

ORIGINAL

RESOLUTION NO. 04-197

A RESOLUTION BY THE STOREY COUNTY BOARD OF COMMISSIONERS TO ADOPT AND ENFORCE APPLICABLE BUILDING CODES IDENTIFIED IN STOREY COUNTY CODE 15.04.010

WHEREAS, pursuant to Storey County Code 15.04.020, the Storey County Board of Commissioners has authority to adopt later editions of the applicable codes identified in Storey County Code Section 15.04.010. The following codes and fee increases are to become effective January 1, 2005:

<u>Code</u>	<u>Edition</u>
International Building Code - IBC	2003
National Electrical Code - NEC	2002
International Energy Conservation Code - IECC	2003
International Fuel Gas Code - IFGC	2003
International Mechanical Code - IMC	2003
Uniform Mechanical Code - UMC	2003
International Plumbing Code - IPC	2003
Uniform Plumbing Code - UPC	2003
International Residential Code - IRC	2003
International Existing Building Code - IEBC	2003
International Code Council Performance Code - ICCPC	2003
Uniform Code for the Abatement of Dangerous Building -UCADB	1997
International Property Maintenance Code - IPMC	2003
International Fire Code - IFC	2003 with

the following amendments

Chapter 1

102.6 Referenced codes and standards. The codes and standards referenced in this code shall be [those] *the most current edition of the nationally recognized standards* that are listed in Chapter 45 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply.

103.1 General. The department of fire prevention is established within the jurisdiction under the direction of the [fire code official] *Fire Chief or his designee*. The function of the department shall be the implementation, administration and enforcement of the provisions of this code.

109.3 Violation penalties. Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a *misdemeanor offense*, punishable by a fine of not more than *(the bail schedule as set by the Storey County Sheriff's Office)* dollars or by imprisonment not exceeding *(number set by the bail schedule of the SCSO)*, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work that a person is directed to perform to remove a violation or unsafe condition, shall be [liable to a fine of not less than [amount]dollars or more than [amount] dollars] *guilty of a misdemeanor.*

Chapter 2

Moderate-hazard storage, Group S-1. Buildings occupied for storage uses which are not classified as Group S-2 including, but not limited to, storage of the following:

- Aerosols
- Aircraft repair hanger
- Bags, burlap and paper
- Motor vehicle repair garages*
- Etc.*
- Motor vehicle storage facilities*
- Boat storage facilities*
- RV storage facilities*
- Mini-storage facilities*

Chapter 3

304.2 Storage. Storage of combustible rubbish shall not produce conditions that will create a nuisance or hazard to the public health, safety or welfare. *Property owner shall be responsible for removal of such combustible rubbish within 21 days of notice of violation.*

308.3.1 Open flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exception:

1. [One-and two-family dwellings] *Single family dwellings*

2. Where buildings, balconies and decks are protected by an automatic sprinkler system.

308.3.1.1 Liquefied-petroleum-gas-fueled cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exception: *Single family dwellings*

311.2.2 Fire protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.

[Exceptions:

1. When the premises have been cleared of all combustible materials and debris and, in the opinion of the fire code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard.

2. Where buildings will not be heated and fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply) provided the building has not contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons.]

311.3 Removal of combustibles. Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste of hazardous materials.

Exceptions:

1. Buildings or portions of buildings undergoing additions, alterations, repairs, or change of occupancy in accordance with the International Building Code, where waste is controlled and removed as required by Section 304.

[2. Seasonally occupied buildings.]

313.1 Fueled equipment. Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building. *Vehicles containing fuel, when stored in an S-1 occupancy, shall be stored with a full tank of fuel or the fuel tank completely purged of fuel and combustible vapors.*

315.3 Outside storage. Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a property line.

Exception:

1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding [6] 4 feet (1829 mm) in height.
2. The separation distance is allowed to be reduced with the fire code official determines that no hazard to the adjoining property exists.

Chapter 4

401.1 Scope. Reporting of emergencies, coordination with emergency response forces, emergency plans, and procedures for managing or responding to emergencies shall comply with the provisions of this section.

[**Exception:** Firms that have approved on-premises fire-fighting organizations and that are in compliance with approved procedures for fire reporting.]

Chapter 5

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of [4] 6 inches [102 mm] high with a minimum stroke width of [.05] 1 inch [12.7 mm].

509.1 Features. Where required by other sections of this code and in all buildings classified as high-rise buildings by the International Building Code, a fire command center for fire department operations shall be provided. The location and accessibility of the fire command center shall be approved by the fire department. The fire command center shall be separated from the remainder of the building by not less than a [1] 2-hour fire-resistance-rated fire barrier. The room shall be a minimum of 96 square feet (9 m²) with a minimum dimension of 8 feet (2438 mm). A layout of the fire command center shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication unit
2. The fire department communications system
3. Fire-detection and alarm system annunciator system
4. Annunciator visually indicating the location of the elevators and whether they are operational
5. Status indicators and controls for air-handling systems
6. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building
7. Controls for unlocking stairway doors simultaneously
8. Sprinkler valve and water-flow detector display panels

9. Emergency and stand-by power status indicators
10. A telephone for fire department use with controlled access to the public telephone system
11. Fire pump status indicators
12. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access.
13. Work table
14. Generator supervision devices, manual start and transfer features
15. Public address system, where specifically required by other sections of this code
16. *Annunciator panels shall be combination smoke/fire with a writable surface*
17. *In occupancies greater than 55' in height, a fire equipment cache room shall be provided every 5 stories and stocked as specified by SCFD.*

603.4 Portable unvented heaters. Portable unvented fuel-fired heating equipment shall be prohibited [in occupancies in Groups A, E, I, R-1, R-2, R-3 and R-4].

[**Exception:** Listed and approved unvented fuel-fired heaters in one- and two-family dwellings.]

605.5 Extension cords. Extension cords and flexible cords shall not be a substitute for permanent wiring *and shall for a period not to exceed 90 days.* Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

605.5.1 Power supply. Extension cords shall be plugged directly into an approved receptacle[,] or power tap [or multiplug adaptor] and shall serve only one portable appliance.

Chapter 9

901.4.2 Nonrequired fire protection systems. Any fire protection system or portion thereof not required by this code or the *International Building Code* shall be allowed to be furnished for partial or complete protection provided such installation meets the requirements of this code and the *International Building Code*. *All fire protection systems shall be installed, repaired, operated, tested and maintained in accordance with this code.*

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be [provided in the locations described above]

required in all buildings at or exceeding 5,000 square feet of *total floor area, regardless of location or occupancy. Any building where an addition is made and the *total floor area after the addition is equal to or greater than 5,000 square feet; an automatic sprinkler system shall be installed throughout the entire building.

Exception: self-storage/mini-storage buildings as long as a fire wall is installed every 1,200 square feet.

**Total floor area shall be defined as the total floor area in square feet for all floor levels within the exterior walls, or under the horizontal projection of a roof of a building.*

903.2.2 Group E.

903.2.2 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout [all Group E fire areas greater than 20,000 square feet in area] *all Group E fire areas with an occupant load greater than 5.*

[2. Throughout every portion of educational buildings below the level of exit discharge.]

[Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level.]

903.4.1 Signals. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station as defined in NFPA 72.

907.2 Where required-new buildings and structures. An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.

All new buildings with an automatic fire sprinkler system installed shall be required to have an automatic fire alarm system, if an automatic fire alarm system is not already required to be installed by the Code. Buildings with an automatic fire sprinkler system shall have notification devices installed to alert the occupants of the building of a waterflow alarm within the building. The notification devices shall be both audible and visual devices in compliance with NFPA 72. The number and location of devices shall be determined by the Fire District. If a fire alarm system is required by the Code, the system shall be installed per the Code. An additional strobe shall be located outside the riser room.

907.2.3 Group E. A manual fire alarm system shall be installed in Group E occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

Exceptions:

1. Group E occupancies with an occupant load of less than [50] 5 .

913.4 Valve supervision. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention device or assembly shall be supervised open by one of the following:

1. Central-station, proprietary, or remote-station signaling service.
- [2. Local signaling service that will cause the sounding of an audible signal at a constantly attended location.
3. Locking valves open.
4. Sealing of valves and approved weekly recorded inspection where valves are located within fenced enclosures under the control of the owner.

Chapter 10

1008.1.9 Panic and fire exit hardware. Where panic and fire exit hardware is installed, it shall comply with the following:

1. The actuating portion of the releasing device shall extend at least one-half of the door leaf width.
2. A maximum unlatching force of 15 pounds.
- 3.

Each door in a means of egress from an occupancy of Group A or E having an occupant load of [100]50 or more and any occupancy of Group H-1, H-2, H-3 or H-5 shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

Chapter 14

1412 When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. *The approved water supply, if temporary, shall be capable of supplying the minimum water requirements for flow and duration as the permanent water supply.*

Chapter 19

1909.2 Size of piles. Exterior lumber storage shall be arranged to form stable piles with a maximum height of [20] 10 feet, with a total pile volume not to

exceed 75,000 cubic feet. Shorter square piles may be 10 feet high by 86 feet long. [Piles shall not exceed 150,000 cubic feet (4248 m³) in volume.]

Firewood shall be stacked with regard to stability of the piles and shall in no case be higher than 10 feet. Where firewood is piled next to a property line, the distance from the pile to the property line shall be no less than 10 feet

Adopt all appendices within the 2003 IFC.

Appendix D

Delete the 70 foot diameter cul-de sac option. All cul-de-sacs shall be a minimum of 100 feet in diameter.

The fee schedule shall remain the same as listed below:

Review Fees			
NRS 477.750 Fees; Review of Plans by Local Government.			
The fee for each review shall be based on valuation of the project as set forth in the most recent issue of Building Standards. The value to be issued in computing valuation shall be the total value of ALL construction work for which the review/permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and other permanent equipment.			
Projects valued <u>under</u> \$15,000.00 will be calculated based on the reviewer's hourly rate and an invoice will be mailed directly to you from the Plans Examiner for hourly reviews.			
Valuation	Fee	Valuation	Fee
15,001 - 16,000	\$171.82	58,001 - 59,000	\$414.55
16,001 - 17,000	\$179.56	59,001 - 60,000	\$418.42
17,001 - 18,000	\$187.22	60,001 - 61,000	\$422.29
18,001 - 19,000	\$193.84	61,001 - 62,000	\$426.16
19,001 - 20,000	\$202.80	62,001 - 63,000	\$430.03
20,001 - 21,000	\$210.54	63,001 - 64,000	\$433.91
21,001 - 22,000	\$218.28	64,001 - 65,000	\$437.78
22,001 - 23,000	\$225.91	65,001 - 66,000	\$441.65
23,001 - 24,000	\$233.65	66,001 - 67,000	\$445.40

24,001 - 25,000	\$241.40	67,001 - 68,000	\$449.27
25,001 - 26,000	\$246.96	68,001 - 69,000	\$453.15
26,001 - 27,000	\$252.53	69,001 - 70,000	\$457.02
27,001 - 28,000	\$257.97	70,001 - 71,000	\$464.76
28,001 - 29,000	\$263.54	71,001 - 72,000	\$468.63
29,001 - 30,000	\$268.38	72,001 - 73,000	\$472.51
30,001 - 31,000	\$274.67	73,001 - 74,000	\$476.38
31,001 - 32,000	\$280.12	74,001 - 75,000	\$480.25
32,001 - 33,000	\$285.68	75,001 - 76,000	\$484.12
33,001 - 34,000	\$291.25	76,001 - 77,000	\$487.99
34,001 - 35,000	\$296.81	77,001 - 78,000	\$491.87
35,001 - 36,000	\$302.26	78,001 - 79,000	\$495.62
36,001 - 37,000	\$307.82	79,001 - 80,000	\$503.36
37,001 - 38,000	\$313.39	80,001 - 81,000	\$507.23
38,001 - 39,000	\$318.96	81,001 - 82,000	\$513.51
39,001 - 40,000	\$324.40	82,001 - 83,000	\$514.98
40,001 - 41,000	\$329.97	83,001 - 84,000	\$518.85
41,001 - 42,000	\$335.56	84,001 - 85,000	\$522.72
42,001 - 43,000	\$341.10	85,001 - 86,000	\$526.70
43,001 - 44,000	\$346.54	86,001 - 87,000	\$530.46
44,001 - 45,000	\$352.11	87,001 - 88,000	\$534.34
45,001 - 46,000	\$358.16	88,001 - 89,000	\$538.21
46,001 - 47,000	\$363.24	89,001 - 90,000	\$542.08
47,001 - 48,000	\$368.69	90,001 - 91,000	\$545.83
48,001 - 49,000	\$374.25	91,001 - 92,000	\$549.70
49,001 - 50,000	\$379.82	92,001 - 93,000	\$553.58
50,001 - 51,000	\$383.69	93,001 - 94,000	\$557.45
51,001 - 52,000	\$387.56	94,001 - 95,000	\$561.32
52,001 - 53,000	\$391.44	95,001 - 96,000	\$565.19
53,001 - 54,000	\$395.31	96,001 - 97,000	\$569.06
54,001 - 55,000	\$366.06	97,001 - 98,000	\$572.94
55,001 - 56,000	\$402.93	98,001 - 99,000	\$576.81
56,001 - 57,000	\$406.80	99,001 - 100,000	\$580.68
57,001 - 58,000	\$410.67	100,001+	See Below

1. If the proposed project or bid is more than \$100,000 but less than \$500,000, the fee is \$584.55 for the first \$100,000 plus \$2.96 for each additional \$1,000 or fraction thereof of the proposed cost or bid.
2. If the proposed cost or bid is \$500,000 or more but less than \$1,000,000, the fee is \$1,770.35 for the first \$500,000 plus \$2.61 for each additional \$1,000 or fraction thereof of the proposed cost or bid.
3. If the proposed cost or bid is \$1,000,000 or more, the fee is \$3,059.00 for the first \$1,000,000 plus \$1.65 for each additional \$1,000 or fraction thereof of the proposed cost or bid.
4. If Fire Code Consulting Services are required for any given project, a fee will be charged at the rate of eighty-eight dollars (\$88.00) per hour or any fraction thereof, for each person from Storey County and/or Plans Examiners Office that are required to attend the conference.
5. If a Fire Code Plan Review (beyond 2nd Review) is required for any given project, a fee will be charged at the rate of seventy-eight dollars (\$78.00) per hour or any fraction thereof and will be paid to the Plans Examiner directly.
6. If an agreement is reached by a local government and the state fire marshal, whereby the process for review of plans is delegated to the local authority, the local authority may use the schedule of fees that has been approved by the local authority.
7. If a review of plans by a local government waives or grants a variance of a minimum standard established by the state fire marshal or otherwise requires review by the state fire marshal, the local government shall require the plans be submitted to the state fire marshal for review. The state fire marshal will charge the person on whose behalf the plans are submitted a fee of fifty-five dollars (\$55.00) per hour for each person who participates in the review. The state fire marshal will notify the local government of his approval or disapproval of the plans upon completion of his review.

NOTICE: Any meeting attendance, travel or additional review by Storey County Fire Department required as a result of items 5 or 7 above, an additional fee of fifty-five dollars (\$55.00) per hour for each person who participates will be charged to the person on whose behalf the request for variance is submitted to the state fire marshal.

Project Value			
Based on: <input type="checkbox"/> Actual Value (<i>Proof Enclosed</i>)	-or-	<input type="checkbox"/> Building Standards	\$ _____

Payment Enclosed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fee Schedule Amount: \$ _____
<p>I will save, indemnify and hold harmless the County of Storey, its officers, employees, and agents against all liabilities, judgments, costs, and expenses which may accrue against them in consequence of the results of the review, inspections, or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances, and laws.</p>	
<p>Applicant Signature: _____ Date: _____</p>	

(End of International Fire Code Amendments 2003)

Continued recommendation that domestic wells require a **minimum** production rate of **10-gallons per minute**.

Recommend the use of the "**BUILDING VALUATION DATA - April 1998**" for determining building "**valuation**" for all construction or actual contract cost which ever is greater. The building "**permit fees**" will be calculated in compliance with 1997 UBC (see attached).

Building permits will be valid for 180 days in accordance with the above listed codes. Inspections must be called for within 180 days from issuance of permit or permit is void. Permit may be kept current by calling for inspections within this time frame. However, if no inspections are called for and the permit becomes void, it may be renewed for one-half of the building fee.

Inspection costs are covered by the permit issued unless:

- an inspection is called for twice and the builder has not passed inspection, the follow-up inspection will require a "Special Inspection" fee; or
- an inspection is called for and the site is not ready when the inspector arrives, the follow-up inspection will require a "Special Inspection" fee.

The "Special Inspection" fee is \$50.00 per hour, minimum one hour. All "special inspection" fees are payable prior to a certificate of occupancy being issued.

For use of outside consultants for plan checking and inspections, or both, actual costs will be charged to the permit applicant.

See Attachments:

Revised VALUATION / FEES Schedule (2)

Building Valuation Data - April 1998 (2)

Table A-1 - Building Permit Fees (1)

Revised VALUATION / FEES Schedule

Effective January 1, 2005

The following fees, based on the "Building Valuation Data" by Building Standards October 1998 and the 2003 International and Uniform Codes, were adopted on December 21, 2004.

TYPE	DESCRIPTION	Per Sq. Ft.	Flat Fee
BALCONY	Wood Floor ONLY	6.51	
BARNs / STABLES	Dirt floor and Electrical.	12.41	
BARNs / STABLES	Finished floor and Electrical	13.80	
BASEMENTS	Unfinished w/ Electrical	11.75	
BASEMENTS	Finished w/ Electrical & Plumbing	16.20	
CONCRETE SLAB		4.23	
DECKs / PORCHES	Wood.	5.62	
DECKs / PORCHES	Composite	9.96	
DEMOLITION PERMIT	Based on actual cost and clean-up.	Per actual cost	
ELECTRICAL	Fees as set in the 2002 NEC		
FENCING	M2 over 6 feet high per running foot.	Per actual cost	
FOUNDATION	Standard	12.50/in ft	
GARAGES - Carport	Unfinished	13.35	
GARAGES - Masonry	Unfinished	22.16	
GARAGES - Masonry	Finished	25.70	
GARAGES - Wood Frame	Unfinished	19.48	
GARAGES - Wood Frame	Finished	23.21	
GRADING / EXCAVATION	Fees as set in the current UBC appendix. <i>Describe work, use, submit plans, valuation, signature on two sets of plans. (Civil Engineer may be required).</i>		
MANUFACTURED HOMES	See PLOT PLAN		
MECHANICAL	Fees as set in the 1997 UMC.		
PATIO ROOF	Screen / Fiberglass	4.00	
PATIO ROOF	Awning (Fabric)	8.33	
PATIO ROOF	Wood - Average	6.55	
PATIO ROOF	Wood - Good	15.54	
PLOT PLAN	Includes Plot Plan Review		100.00

	Inspection(s)		
PLUMBING	Fees as set in the 1997 UPC. <i>Sprinklers as per Building Valuation.</i>		
PUMP HOUSE / EQUIP SHED	Concrete Floors / NO Electrical	11.05	
RE-INSPECTIONS			50.00
REMODEL	Based on Cost, plus Electrical, Plumbing and Mechanical fees.		
RESIDENCE/ADDITIONS	Masonry - Type V	68.70	
RESIDENCE/ADDITIONS	Wood Frame - Type V	61.10	
RETAINING WALL - Poured	6"	9.60	
RETAINING WALL - Poured	8"	10.77	
RETAINING WALL - Poured	12"	12.65	
RETAINING WALL - RR Ties		5.88	
RETAINING WALLS	Brick - 8"	13.76	
RETAINING WALLS - Block	6"	7.16	
RETAINING WALLS - Block	8"	7.60	
RETAINING WALLS - Brick	8"	13.76	
RETAINING WALLS - Rock	12"	17.76	
ROOF COVER	Based on cost.		
SEPTIC	See PLOT PLAN		
SIGNAGE - New Business	Must comply with County Ord. #54		25.00
SOLID FUEL DEVICES	Wood, coal and pellet stoves		50.00
SPECIAL INSPECTIONS	Per hour (1 hour minimum)		50.00
SPECIAL USE / VARIANCE	See attached		
STAIRS		6.90	
TEMPORARY TRAILER	Issued for a travel trailer only during the course of construction. Permit is active for six months. Can be renewed for an additional six months for same fee.		50.00
WELL	See PLOT PLAN		
WOOD / PELLET STOVE			50.00

BUILDING VALUATION DATA

At the request of numerous building officials, *Building Standards* offers the following building valuation data representing average costs for most buildings. Because residential buildings are the most common for many cities, two general classes are considered for these, one for "average" construction and the other for "good." Adjustments should be made for special architectural or structural features and the location of the project. Higher or lower unit costs may often result.

The unit costs are intended to comply with the definition of "valuation" in Section 223 of the 1997 *Uniform Building Code*™ and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be omitted.

The determination of plan check fees for projects reviewed by the International Conference of Building Officials will be based on valuation computed from these figures, which were established in April 1998.

Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average
1. APARTMENT HOUSES:		7. DWELLINGS:		13. JAILS:		20. RESTAURANTS:	
Type I or II F.R.*	\$80.60	Type V—Masonry	\$68.70	Type I or II F.R.	\$144.20	Type III—1-Hour	\$88.40
(Good)	\$99.10	(Good)	\$88.00	Type III—1-Hour	131.80	Type III—N	85.40
Type V—Masonry		Type V—Wood Frame	61.10	Type V—1-Hour	98.90	Type V—1-Hour	80.90
(or Type III)	65.90	(Good)	\$83.90			Type V—N	77.80
(Good)	\$80.50	Basements—		14. LIBRARIES:		21. SCHOOLS:	
Type V—Wood Frame	57.90	Semi-Finished	18.20	Type I or II F.R.	105.60	Type I or II F.R.	100.90
(Good)	\$74.40	(Good)	\$21.10	Type II—1-Hour	77.30	Type II—1-Hour	68.80
Type I—Basement Garage	34.00	Unfinished	13.20	Type III—1-Hour	81.60	Type III—1-Hour	73.60
		(Good)	\$16.10	Type III—N	77.50	Type III—N	70.90
2. AUDITORIUMS:		8. FIRE STATIONS:		Type V—1-Hour	76.70	Type V—1-Hour	69.00
Type I or II F.R.	95.10	Type I or II F.R.	103.80	Type V—N	73.40	Type V—N	65.90
Type II—1-Hour	68.80	Type II—1-Hour	68.20	15. MEDICAL OFFICES:		22. SERVICE STATIONS:	
Type II—N	65.20	Type II—N	64.40	Type I or II F.R.*	108.30	Type II—N	61.00
Type III—1-Hour	72.40	Type III—1-Hour	74.80	Type II—1-Hour	83.60	Type III—1-Hour	63.50
Type III—N	68.70	Type III—N	71.60	Type III—1-Hour	79.50	Type V—1-Hour	54.10
Type V—1-Hour	69.20	Type V—1-Hour	70.00	Type III—N	88.00	Canopies	25.40
Type V—N	64.60	Type V—N	66.60	Type III—N	84.50	23. STORES:	
3. BANKS:		9. HOMES FOR THE ELDERLY:		Type V—1-Hour	81.80	Type I or II F.R.*	74.80
Type I or II F.R.*	134.20	Type I or II F.R.	94.20	Type V—N	78.90	Type II—1-Hour	45.80
Type II—1-Hour	98.90	Type II—1-Hour	76.50	16. OFFICES**:		Type II—N	44.60
Type II—N	95.80	Type II—N	73.10	Type I or II F.R.*	96.80	Type III—1-Hour	55.60
Type III—1-Hour	109.20	Type III—1-Hour	79.50	Type II—1-Hour	64.90	Type III—N	52.20
Type III—N	105.30	Type III—N	76.40	Type II—N	61.80	Type V—1-Hour	46.90
Type V—1-Hour	98.90	Type V—1-Hour	77.00	Type III—1-Hour	70.00	Type V—N	43.30
Type V—N	94.80	Type V—N	74.20	Type III—N	66.90	24. THEATERS:	
4. BOWLING ALLEYS:		10. HOSPITALS:		Type V—1-Hour	65.60	Type I or II F.R.	99.60
Type II—1-Hour	46.30	Type I or II F.R.*	148.10	Type V—N	61.80	Type III—1-Hour	72.50
Type II—N	43.30	Type III—1-Hour	122.60	17. PRIVATE GARAGES:		Type III—N	69.00
Type III—1-Hour	50.30	Type V—1-Hour	116.90	Wood Frame	22.10	Type V—1-Hour	68.30
Type III—N	47.20	11. HOTELS AND MOTELS:		Masonry	24.90	Type V—N	64.60
Type V—1-Hour	34.00	Type I or II F.R.*	91.70	Open Carports	15.00	25. WAREHOUSES***:	
5. CHURCHES:		Type III—1-Hour	79.30	18. PUBLIC BUILDINGS:		Type I or II F.R.	44.80
Type I or II F.R.	90.00	Type III—N	75.70	Type I or II F.R.*	111.90	Type II or V—1-Hour	26.60
Type II—1-Hour	67.50	Type V—1-Hour	69.00	Type II—1-Hour	90.60	Type II or V—N	25.00
Type II—N	64.20	Type V—N	67.70	Type III—1-Hour	86.70	Type III—1-Hour	30.20
Type III—1-Hour	73.40	12. INDUSTRIAL PLANTS:		Type III—N	94.10	Type III—N	28.80
Type III—N	70.20	Type I or II F.R.	51.70	Type III—N	90.80	EQUIPMENT	
Type V—1-Hour	68.70	Type II—1-Hour	36.00	Type V—1-Hour	86.20	AIR CONDITIONING:	
Type V—N	64.60	Type II—N	33.00	Type V—N	83.00	Commercial	3.70
6. CONVALESCENT HOSPITALS:		Type III—1-Hour	39.60	19. PUBLIC GARAGES:		Residential	3.10
Type I or II F.R.*	126.20	Type III—N	37.30	Type I or II F.R.*	44.30	SPRINKLER SYSTEMS	2.30
Type II—1-Hour	87.60	Tilt-up	27.10	Type I or II Open Parking*	33.40		
Type III—1-Hour	89.80	Type V—1-Hour	37.30	Type II—N	26.00		
Type V—1-Hour	84.70	Type V—N	34.20	Type III—1-Hour	33.60		
				Type III—N	29.90		
				Type V—1-Hour	30.60		

*Add 0.5 percent to total cost for each story over three.

**Deduct 20 percent for shell-only buildings.

***Deduct 11 percent for mini-warehouses.

TABLE 1-A—BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge—two hours)	\$47.00 per hour ¹
2. Reinspection fees assessed under provisions of Section 305.8	\$47.00 per hour ¹
3. Inspections for which no fee is specifically indicated (minimum charge—one-half hour)	\$47.00 per hour ¹
4. Additional plan review required by changes, additions or revisions to plans (minimum charge—one-half hour)	\$47.00 per hour ¹
5. For use of outside consultants for plan checking and inspections, or both	Actual costs ²

¹Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

²Actual costs include administrative and overhead costs.

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107.3 Plan Review Fees. When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 107.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A.

TABLE A-33-A—GRADING PLAN REVIEW FEES

50 cubic yards (38.2 m ³) or less	No fee
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$23.50
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	37.00
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)	49.25
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³)—\$49.25 for the first 10,000 cubic yards (7645.5 m ³), plus \$24.50 for each additional 10,000 yards (7645.5 m ³) or fraction thereof.	
100,001 to 200,000 cubic yards (76 456 m ³ to 152 911 m ³)—\$269.75 for the first 100,000 cubic yards (76 455 m ³), plus \$13.25 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
200,001 cubic yards (152 912 m ³) or more—\$402.25 for the first 200,000 cubic yards (152 911 m ³), plus \$7.25 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
Other Fees:	
Additional plan review required by changes, additions or revisions to approved plans	\$50.50 per hour*
(minimum charge—one-half hour)	

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

TABLE A-33-B—GRADING PERMIT FEES¹

50 cubic yards (38.2 m ³) or less	\$23.50
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	37.00
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)—\$37.00 for the first 100 cubic yards (76.5 m ³) plus \$17.50 for each additional 100 cubic yards (76.5 m ³) or fraction thereof.	
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)—\$194.50 for the first 1,000 cubic yards (764.6 m ³), plus \$14.50 for each additional 1,000 cubic yards (764.6 m ³) or fraction thereof.	
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³)—\$325.00 for the first 10,000 cubic yards (7645.5 m ³), plus \$66.00 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
100,001 cubic yards (76 456 m ³) or more—\$919.00 for the first 100,000 cubic yards (76 455 m ³), plus \$36.50 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
Other Inspections and Fees:	
1. Inspections outside of normal business hours	\$50.50 per hour ²
(minimum charge—two hours)	
2. Reinspection fees assessed under provisions of Section 108.8	\$50.50 per hour ²
3. Inspections for which no fee is specifically indicated	\$50.50 per hour ²
(minimum charge—one-half hour)	

¹The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

²Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

NOW, THEREFORE BE IT RESOLVED, Storey County, by and through its Commissioners, adopts these codes and fee increases to become effective January 1, 2005:

This resolution shall be effective on the 21st day of December, 2004.


THOSE VOTING AYE: Kershaw, Skis, Flanagan

THOSE VOTING NAY: None



ROBERT KERSHAW, CHAIRMAN
STOREY COUNTY BOARD OF COMMISSIONERS

ATTEST:


for _____
DOREEN BACUS,
STOREY COUNTY CLERK