

CITY BUILDING DEPARTMENT

FEE SCHEDULE

7/2021

225 East Portage Avenue, Sault Ste. Marie, MI 49783

Ph#: 906-632-5702/Fax#: 906-635-5606

PLAN REVIEW

1. Commercial & non-single family residential construction:
 - a) Plan Review Factor up to 1,000,000 0.00175 x the plan review factor.
 - b) Plan Review Factor over 1,000,000 \$1,750.00 plus 0.0005 x the plan review factor.
2. One & two family residential construction including associated accessory buildings:
 - a) 0.00075 x the plan review factor.
3. Minimum plan review fee..... \$5.00

**Plan review factors are determined using the Building Construction Factor table included in this fee schedule.
Plan review fees shall be paid for plan review services associated with all building permit applications.**

SITE PLAN REVIEW

1. Minor Projects \$75.00
2. Major Projects..... \$150.00 (Major & Minor projects as defined in the site plan ordinance)

BUILDING PERMIT

1. All new commercial construction, all commercial and residential remodeling (residential remodeling exceeding 10,000 value), shall be charged according to construction value as follows:

BASE FEE: \$25.00 (Base fee is in addition to the following permit unit charges)

\$1.00 to	\$2,000.00.....	\$35.00 (minimum)
\$2,001.00 to	\$50,000.00.....	\$35.00 plus \$3.50 per \$1,000 or fraction thereof, to and including \$50,000.
\$50,001.00 to	\$100,000.00.....	\$85.00 plus \$2.50 per \$1,000 or fraction thereof, to and including \$100,000.
\$100,001.00 to	\$ 1,000,000.00.....	\$135.00 plus \$2.00 per \$1,000 or fraction thereof, to and including \$1,000,000.
Over	\$ 1,000,000.00.....	\$635.00 plus \$1.50 per \$1,000 or fraction thereof.

2. One & Two Family Residential:

BASE FEE: \$25.00 (Base fee is in addition to the following permit unit charges, except for demolition permits)

a) New structures & additions (excluding foundations)	\$0.17/sq.ft.
b) Foundations/Crawlspaces	\$0.06/sq.ft.
c) Basements	\$0.08/sq.ft.
d) Attached garages (excluding foundations)	\$60.00
e) Decks, open porches, remodeling & alterations not including additional living space valued at less than \$10,000 – Value up to \$5,000	\$20.00
Value up to \$10,000	\$40.00
f) Garages or Accessory Buildings (Detached, including foundation)	\$0.15/sq.ft.
g) Mobile/Modular Home Setup (excluding foundations)	\$100.00
Note: Minimum Building Permit Fee (excluding base fee).....	\$20.00

**SPECIAL
INSPECTION FEE**

**\$50.00 per Hour
1 Hour Minimum**

(Also applicable to valid complaint investigations)

3. Demolition Permit: -0- to 1,999 sq ft \$25.00
2,000 sq ft & over \$50.00

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MECHANICAL PERMIT (To be discontinued in September 2021)

Application Fee	\$25.00	Heat Pumps	\$30.00 ea.
Fuel Burning Equipment (Including Venting)	\$45.00 ea.	Air Handling Units/ Exhaust Fans	\$20.00 ea.
Roof Top Units HVAC	\$50.00 ea.	Commercial Exhaust Hoods Including Fan	\$35.00 ea.
Fuel Burning Water Heater	\$15.00 ea.	Heat Recovery Units	\$20.00 ea.
Solid Fuel Burning Equipment (Wood Burning) ...	\$30.00 ea.	Variable Air Volume (VAV) Boxes	\$20.00 ea.
Factory Built Chimney or Vent (Separate Install)..	\$25.00 ea.	Unit Ventilators.....	\$20.00 ea.
Gas Piping Connections	\$6.00 ea.	Hot Water Unit Heaters	\$20.00 ea.
Gas Piping (\$25.00 Minimum).....	\$0.05/ft.	Refrigeration or Chiller Equipment	\$30.00 ea.
Air Conditioning Equipment	\$30.00 ea.	Compressor/Condenser	\$30.00 ea.
Bath Exhaust Fans (Includes Duct)(\$10.00 Minimum) .	\$5.00 ea.	Auto Fire Suppression Sys (\$20.00 minimum)....	\$ 0.75/hd.
Fuel Tanks	\$25.00 ea.	Special Inspection	\$30.00/hr.
Humidifiers/Air Cleaners	\$10.00 ea.		
Distribution Piping (\$25.00 Minimum)	\$0.05/ft.	Maximum Mech. Permit Fee For New	
Duct (\$25.00 Minimum)	\$0.10/ft.	Home (excluding base fee)	\$85.00
In Floor Heat Piping (\$25.00 Minimum)	\$0.05/ft.		

NOTE: Mechanical work not specifically covered in the fee schedule shall be charged fees equal to similar work.

SIGN PERMIT

BASE FEE\$25.00

(Base fee is in addition to the following permit unit charges)

- All new temporary or permanent signs shall be charged according to construction value as follows:

\$1.00 to \$2,000.00.....	\$35.00 (minimum)
\$2,001.00 to \$50,000.00.....	\$40.00 – Plus \$3.00 per \$1,000 or fraction thereof, to and including \$50,000.
\$50,001.00 to \$100,000.00.....	\$90.00 – Plus \$2.00 per \$1,000 or fraction thereof, to and including \$100,000.
\$100,001.00 to \$ NO LIMIT	\$140.00 – Plus \$1.50 per \$1,000 or fraction thereof.

MISC FEES:

Special Inspection Fee (each inspection)	\$50.00	Rental Registration Fee (Per Address)	\$10.00
Contract Administrative Fee	\$100.00	Annual Rental Reg. Late Fee	\$25.00
Junk Car Complaint Inspection Fee (each inspection)	\$100.00	Annual Rental Reg. Late Fee (More Than 45 Days) .	\$100.00
Redemption Fee for Signs in R.O.W.....	\$20.00	Initial Rental Reg. Late Fee (More Than 45 Days) ...	\$250.00
Home-Based Business Permit	\$20.00	Rental Check-List Violation Fee (Per Violation).....	\$100.00
Copies (ea.)	\$0.15	Search Warrant Preparation Fee.....	\$500.00
Inspection Fee for Work W/O a Permit	\$60.00		

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BOARD OF APPEALS

Construction Board of Appeals	\$110.00	Public Nuisance Appeals.....	\$100.00
Existing Structures Board of Appeal.....	\$110.00	Sign Ordinance Appeals.....	\$100.00
Zoning Board of Appeals	\$165.00		

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BUILDING CONSTRUCTION FACTOR TABLE

Plan Review Factor = Gross Area x Building Construction Factor

This table is used to calculate the Plan Review Factor, which is then used to calculate the Plan Review Fee charged for the review of building plans prior to issuance of a Building Permit.

OCCUPANCY GROUP Michigan Building Code	TYPE OF CONSTRUCTION Michigan Building Code								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, Theaters, with stage	263.06	254.15	247.55	237.53	223.05	216.60	229.90	207.42	199.94
A-1 Assembly, Theaters, without stage	241.02	232.11	225.51	215.49	201.01	194.56	207.86	185.38	177.89
A-2 Assembly, Nightclubs	205.93	199.80	194.89	186.91	176.19	171.34	180.27	159.46	154.02
A-2 Assembly, Restaurants, Bars	204.93	198.80	192.89	185.91	174.19	170.34	179.27	157.46	153.02
A-3 Assembly, Churches	243.83	234.92	228.32	218.30	204.21	198.79	210.67	188.58	181.10
A-3 Assembly, General	204.02	195.11	187.51	178.49	163.01	157.56	170.86	147.38	140.89
A-4 Assembly, Arenas	240.02	231.11	223.51	214.49	199.01	193.56	206.86	183.38	176.89
B Business	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
E Educational	222.69	214.99	208.81	199.81	186.17	176.74	192.93	162.78	157.80
F-1 Factory & Industrial, Moderate Hazard	125.58	119.68	112.86	108.68	97.37	92.83	104.02	80.23	75.34
F-2 Factory & Industrial, Low Hazard	124.58	118.68	112.86	107.68	97.37	91.83	103.02	80.23	74.34
H-1 High Hazard, Explosives	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	N.P.
H-2,3,4 High Hazard	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	67.37
H-5 HPM	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
I-1 Institutional, Supervised	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
I-2 Institutional, Hospitals	355.95	348.21	341.39	331.67	314.48	N.P.	324.26	293.82	N.P.
I-2 Institutional, Nursing Homes	247.27	239.53	232.71	222.99	207.36	N.P.	215.58	186.70	N.P.
I-3 Institutional, Restrained	241.59	233.85	227.03	217.31	202.46	194.97	209.90	181.80	173.00
I-4 Institutional, Day Care Facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
M Mercantile	153.55	147.41	141.50	134.53	123.48	119.63	127.88	106.75	102.31
R-1 Residential, Hotels	213.59	206.35	200.28	192.29	176.78	171.95	192.54	158.70	154.00
R-2 Residential, Multiple Family	179.04	171.80	165.73	157.74	143.25	138.43	157.99	125.18	120.47
R-3 Residential, One- & Two-Family	166.68	162.17	157.99	154.10	149.61	144.19	151.48	138.79	130.58
R-4 Residential, Assisted Living Facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
S-1 Storage, Moderate Hazard	116.37	110.47	103.65	99.47	88.40	83.87	94.81	71.27	66.37
S-2 Storage, Low Hazard	115.37	109.47	103.65	98.47	88.40	82.87	93.81	71.27	65.37
U Utility, Miscellaneous	89.90	84.75	79.27	75.71	67.97	63.50	72.24	53.83	51.28

Notes to Table:

- a. Private garages Use Group U
- b. Unfinished basements (all Use Groups) = 15
- c. Foundation/Crawlspace (one & two family only) = 3.75
- d. Shell Only Buildings deduct 20%
- e. N.P. = Not Permitted
- f. For remodeling and alterations, not including additions, the monetary value of the work is to be used in place of the Plan Review Factor in calculating the Plan Review Fee