
From: Jessie Fain
Sent: Wednesday, August 09, 2017 1:41 PM
To: Garv Hames
Cc: [REDACTED]
Subject: PERMIT AND PR FEE CALC plus INVOICE_Jessie.xls
Attachments: PERMIT AND PR FEE CALC (PDF)_Jessie.xls

Hi,

Attached is the invoice I have worked up for you.

On the invoice, the only fields you need to enter are the **Yellow** ones, everything else pulls over automatically from the fee calculator. I gave them a 30 day window to pay (not sure of the rules).

You need to fill in the credit card option info too at the bottom.

I added your email to the top.

As for the fee calculator page, I made a note that you only have one entry to make. You can lock all of the cells too if you are worried about messing it up on accident.

If you would like me to make any changes, I would be happy to if you don't have time to mess with it. This template should get you going.

Jessie Fain
Management Analyst III
Storey County
O: 775-847-0968
F: 775-847-0949
jfain@storeycounty.org

From: Gary Hames
Sent: Monday, March 5, 2018 2:33 PM
To:
Subject: FW: Permit and Plan Review Fees

Please see below.

This is what I am going to be working on for the 2018 Code Adoption with revised fee schedule.

Just FYI.

Sarah: there is a meeting on this Thursday, with the Comptroller, that I would like you to attend with me so if there are any questions on the way in which we currently charge fees you can help me answer.

Thanks,
Gary

Gary Hames, Director
Community Development
110 Toll Road
P.O. Box 526
Virginia City, Nevada 89440
Office: (775) 847-0966
Cell: (775) 742-9826
Fax: (775) 847-0935

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From: Gary Hames
Sent: Monday, March 5, 2018 2:21 PM
To: Hugh Gallagher <hgallagher@storeycounty.org>; Jennifer McCain <jmccain@storeycounty.org>
Cc: Pat Whitten <pwhitten@storeycounty.org>; Austin Osborne <aosborne@storeycounty.org>; Jessie Fain <jfain@storeycounty.org>
Subject: Permit and Plan Review Fees

In preparation for our Thursday budget meeting, please see below information on potential increases to Building and Plan Review fees.

I will bring this as well as the supporting documents for discussion at our meeting on Thursday. But wanted to plant the seed to start figuring out the fees.

Building and Fire Permit Fees

Residential:

There is only a building department permit fee – no fire department fee.

The "Building Valuation Data (BVA)" schedule currently adopted is from August of 1998. We would propose not changing the fees, but adopting the February of 2018 "Building Valuation Data". What does that mean? Well, it would do the following:

- Take the 1998 BVD fee of \$61.10 to a rate of \$118.45. However, that is a base rate in the 1998 BVA and there are additional fees based on electrical, mechanical and plumbing. In the 2018 this no longer exists and is folded into the total valuation.
- The way that this works is if you have a 1,000 square foot house; then you use the BVA (1998 Version) and multiply that by \$61.10 per square foot construction cost; which then gives you the valuation of the home being built. In this example the valuation cost would be \$61,100. Then you take the valuation and look at the adopted table, which tells you the permit cost. In this case it would be \$643.75 for the first \$50,000 and \$7.00 for each additional \$1,000. So another 50 (based on \$50,000) X \$7.00 per square foot = \$350; for a total base cost of \$993.75. Then you would use another table to figure out the costs of all electrical, mechanical and plumbing. Then add those together for a total cost. Total would be \$993.75
- What I would propose is that we follow the 2018 BVA. This would really simplify things as it doesn't use electrical, mechanical and plumbing as a standalone factor to calculate the building permit fees. In this formula, using a 1,000 square foot home, the cost would be 1,000 square feet X \$118.45 = \$118,450 valuation. Then using our current fee schedule, it would be \$993.75 for the first \$100,000, plus \$5.60 per additional \$1,000 over the initial \$1,000. This would be 18 X \$5.60 = \$100.80. Total would be \$1,094.55.
- In these examples, not changing the fees, but just adopting the new BVD, there would be a slight increase in the same home from \$993.75 (plus EMP's) to \$1,094.55. This is a very minor increase in totality. But makes calculating fees much easier to understand.
- The residential fee schedule could be tweaked slightly if that were the wishes of the Board.

Commercial:

There is a Building Permit/Plan Review Fee and Fire Plan Review Fee.

Plan review fees for Building are 65% of the Building Permit Fee. We would propose not changing that percentage as it is defined in the 2018 IBC as 65% still.

Fire Plan Reviews were increased in 2007 from the 1997 schedule by 10%. So it was the 1997 Schedule Plus 10%.

Building Permit Fees for commercial construction have not been increased since 1997.

We need to level these out and come up with a schedule that is amicable for everyone.

There is a significant difference between residential and commercial building permit fees. Residential are based upon the BVD to determine a valuation. Commercial permits are based on actual valuation.

The current schedule for commercial permit fees is as follows:

Table A1: Construction Permit Fees

\$ 15,001 - 16,000	\$190.72
\$ 16,001 - 17,000	\$199.31
\$ 17,001 - 18,000	\$207.81
\$ 18,001 - 19,000	\$215.16
\$ 19,001 - 20,000	\$225.11
\$ 20,001 - 21,000	\$233.70
\$ 21,001 - 22,000	\$242.29
\$ 22,001 - 23,000	\$250.76
\$ 23,001 - 24,000	\$259.35
\$ 24,001 - 25,000	\$267.95
\$ 25,001 - 26,000	\$274.13
\$ 26,001 - 27,000	\$280.31
\$ 27,001 - 28,000	\$286.35
\$ 28,001 - 29,000	\$292.53
\$ 29,001 - 30,000	\$297.90
\$ 30,001 - 31,000	\$304.88
\$ 31,001 - 32,000	\$310.93
\$ 32,001 - 33,000	\$317.10

Table A1: Construction Permit Fees

\$ 58,001 - 59,000	\$460.15
\$ 59,001 - 60,000	\$464.44
\$ 60,001 - 61,000	\$468.74
\$ 61,001 - 62,000	\$473.03
\$ 62,001 - 63,000	\$477.33
\$ 63,001 - 64,000	\$481.64
\$ 64,001 - 65,000	\$485.93
\$ 65,001 - 66,000	\$490.23
\$ 66,001 - 67,000	\$494.39
\$ 67,001 - 68,000	\$498.68
\$ 68,001 - 69,000	\$502.99
\$ 69,001 - 70,000	\$507.29
\$ 70,001 - 71,000	\$515.88
\$ 71,001 - 72,000	\$520.17
\$ 72,001 - 73,000	\$524.48
\$ 73,001 - 74,000	\$528.78
\$ 74,001 - 75,000	\$533.07
\$ 75,001 - 76,000	\$537.37

\$ 33,001 - 34,000	\$323.29	\$ 76,001 - 77,000	\$541.66
\$ 34,001 - 35,000	\$329.46	\$ 77,001 - 78,000	\$545.97
\$ 35,001 - 36,000	\$335.51	\$ 78,001 - 79,000	\$550.13
\$ 36,001 - 37,000	\$341.68	\$ 79,001 - 80,000	\$558.72
\$ 37,001 - 38,000	\$347.86	\$ 80,001 - 81,000	\$563.02
\$ 38,001 - 39,000	\$354.05	\$ 81,001 - 82,000	\$569.99
\$ 39,001 - 40,000	\$360.08	\$ 82,001 - 83,000	\$571.62
\$ 40,001 - 41,000	\$366.27	\$ 83,001 - 84,000	\$575.92
\$ 41,001 - 42,000	\$372.47	\$ 84,001 - 85,000	\$580.21
\$ 42,001 - 43,000	\$378.62	\$ 85,001 - 86,000	\$584.63
\$ 43,001 - 44,000	\$384.66	\$ 86,001 - 87,000	\$588.81
\$ 44,001 - 45,000	\$390.84	\$ 87,001 - 88,000	\$593.22
\$ 45,001 - 46,000	\$396.56	\$ 88,001 - 89,000	\$597.41
\$ 46,001 - 47,000	\$403.20	\$ 89,001 - 90,000	\$601.70
\$ 47,001 - 48,000	\$409.25	\$ 90,001 - 91,000	\$605.87
\$ 48,001 - 49,000	\$415.42	\$ 91,001 - 92,000	\$610.16
\$ 49,001 - 50,000	\$421.60	\$ 92,001 - 93,000	\$614.47
\$ 50,001 - 51,000	\$425.90	\$ 93,001 - 94,000	\$618.76
\$ 51,001 - 52,000	\$430.19	\$ 94,001 - 95,000	\$623.06
\$ 52,001 - 53,000	\$434.50	\$ 95,001 - 96,000	\$627.36
\$ 53,001 - 54,000	\$438.79	\$ 96,001 - 97,000	\$631.65
\$ 54,001 - 55,000	\$443.02	\$ 97,001 - 98,000	\$635.96
\$ 55,001 - 56,000	\$447.25	\$ 98,001 - 99,000	\$640.25
\$ 56,001 - 57,000	\$451.55	\$ 99,001 - 100,000	\$644.55
\$ 57,001 - 58,000	\$455.84	\$ 100,001+	See Below

If the proposed project or bid is less than \$100,000.00, refer to Table 1A above. If the valuation is more than \$100,000 refer to the bullets below.

1. If the valuation is more than \$100,000 but less than \$500,000, the fee is **\$648.85** for the first \$100,000 plus **\$3.29** for each additional \$1,000 or fraction thereof.
2. If the valuation is \$500,000 or more but less than \$1,000,000, the fee is **\$1,965.09** for the first \$500,000 plus **\$2.90** for each additional \$1,000 or fraction thereof.
3. If the valuation is \$1,000,000 or more, the fee is **\$3,359.49** for the first \$1,000,000 plus **\$1.83** for each additional \$1,000 or fraction thereof.
4. If 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 that are required to attend the meeting.
5. If a Code Plan Review (beyond 2nd Review) is 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.
6. On site fire hydrant flow test will be \$150.00 per hour.
7. Inspections requested after normal business hours is \$132.00 per hour (\$88 from above and \$44 half for time and one half).
8. General operational permits per IFC Section 105 are \$88.00 per permit.

*So a project with a valuation of \$100,000 costs \$644.55 for the Building Permit. Then 65% of that for the Building Plan Review at \$418.96 and Fire Plan Review at \$483.41 – for a total of \$1,546.92.
After \$100,000 the permits go up incrementally as indicated in the chart above.
Since commercial building permits have not increased since 1997, we would propose a nominal increase of ½ of 1% per year for 21 years, totaling 10.5% increase.
This would take the above example of \$100,000 valuation from \$1,546.92 to \$1,701.61.
The building plan review and fire plan review fee would automatically increase as it is based on a percentage of the building permit fee.*

Clear as mud...see you on Thursday.

Thanks,
Gary Hames, Director
Community Development
110 Toll Road
P.O. Box 526
Virginia City, Nevada 89440
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From: Gary Hames
Sent: Friday, June 1, 2018 11:36 AM
To:
Subject: Permit Fee and Plan Review Calculator
Attachments: Permit Fee and Plan Review Calculator 6-1-18.xls

Updated and attached

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From: Gary Hames
Sent: Wednesday, June 27, 2018 9:18 AM
To: Jessie Fain
Cc:
Subject: Fee calculator
Attachments: Permit Fee and Plan Review Calculator 6-1-18.xls

Hey 5-car,

When you have a minute could you help us with the spreadsheet that you did for our fee calculations? We would like to lock it and be able to post it on the website, but not sure how to do that and not have it change every time? Or for someone to be able to manipulate it accidentally.

I guess we are using our phone a friend again...

I attached it for easier access.

Thanks,
Gary

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From: Jessie Fain
Sent: Thursday, June 28, 2018 7:58 AM
To: Gary Hames
Cc:
Subject: RE: Fee calculator

Gary,

I have been conducting interviews and orientations all week and then leaving for vacation. I will try to take a look and do this for you before I go.

In the meantime, maybe Sarah can youtube "how to lock an excel sheet"there are some good ones out there that really help this kind of stuff.

Jessie Fain

Jessie Fain, SHRM-CP
Management Analyst III
Storey County Courthouse
26 South B Street
PO Box 176 Virginia City, NV 89440
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jfain@storeycounty.org

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From: Gary Hames
Sent: Wednesday, June 27, 2018 9:18 AM
To: Jessie Fain <jfain@storeycounty.org>
Cc: Sarah Dillon <sdillon@storeycounty.org>
Subject: Fee calculator

Hey 5-car,

When you have a minute could you help us with the spreadsheet that you did for our fee calculations? We would like to lock it and be able to post it on the website, but not sure how to do that and not have it change every time? Or for someone to be able to manipulate it accidentally.

I guess we are using our phone a friend again...

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Thanks,
Gary

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From: Gary Hames
Sent: Monday, July 2, 2018 3:13 PM
To: Riley Beckwith
Cc:
Subject: RE: Spread Sheet

Any possibility we could look at this tomorrow when you have a minute? It would be great if you, me and Sarah could actually look at it.

Thanks!
Gary

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From: Riley Beckwith
Sent: Monday, July 2, 2018 10:55 AM
To: Gary Hames <ghames@storeycounty.org>
Cc: James Deane <jdeane@storeycounty.org>
Subject: RE: Spread Sheet

Hi Gary,

I was able to get everything but the highlighted cells locked up—they are password protected under Calculator1. Is that what you wanted?

I have the file uploaded in the Document Center currently, so if you want to go in and just link it where you'd like on the website, you can do that. I'm also happy to put it up if you'd prefer that.

Best,

Riley Beckwith
Administrative Assistant I
Storey County IT Department

rbeckwith@storeycounty.org
775-847-1152

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From: Gary Hames
Sent: Wednesday, June 27, 2018 9:14 AM
To: Riley Beckwith <rbeckwith@storeycounty.org>
Cc: James Deane <jdeane@storeycounty.org>
Subject: Spread Sheet

Hi Riley,

Sorry, I got side tracked on the spread sheet for calculating fees that we had emailed about. Attached is the spreadsheet, but I am not excel savvy enough to know if we can lock it and put it up on the website without anyone changing it. Do you know if that is possible?

Thanks for any help on this one.

Gary

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From: Gary Hames
Sent: Monday, July 2, 2018 4:02 PM
To: Sarah Dillon
Cc:
Subject: FW: fee resolution
Attachments: Resolution for building fee 6-26-18.doc

When you get back could you please look this over? Mostly to make sure that what we are currently charging is reflected correctly in the document. I did the increases manually so I think they would be correct.

Also, is there anything else that we should identify a fee for that we don't currently have? For example, identifying that a how work permit fee is xyz dollars? I would think that all of those types of fees, as identified in the IFC, would be the standard \$88.00 dollars, but would love to hear your opinion.

Thanks,
Gary

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-----Original Message-----

From: robert morris [mailto:fourmorr@charter.net]
Sent: Friday, June 29, 2018 2:32 PM
To: Gary Hames <ghames@storeycounty.org>
Cc: Anne Langer <alanger@storeycounty.org>
Subject: fee resolution

Hi Gary;

Here is the preliminary draft of a fee resolution. I do think that there are a couple of areas that I put in comments in red that we should discuss.

I will call next week to arrange a time to meet. Bob.

Resolution No. 17-4 _____

A resolution consolidating fees for Storey County services.

Whereas, the Storey County Board of County Commissioners (the Board) has determined that the county has many different fees in various parts of the Storey County Code and that many fees are set by resolution of the Board. The Board has determined that it would be more effective to have a single resolution with all the fees for services contained in that resolution.

Whereas, the Board has determined that consolidating all the fees into the fee resolution is a large project and that by incrementally adding the fees to the resolution as sections of the Storey County Code are revised would be an effective method for consolidating fees that are set by resolution. The Board has further determined that the fee resolution should be reviewed annually in May or June before the start of the fiscal year.

Whereas, the Board adopted **Resolution No. 17-461** on September 17, 2017, during the process of amending titles 16 and 17 of the Storey County Code that consolidated the fees, for planning and zoning under NRS 278 and for signs, should be taken out of the Storey County Code and consolidated in a fee resolution. The Board by this resolution desires to add as attachment 2 the building permit fee. The building permit fees are considered a rule and fall under the NRS 237 requirement of a business impact statement.

Whereas, the Board desires to review building permit fees before adding the fees to the fee resolution.

The Board resolves and agrees to set the following Planning Department and Community development fees by this resolution as follows:

Attachment 1: Planning Department development application fees.

Attachment 2: Community Development fee schedule.

Adopted and effective this _____ day of _____ 2018 by the following vote:

Vote: Ayes: Commissioners:

Nays: Commissioners:

Absent: Commissioners:

Marshall McBride, Chair
Storey County Board of Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

Attachment 1

Planning Department development application fees (pursuant to SCC 17.03.120):

Application Type	Application Fee
Abandonment	\$200
Amended map	n/a
Billboards	See SUP
Boundary line adjustment	\$250 + \$25 per lot
Condition amendment	n/a
Development agreement	\$1000
Extension of time request (one year only)	50% of original fee
Land division map	\$500 + \$25 per lot
Lot consolidation	n/a
Master plan map amendment	\$2,900
Master plan text amendment	\$800
Natural Resources exploration And registration	\$65 per hour
Parcel map Record of Survey	\$250 + \$25 per lot
Parcel map-final	n/a
Planned unit development (PUD) Tentative map	\$500 + \$1 per lot
Planned unit development Final map	\$200 + \$25 per lot
Signs	n/a
Special use permit (SUP) minor	\$250
SUP routine	\$450
SUP major	\$750
SUP major industrial	\$2500
Street name request	n/a
Variance administrative	n/a
Variance	\$100
Wireless communication facility	
Wireless communication facility Modification	n/a
Zoning map amendment	\$1000
Zoning text amendment	n/a

Attachment 2

Community Development fee schedule (pursuant to SCC 15.12.020(B)):

Residential Construction Permit Fee:

The determination of permit fees for residential projects will be in accordance with the International Conference of Building Officials and based upon the Building Valuation Data - February 2018 document as produced by the International Code Council. The only portion of the Building Valuation Data form being adopted are those listed below. All other categories are not adopted as they are considered to be industrial/commercial construction.

Residential construction valuation table:

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
R-3 Residential, one- and two-family	151.10	146.99	143.20	139.61	134.50	130.95	137.27	125.85	118.45
Private Garages	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80
Unfinished Basements (Group R-3)	\$21.00 per sq. ft.								

Table 1-A Residential Building Permit Fees:

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$1,000.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000	\$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
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000 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 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

NOTE: No increase to the fees will be made; but, in full disclosure, fees will increase as the valuation criteria being proposed is increased to the current construction costs (instead of the 1997 costs).

PREVIOUS RESOLUTION: The new resolution will replace Resolution #03-172 (the 1997 UBC).

Residential Fees (other):

This includes remodels, additions and all other types of residential changes, enhancements or additions. Costs below shall be calculated and then an additional \$22.00 for every permit shall be charged in addition to total as a permit fee.

Type	Description	Per Sq. Ft.	Flat Fee
Balcony	Wood floor only	\$6.51/\$7.19	N/A
Barns/Stables	Dirt floor and electrical	\$12.41/\$13.71	N/A
Barns/Stables	Finished floor and electrical	\$13.80/\$15.24	N/A
Basements	Unfinished with electrical	\$11.75/\$12.98	N/A
Basements	Finished with electrical and plumbing	\$16.20/\$17.90	N/A
Concrete Slab	Foundation only/all others no charge	\$4.23/\$4.67	N/A
Decks/porches	Wood	\$5.62/\$6.21	N/A
Decks/porches	Composite	\$9.96/\$11.09	N/A
Demolition permit	Residential only	N/A	\$50.00/\$55.25
Electrical	Private swimming pool	N/A	\$44.25/\$48.89
Electrical	Temporary Power	N/A	\$22.00/\$24.31
Electrical	Permanent Power	N/A	\$27.25/\$30.11
Electrical	Motors up to 10hp	N/A	\$22.00/\$24.31
Electrical	Motors between 10hp and not over 50hp	N/A	\$44.25/\$48.89
Electrical	Replacement of existing service not over 200 amps	N/A	\$27.25/\$30.11
Electrical	Receptacles, switches, light fixtures or other outlets (remodels/additions)	N/A	\$44.25/\$48.89
Foundation	Based on valuation	N/A	Valuation
Fencing	M2 over 6 feet high per running foot	N/A	Valuation
Carport	Unfinished	\$13.35/\$14.75	N/A
Manufactured Homes	Based on valuation (not including actual home cost/only cost to prepare pad)	N/A	Valuation
Mechanical	Install or relocate forced air or gravity furnace or air conditioning (includes suspended, wall/floor mounted unit heater and includes ducts/vents attached)	N/A	Valuation
Mechanical	Evaporator cooler	N/A	\$16.25ea./\$17.95
Mechanical	Vent fan connected and single duct	N/A	\$6.50 ea./\$7.18
Mechanical	Vent system not part of the heating or air conditioning with permit	N/A	\$9.50 ea./\$10.49
Mechanical	Repair, alter or add to heating appliance, refrigeration unit, comfort cool unit, absorption unit or comfort heating, cool absorb or evaporation cool system including installation of controls)	N/A	\$12.25 /\$13.53
Mechanical	Boiler heating unit	N/A	Valuation
Patio Roof	Screen/Fiberglass	\$4.00/\$4.42	N/A
Patio Roof	Awning (fabric)	\$8.33/\$9.20	N/A
Patio Roof	Wood-Average	\$6.55/\$7.23	N/A
Patio Roof	Wood-Good	\$15.54/\$17.17	N/A
Plot Plan	Includes plot plan review inspections	\$100.00/\$110.50	N/A
Plumbing	Bathtub, lavatories, urinals, laundry trays, showers, sinks, garbage disposal, dish washer, auto washer, drinking fountain, water heater, other drain trap unit – remodel or change out only. Not to be used on new construction as that is calculated in the square foot costs.	N/A	\$7.00 ea./\$7.73
Plumbing	Gas piping up to 5' (base cost)	N/A	\$5.00/\$5.52
Plumbing	Gas piping over the base of 5' installation	\$1.00 per ft. \$1.10 per ft.	N/A
Plumbing	Cesspool	N/A	\$25.00/\$27.62
Plumbing	Residential sewer disposal system (pumping)	N/A	\$40.00/\$44.20
Plumbing	Sprinkler irrigation systems per outlet (including piping)	N/A	\$7.00 ea./\$7.73
Plumbing	Repair or alterations or drainage or vent pipe	N/A	\$7.00 ea./\$7.73
Pump house/Equip Shed	Concrete floors/NO electrical	\$11.05/\$12.21	N/A
Re-inspection	Per hour	N/A	\$47.00/\$51.93
Remodel	Based on project actual valuation	N/A	Valuation
Residence/additions	Masonry – Type V	\$70.93/\$78.37	N/A
Residence/additions	Wood frame – Type V	\$54.96/\$60.73	N/A
Retaining wall - poured	6"	\$9.60/\$10.60	N/A
Retaining wall - poured	8"	\$10.77/\$11.90	N/A
Retaining wall - poured	12" or larger	\$12.65/\$13.97	N/A
Retaining wall	Railroad ties	\$5.88/\$6.49	N/A
Retaining Wall	Brick – 8"	\$13.76/\$15.20	N/A
Retaining Wall	Block 6"	\$7.16/\$7.91	N/A
Retaining Wall	Block 8"	\$7.60/\$8.39	N/A
Retaining Wall	Rock 12"	\$17.76/\$19.62	N/A
Roof cover/reroof	Based on valuation	N/A	Valuation
Septic	Additional to plot plan	N/A	\$50.00/\$55.25

Solid fuel devices	Wood, coal and pellet stoves (after initial construction/included in sq. ft. cost for new construction)	N/A	\$50.00/\$55.25
Stairs	After initial construction/included in sq. ft. cost for new construction	\$6.90/\$7.62	N/A
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 when active construction is occurring at the same rate as initial permit.	N/A	\$50.00/\$55.25
Well	Included in plot plan fee if submitted together. When not submitted together, such as the installation of a new well in an existing residential structure, the fee is standalone for a well permit.	N/A	\$100.00/\$110.50

NOTE: These fees have not been increased since 1997. We are proposing that those fees that are not based upon actual valuation be increased by 10.5%. This is based upon 21-years with no change and a ½% increase for those 21-years. Blue font indicates 10.5% increase to fee.

PREVIOUS RESOLUTION: The new resolution will replace Resolution #03-172.

Plan Review Fee:

Plan review shall be 65 percent of the building permit fee.

NOTE: This is exact language as is currently in place. In 2000 the model code for building changed from the Uniform Code to the International Code. The 1997 Uniform Building Code was changed to 2000 International Building Code. When this was done the plan review language was not carried over to the International Building Code.

QUESTION: Do we need to specifically adopt the 1997 Uniform Building Code, Section 107.3 which states "Said plan review fee shall be 65 percent of the building permit fee"?

The IRC now uses the term "construction documents" for plans in section R106. So maybe we should call out construction document review fee in the new resolution. The best way may be to amend the 2018 IRC to include plan review fees as set by the Board and set the amount of the fee in the resolution.

PREVIOUS RESOLUTION: The new resolution will replace Resolution #03-172.

Commercial Construction Permit Fee:

When plans are required to be submitted per Section 107 of the IBC there shall be a Permit Fee charged. Permit fees shall be based on the valuation of the project including all costs. Upon submittal an invoice will be generated to the customer submitting the plans. Prior to issuance of the permit all fees must be paid for said permit.

The fee for each review shall be based on valuation of the project as adopted by the Storey County Board of Commissioners and Storey County Board of Fire Commissioners. The valuation used for calculating construction permits will include 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.

Total Valuation	Fee
\$1.00 to \$500.00	\$25.85 (\$27.27)
\$501.00 to \$25,000	\$76.18 (\$80.36) for the first \$2,000 plus \$15.40 (\$16.24) for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$430.38 (\$454.05) for the first \$25,000 plus \$11.11 (\$11.72) for each additional \$1,000 or

	fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$708.13 (\$747.07) for the first \$50,000 plus \$7.70 (\$8.12) for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,093 (\$1,153.11) for the first \$100,000 plus \$6.16 (\$6.49) for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,557.13 (\$3,752.77) for the first \$500,000 plus \$5.23 (\$5.51) for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$6,169.63 (\$6,508.95) for the first \$1,000,000 plus \$4.02 (\$4.24) for each additional \$1,000 or fraction thereof

1. If Consulting Services are required for any given project, a fee will be charged at the rate of eighty-eight dollars (**\$88.00**) (\$92.84) per hour or any fraction thereof, for each person from Storey County that are required to attend the meeting.
2. If a Code Plan Review (beyond 2nd Review) is required for any given project, a fee will be charged at the rate of eighty-eight dollars (**\$88.00**) (\$92.84) per hour or any fraction thereof.
3. On site fire hydrant flow test will be \$150.00 (\$158.25) per hour.

NOTE: These fees have not been increased since 2007. We are proposing that these fees increase by 5.5% (as listed in blue font) and remain based upon actual valuation. Eleven years of not increasing times ½% per year totals 5.5% increase.

PREVIOUS RESOLUTION: The new resolution will replace Resolution #08-269.

Commercial Construction Plan Review Fee:

When plans are required to be submitted per Section 107 of the IBC there shall be a building plan review fee charged.

When plans are required to be submitted per NRS 477.750 there shall be a fire plan review fee charged.

Plan Review Fees shall be paid at the time of submitting the plans for review. Said plan review fees shall be 65 percent of the construction permit fee as shown in Commercial Construction Permit Fee schedule.

NOTE: We are proposing to keep plan reviews at 65% of the permit fee. No changes here.

Previous Resolution: The new resolution will replace Resolution #08-269.

Administrative Fine Schedule:

NAC 477.281 Nevada Administrative Code adoption of currently adopted International Fire Code (IFC)

IFC Section 110:

Compliance with orders and notices unlawful continuance of a fire hazard. Any person operating or maintaining any occupancy, premises, or vehicle subject to this code, or fail to take immediate action abate a fire hazard when ordered. Fine Amount: \$1,000.00

IFC Section 9:

401.8 Interfering with Fire Dept. (obstructing/disobeying a command). Fine Amount: \$500.00

901.8 Tampering with fire equipment (sprinklers, alarms, etc.). Fine Amount: \$500.00

901.8 Tampering with fire hydrant or appliances. Fine Amount: \$500.00

503.4 Obstructing fire lane or parking in fire lane. Fine Amount: \$500.00

901.4.1 Failure to provide fire and safety protection as required. Fine Amount: \$500.00

901.4.1 Failure to provide fire systems. Fine Amount: \$100.00

904.12 Failure to prevent accumulation of grease or failure to maintain system. Fine Amount: \$100.00

IFC Section 3 General Precautions Against Fire:

307.2 Burning bonfires or rubbish without a permit. Fine Amount: \$100.00

307.5 Not attending an open fire. Fine Amount: \$100.00

304.1.1 Illegal accumulation of waste. Fine Amount: \$100.00

304.2 Improper handling of readily combustible materials. Fine Amount: \$100.00

401.3 Failure to report a fire. Fine Amount: \$100.00

401.5 Reporting a false alarm. Fine Amount: \$500.00

303.1 & 303.5 Asphalt kettles, improper placement, cover or not attending. Fine Amount: \$100.00

303.6 & 303.3 Asphalt kettles, improper placement, cover or not attending. Fine Amount: \$100.00

312.1 Failure to protect gas meters and piping. Fine Amount: \$100.00

311.3 Vacating premises (not removing combustibles). Fine Amount: \$500.00

311.2.1 Vacant buildings (not secured). Fine Amount: \$500.00

IFC Section 10 Maintenance of Exit Ways:

1027.3 Obstruction of exit. Fine Amount: \$500.00

1024.9.6.1 Failure to maintain aisles. Fine Amount: \$500.00

1027.3 Encumbrance of fire escape. Fine Amount: \$500.00

1027.1-3 Exit doors inoperable from inside. Fine Amount: \$500.00

1025.1 Failure to provide exit illumination. Fine Amount: \$500.00

1013.1 Failure to provide exit signs. Fine Amount: \$500.00

1004.1-1004.2 Exceeding occupant load. Fine Amount: \$500.00

IFC Section 310 Smoking

310.2 Smoking in prohibited areas. Fine Amount: \$100.00

310.5 Failure to comply with "no-smoking" sign. Fine Amount: \$100.00

310.4 Illegal removal of "no-smoking" signs. Fine Amount: \$100.00

IFC Section 24 Flammable Finish:

All violations of Chapter 24 Flammable Finish. Fine Amount: \$250.00

IFC Section 35 Welding/Cutting Calcium Carbide/Acetylene:

3504.2.6 Failure to provide a fire extinguisher. Fine Amount: \$100.00

IFC Section 53 Compressed Gas:

5303.4.1-4.3 Storage cylinders improperly marked. Fine Amount: \$100.00

5303.5.3 Compressed gases not secured. Fine Amount: \$100.00

IFC Section 56 Explosive/Blasting Agents:

5601 All violations pertaining to the manufacturer, possession, storage, sales, transportation and use of explosives and blasting agents. Fine Amount: \$500.00

IFC Section 50 Hazardous Materials:

5001 All violations of Section 27. Fine Amount: \$500.00

Nevada Revised Statutes (477.250): Any person who knowingly violates the provisions of this chapter or any of the regulations adopted by the State Fire Marshal’s Office is guilty of a misdemeanor.

Each day on which a violation occurs is a separate offense.

112.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be punishable by a fine of not more than \$1,000 and guilty of a misdemeanor.

NOTE: All code sections, NAC and NRS have been validated and changed as required with most current model code adoption. There are no proposed changes to administrative fines in this section.

Previous Resolution: The new resolution will replace Resolution Number 08-269.

Grading Plan Review Fees:

50 Cubic Yards or less	No fee
51 to 100 Cubic Yards	\$23.50/ \$25.96
101 to 10,000 Cubic Yards	\$37.00/ \$40.88
10,001 to 100,000 Cubic Yards	\$49.25/ \$54.42 for the first 10,000 plus \$24.50/ \$27.07 for each additional 10,000 cubic yards or fraction thereof
100,001 to 200,000 Cubic Yards	\$269.75/ \$298.07 for the first 100,000 cubic yards plus \$13.25/ \$14.64 for each additional 10,000 cubic yards or fraction thereof
200,001 Cubic Yards or more	\$402.25/ \$444.48 for the first 200,000 plus \$7.25/ \$8.01 for each additional 10,000 cubic yards or fraction thereof

NOTE: These fees have not been increased since 1997. We are proposing that those fees that are not based upon actual valuation be increased by 10.5%. This is based upon 21-years with no change and a ½% increase for those 21-years. Blue font indicates 10.5% increase to fee.

PREVIOUS RESOLUTION: The new resolution will replace Resolution #03-172.

Grading Permit Fees:

50 Cubic Yards or less	\$23.50/ \$25.96
51 to 100 Cubic Yards	\$37.00\$40.88
101 to 10,000 Cubic Yards	\$37.00\$40.88 for the first 100 cubic yards plus \$17.50/ \$19.33 for each additional 100 cubic yards or fraction thereof
10,001 to 100,000 Cubic Yards	\$194.50/ \$214.92 for the first 1000 cubic yards plus \$14.50/ \$16.02 for each additional 1,000 cubic yards or fraction thereof
100,001 Cubic Yard or more	\$919.00/ \$1,015.49 for the first 100,000 cubic yards plus \$36.50/ \$40.33 for each additional 10,000 cubic yards or fraction thereof

NOTE: These fees have not been increased since 1997. We are proposing that those fees that are not based upon actual valuation be increased by 10.5%. This is based upon 21-years with no change and a ½% increase for those 21-years. Blue font indicates 10.5% increase to fee.

PREVIOUS RESOLUTION: The new resolution will replace Resolution #03-172.

Temporary Travel Trailer Permit:

The applicant may obtain a travel trailer permit for a unit **not to exceed 35 feet** in length, and may occupy said trailer **during the course of construction only**. This permit is valid for six months. The applicant must have an approved well and septic system in place and an approved electrical power source before such issuance. Also, the Building Permit must be issued before the applicant can be issues a travel trailer permit. This permit can be renewed for a second six month period if construction has been ongoing with significant progress. The fee for a travel trailer permit is \$50.00/ \$55.25 and is valid only for six months at a time.

NOTE: These fees have not been increased since 1997. We are proposing that those fees that are not based upon actual valuation be increased by 10.5%. This is based upon 21-years with no change and a ½% increase for those 21-years. Blue font indicates 10.5% increase to fee.

From: Pat Whitten
Sent: Monday, July 2, 2018 5:21 PM
To: Gary Hames
Cc:
Subject: Re: fee resolution

Good afternoon Gary & Bob. I don't believe I was copied on Bob's initial email from last Friday. Simply translated, I'd like to see Bob's suggested comments so if either of you would please send me that attachment, I'd appreciate it. Many thanks...

Pat

Pat Whitten
Storey County Manager
pwhitten@storeycounty.org
(775) 847-0968 - Office
(775) 721-7001 - Cell

> On Jul 2, 2018, at 3:58 PM, Gary Hames <ghames@storeycounty.org> wrote:

>

> Good afternoon Bob,

>

> Thank you so much! I am open to discuss your redline comments (which all make sense) at any time this week. Please just let me know what day and time works best for you.

>

> Again, I really appreciate you putting this into an ordinance.

>

> Best,

> Gary

>

> Gary Hames, Director

> Community Development

> 110 Toll Road

> P.O. Box 526

> Virginia City, Nevada 89440

> Office: (775) 847-0966

> Cell: (775) 742-9826

> Fax: (775) 847-0935

>

> Storey County is an Equal Opportunity Employer

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> -----Original Message-----

> From: robert morris [mailto:fourmorr@charter.net]

> Sent: Friday, June 29, 2018 2:32 PM

> To: Gary Hames <ghames@storeycounty.org>

> Cc: Anne Langer <alanger@storeycounty.org>

> Subject: fee resolution

>

> Hi Gary;

>

> Here is the preliminary draft of a fee resolution. I do think that there are a couple of areas that I put in comments in red that we should discuss.

> I will call next week to arrange a time to meet. Bob.

>

From: Anne Langer
Sent: Monday, July 2, 2018 5:25 PM
To: Gary Hames
Cc:
Subject: Re: fee resolution

Gary- I have an update on abandoned cars. I will call tomorrow. Are you available at 9?

Sent from my iPhone

> On Jul 2, 2018, at 3:58 PM, Gary Hames <ghames@storeycounty.org> wrote:

>

> Good afternoon Bob,

>

> Thank you so much! I am open to discuss your redline comments (which all make sense) at any time this week. Please just let me know what day and time works best for you.

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> Hi Gary;

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>

From: Gary Hames
Sent: Friday, July 6, 2018 11:29 AM
To: Sarah Dillon
Cc:
Subject: FW: Disclaimer
Attachments: Permit Fee and Plan Review Calculator 7-6-18.xls; Fee Calculator.png

Here is the link to where this is located: <https://www.storeycounty.org/147/Community-Development-Building-Fire-Prev>

After you download it, the customer will need to "enable editing" in order to put the valuation into the spreadsheet – just FYI

Gary Hames, Director
Community Development
110 Toll Road
P.O. Box 526
Virginia City, Nevada 89440
Office: (775) 847-0966
Cell: (775) 742-9826
Fax: (775) 847-0935

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From: Riley Beckwith
Sent: Friday, July 6, 2018 9:38 AM
To: Gary Hames <ghames@storeycounty.org>
Cc: Sarah Dillon <sdillon@storeycounty.org>; James Deane <jdeane@storeycounty.org>
Subject: RE: Disclaimer

Hi Gary,

The link is now up on the site, and the disclaimer is in the document. I attached the edited document and a screencap of where the link is on the website. Please let me know if you see anything that needs changing.

The password to unprotect the document is Calculator1, though that's not something you should need to use too often.

Riley Beckwith
Administrative Assistant I
Storey County IT Department

rbeckwith@storeycounty.org
775-847-1152

Storey County is an Equal Opportunity Provider

From: Gary Hames
Sent: Friday, July 06, 2018 9:06 AM
To: Riley Beckwith <rbeckwith@storeycounty.org>
Cc: Sarah Dillon <sdillon@storeycounty.org>; James Deane <jdeane@storeycounty.org>
Subject: Disclaimer

Good morning Riley,

Thank you so much for helping get the fee calculator on our front page of Community Development.

If you could include the following Disclaimer, I would appreciate it:

Disclaimer: This fee calculator should be used for only rough calculations of fees. You will be invoiced with actual fee amounts. Please do not pay from this fee calculator. Only pay upon receipt of an invoice as provided by Community Development.

Thank You,
Gary

Gary Hames, Director
Community Development
110 Toll Road
P.O. Box 526
Virginia City, Nevada 89440
Office: (775) 847-0966
Cell: (775) 742-9826
Fax: (775) 847-0935

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From: Gary Hames
Sent: Monday, July 9, 2018 7:26 AM
To: Jessie Fain
Cc:
Subject: RE: Fee calculator

Yes, but it wasn't me. Riley in IT figured it out and it is on the website now. So we should be good.

Thanks!

Gary Hames, Director
Community Development
110 Toll Road
P.O. Box 526
Virginia City, Nevada 89440
Office: (775) 847-0966
Cell: (775) 742-9826
Fax: (775) 847-0935

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From: Jessie Fain
Sent: Monday, July 9, 2018 7:23 AM
To: Gary Hames <ghames@storeycounty.org>
Cc: Sarah Dillon <sdillon@storeycounty.org>
Subject: RE: Fee calculator

I'm back!

Did you have any luck manipulating this sheet?

Jessie Fain

Jessie Fain, SHRM-CP
Management Analyst III
Storey County Courthouse
26 South B Street
PO Box 176 Virginia City, NV 89440
Office: 775.847.0968
Fax: 775.847.0949
jfain@storeycounty.org

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any attachments is strictly prohibited. If you have received this e-mail in error, please immediately notify me and permanently delete the original and all copies and printouts of this e-mail and any attachments.

From: Gary Hames
Sent: Wednesday, June 27, 2018 9:18 AM
To: Jessie Fain <jfain@storeycounty.org>
Cc: Sarah Dillon <sdillon@storeycounty.org>
Subject: Fee calculator

Hey 5-car,

When you have a minute could you help us with the spreadsheet that you did for our fee calculations? We would like to lock it and be able to post it on the website, but not sure how to do that and not have it change every time? Or for someone to be able to manipulate it accidentally.

I guess we are using our phone a friend again...

I attached it for easier access.

Thanks,
Gary

Gary Hames, Director
Community Development
110 Toll Road
P.O. Box 526
Virginia City, Nevada 89440
Office: (775) 847-0966
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From: Gary Hames
Sent: Wednesday, August 15, 2018 9:17 AM
To: Aaron Tyska
Cc:
Subject: RE: SharePoint
Attachments: Permit Fee and Plan Review Calculator 6-1-18.xls; Resolution for building fee 6-26-18.doc

Aaron,

Attached is our fee calculator spread sheet.

I am also attaching a draft of a resolution to incorporate all of our fees into one document. This will give you an idea of how and what we have to calculate fees for. Disregard the numbers at this time as they may stay the same or may increase dependent upon BOCC action. But this at least give you a methodology of how and what fees are charged.

Residential fees are based on a Building Standard Valuation table. This is a per square foot cost to establish the valuation on a new SFR. Then you use the valuation on the table and calculate the fees. There are also fees for separate permits such as electrical, addition, well, plot plan, etc.

Commercial is much simpler in that they submit their project valuation and then we use the table to identify the fee. All commercial is based upon the valuation provided by the GC or design professional submitting the application.

Clear as mud? We can talk through this when you have time. I believe that everyone is probably calculating fees in a similar if not the same way.

Gary Hames, Director
Community Development
110 Toll Road
P.O. Box 526
Virginia City, Nevada 89440
Office: (775) 847-0966
Cell: (775) 742-9826
Fax: (775) 847-0935

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From: Aaron Tyska [mailto:Tyska@devnetinc.com]
Sent: Tuesday, August 14, 2018 6:14 PM
To: Gary Hames <ghames@storeycounty.org>
Subject: FW: SharePoint

Hi Gary,

Here is the link to SharePoint. Please let me know if you have trouble accessing reference documents or the Permitting Committee documents.

<https://sharepoint.devnetinc.com>

User Name: GaryHames
Password: Really-Jump-0978

Thanks,



Aaron Tyska
Sr. Project Manager
1 (866) 433-8638 Tyska@devnetinc.com



DEVNET

From: Gary Hames
Sent: Wednesday, October 31, 2018 7:19 AM
To:
Subject: Fwd: Building permit fees

I have been working on fee resolutions, business license ordinance amendments and a few other things with Bob Morris.

Below is just an FYI email in case Hugh asks you for the Tesla abated plan review and permit spreadsheet.

Sent from my iPhone

Begin forwarded message:

From: robert morris <fourmorr@charter.net>
Date: October 30, 2018 at 2:43:32 PM PDT
To: Hugh Gallagher <hgallagher@storeycounty.org>
Cc: Gary Hames <ghames@storeycounty.org>, Pat Whitten <pwhitten@storeycounty.org>, Anne Langer <alanger@storeycounty.org>, "Keith Loomis" <kloomis@storeycounty.org>
Subject: Building permit fees

Hi Hugh:

This is a follow up to my discussion with you about getting background fiscal information on building permit fees. Storey County has adopted multiple resolutions that update the uniform building codes, starting with Resolution No. 03-172, that all use the 1997 construction valuations for residential and 1997 building permit fees. Storey County continues to use these same values. The issue is whether the 1997 construction costs for residential should still be used or should the costs be current (2018) actual construction costs. This is a fairly complex issue so I have tried to ask questions to focus on the information that I would like to get.

1. What is the limit on how much the county can raise building permit fees?

NRS 354.59891(2) limits the amount the county can raise the building fee basis (the combination of the fee rate and the valuation) to an amount equal to the percentage increase in the Western Urban Non-Seasonally Adjusted CPI from January 1, 1988, to the January 1 next preceding the fiscal year for which the calculation is made (January 1, 2017 or 29 years of CPI). My feeling is this would be a fairly high number and not be a limitation.

2. How much has the county raised the building fee basis since 1988?

I am not sure if you have any records on this but no harm in asking. I think if you could calculate the percentage increase in CPI allowed from January 1, 2004 to January 1, 2017 it would be useful information.

3. What is the annual amount collected in building fees for each of the last 3 years?

I am not sure what to do about the permit fee abatement for businesses like Tesla. Is it possible to get the actual amount collected and how much the amount would be without any abatements?

4. What is the annual budget amount for the building department for the last 3 years?

This may not include the amount that the fire district budgeted or collected for building permits in previous years but my guess is that it is now included based on the interlocal agreement. Maybe this should include fire district amounts as well.

5. Do you have any numbers on the value of the administrative cost allocation on services provided by other county departments to the building department?

Thanks for your help on this. I am sure you will have questions so please give me a call at your convenience.

Bob

Robert Morris
775-671-0659

481
Resolution No. 18-461

A resolution consolidating fees for Storey County services.

Whereas, the Storey County Board of County Commissioners (the Board) has determined that the county has many different fees in various parts of the Storey County Code and that many fees are set by resolution of the Board. The Board has determined that it would be more effective to have a single resolution with all the fees for services contained in that resolution.

Whereas, the Board has determined that consolidating all the fees into the fee resolution is a large project and that by incrementally adding the fees to the resolution as sections of the Storey County Code are revised would be an effective method for consolidating fees that are set by resolution. The Board has further determined that the fee resolution should be reviewed annually in May or June before the start of the fiscal year.

Whereas, the Board is in the process of amending titles 16 and 17 of the Storey County Code and finds that the fees for planning and zoning under NRS 278 and for signs should be taken out of the Storey County Code and consolidated in a fee resolution. These fees are not considered a rule and are exempt from the NRS 237 requirement of a business impact statement.

Whereas, the Board desires to review fees before adding the fees to the fee resolution.

The Board resolves and agrees to set the fees as follows:

Planning Department development application fees:

Application Type	Application Fee
Abandonment	\$200
Amended map	No fee
Billboards	See SUP
Boundary line adjustment	\$250 + \$25 per lot
Condition amendment	No fee
Development agreement	\$1,000
Extension of time request (one year only)	50% of original fee
Land division map creating 5 or more parcels	\$500 + \$25 per lot
Lot consolidation	No fee
Master plan map amendment	\$2,900
Master plan text amendment	\$800
Minor amendment/deviation	No fee
Small Operations Mining Permit	\$65 per hour
Parcel map Record of Survey	\$250 + \$25 per lot
Parcel map-final	No fee
Planned unit development (PUD)	\$500 + \$1 per lot

Tentative map	
Planned unit development (PUD) Final map	\$200 + \$25 per lot
Signs	No fee
Special use permit (SUP) minor	\$250
SUP routine	\$450
SUP major	\$750
SUP major industrial	\$2,500
Street name request	No fee
Variance administrative	No fee
Variance	\$100
Wireless communication facility	No fee
Wireless communication facility modification	No fee
Zoning map amendment	\$1,000
Zoning text amendment	No fee

This resolution will be considered for review by the board every 5 years.

Adopted and effective this 16 day of January 2018 by the following vote:

Vote: Ayes: Commissioners: McBride
McGuffey
Gilman

Nays: Commissioners: None

Absent: Commissioners: None

Marshall McBride
Marshall McBride, Chair
Storey County Board of Commissioners

Attest:

Vanessa Stephens
Vanessa Stephens
Clerk & Treasurer, Storey County