	\$ 180.21	\$ 172.74	\$ 160.21	\$ 159.43	\$ 167.13	\$ 148.15	\$ 142.63
	Assembly, theaters, without stage	\$ 176.23	\$ 170.05	\$ 165.44	\$ 157.97	\$ 145.44	\$ 144.66	\$ 152.37	\$ 133.39	\$ 127.86
A-2	Assembly, nightclubs	\$ 147.10	\$ 142.97	\$ 139.34	\$ 133.91	\$ 124.28	\$ 124.03	\$ 129.21	\$ 114.30	\$ 110.46
A-2	Assembly, restaurants, bars, banquet halls	\$ 146.10	\$ 141.97	\$ 137.34	\$ 132.91	\$ 122.28	\$ 123.03	\$ 128.21	\$ 112.30	\$ 109.46
A-3	Assembly, churches	\$ 176.78	\$ 170.61	\$ 165.99	\$ 158.53	\$ 145.96	\$ 145.18	\$ 152.92	\$ 133.90	\$ 128.38
A-3	Assembly, general, community halls, libraries, museums	\$ 150.51	\$ 144.34	\$ 138.73	\$ 132.26	\$ 118.68	\$ 118.90	\$ 126.65	\$ 106.63	\$ 102.10
A-4	Assembly, arenas	\$ 175.23	\$ 169.05	\$ 163.44	\$ 156.97	\$ 143.44	\$ 143.66	\$ 151.37	\$ 131.39	\$ 126.86
B	Business	\$ 152.75	\$ 147.34	\$ 142.69	\$ 136.02	\$ 121.77	\$ 120.96	\$ 130.77	\$ 108.80	\$ 104.41
E	Educational	\$ 163.27	\$ 157.77	\$ 153.29	\$ 149.61	\$ 135.26	\$ 132.07	\$ 141.77	\$ 120.94	\$ 116.38
F-1	Factory and industrial, moderate hazard	\$ 90.96	\$ 86.79	\$ 82.13	\$ 79.44	\$ 68.74	\$ 69.66	\$ 76.24	\$ 58.56	\$ 55.46
F-2	Factory and industrial, low hazard	\$ 89.96	\$ 85.79	\$ 82.13	\$ 78.44	\$ 68.74	\$ 68.66	\$ 75.24	\$ 58.56	\$ 54.46
H-1	High Hazard, explosives	\$ 85.25	\$ 81.08	\$ 77.42	\$ 73.73	\$ 64.21	\$ 64.13	\$ 70.53	\$ 54.03	N.P.
H234	High Hazard	\$ 85.25	\$ 81.08	\$ 77.42	\$ 73.73	\$ 64.21	\$ 64.13	\$ 70.53	\$ 54.03	\$ 49.93
H-5	HPM	\$ 152.75	\$ 147.34	\$ 142.69	\$ 136.02	\$ 121.77	\$ 120.96	\$ 130.77	\$ 108.80	\$ 104.41
I-1	Institutional, supervised environment	\$ 149.29	\$ 144.18	\$ 140.32	\$ 134.63	\$ 123.81	\$ 123.77	\$ 135.88	\$ 113.81	\$ 109.35
I-2	Institutional, hospitals	\$ 253.93	\$ 248.52	\$ 243.87	\$ 237.20	\$ 222.34	N.P.	\$ 231.95	\$ 209.39	N.P.
I-2	Institutional, nursing homes	\$ 177.55	\$ 172.14	\$ 167.49	\$ 160.82	\$ 147.00	N.P.	\$ 155.58	\$ 134.05	N.P.
I-3	Institutional, restrained	\$ 173.39	\$ 167.98	\$ 163.32	\$ 156.66	\$ 143.67	\$ 141.88	\$ 151.41	\$ 130.72	\$ 124.33
I-4	Institutional, day care facilities	\$ 149.29	\$ 144.18	\$ 140.32	\$ 134.63	\$ 123.81	\$ 123.77	\$ 135.88	\$ 113.81	\$ 109.35
M	Mercantile	\$ 109.31	\$ 105.19	\$ 100.56	\$ 96.13	\$ 86.08	\$ 86.83	\$ 91.43	\$ 76.10	\$ 73.26
R-1	Residential, hotels	\$ 151.18	\$ 146.06	\$ 142.20	\$ 136.51	\$ 125.47	\$ 125.42	\$ 137.53	\$ 115.46	\$ 111.01
R-2	Residential, multiple family	\$ 126.78	\$ 121.67	\$ 117.81	\$ 112.12	\$ 101.20	\$ 101.15	\$ 113.26	\$ 91.19	\$ 86.73
R-3	Residential, one- and two-family, additions	\$ 120.93	\$ 117.62	\$ 114.74	\$ 111.60	\$ 106.42	\$ 106.16	\$ 109.71	\$ 100.76	\$ 94.99
R-4	Residential, care/assisted living facilities	\$ 149.29	\$ 144.18	\$ 140.32	\$ 134.63	\$ 123.81	\$ 123.77	\$ 135.88	\$ 113.81	\$ 109.35
S-1	Storage, moderate hazard	\$ 84.25	\$ 80.08	\$ 75.42	\$ 72.73	\$ 62.21	\$ 63.13	\$ 69.53	\$ 52.03	\$ 48.93
S-2	Storage, low hazard	\$ 83.25	\$ 79.08	\$ 75.42	\$ 71.73	\$ 62.21	\$ 62.13	\$ 68.53	\$ 52.03	\$ 47.93
U	Utility, miscellaneous	\$ 64.30	\$ 60.80	\$ 57.19	\$ 54.31	\$ 47.22	\$ 47.22	\$ 50.70	\$ 38.76	\$ 36.91

- a. Incline Village area add 15 percent.
- b. Private garages, residential remodels and sunrooms use: Utility, miscellaneous.
- c. Unfinished basements (all groups) = \$25.00 /sf.
- d. For shell only building deduct 20 percent.
- e. N.P. = not permitted.

Schedule of Permit Fees. Building permit fees shall be based on Table 1 of this code. Any table, list or other specifications of building permit fees contained in any code adopted pursuant to section 100.100.010 is amended to read as follows:

**TABLE 1
BUILDING PERMIT FEES**

Total Valuation	Fee
\$0.01 to \$500.00	\$45.00
\$500.01 to \$2,000.00	\$45.00 for the first \$500.00 plus \$3.36 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,000.01 to \$25,000.00	\$95.40 for the first \$2,000.00 plus \$15.14 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,000.01 to \$50,000.00	\$443.62 for the first \$25,000.00 plus \$10.90 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,000.01 to \$100,000.00	\$716.12 for the first \$50,000.00 plus \$7.63 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	\$1,097.62 for the first \$100,000.00 plus \$5.93 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,000.01 to \$1,000,000.00	\$3,469.62 for the first \$500,000.00 plus \$5.07 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 to \$10,000,000.00	\$6,004.62 for the first \$1,000,000.00 plus \$3.36 for each additional \$1,000.00 or fraction thereof.
\$10,000,000.01 and up	\$36244.62 for the first \$10,000,000.00 plus \$2.36 for each additional \$1,000.00 or fraction thereof.

The fee for the renewal of the building permits shall be \$45 plus 10 percent of the original building permit fee and any sub fees. The fee for the renewal of all other permits, including grading, fences, and utilities, shall be 100% of the original permit fee