

Pittsfield Charter Township
Department of Building Safety Fees
 Building & Housing Inspection

Form #2

I. Building Permit Fee Schedule

All permits include a \$25 non-refundable application fee.

Revised 06/11/08

Total Valuation	Fee
\$1 to \$3,000	\$60
\$3,001 to \$10,000	\$60 for the first \$3,000 plus \$10 for each \$1,000 over \$3,000
\$10,001 to \$50,000	\$130 for the first \$10,000 plus \$8 for each \$1,000 over \$10,000
\$50,001 to \$250,000	\$450 for the first \$50,000 plus \$7 for each \$1,000 over \$50,000
\$250,001 to \$1,000,000	\$1,850 for the first \$250,000 plus \$6 for each \$1,000 over \$250,000
\$1,000,001 and above	\$6,350 for the first \$1,000,000 plus \$5 for each \$1,000 over \$1,000,000
Cancellation of Permit & Refund Request	A written request must be submitted to the Building Official prior to the expiration date of the permit. (see refund of fees)

The Certificate of Occupancy fee is included in the Building Permit fee for new construction.

For minor improvements the following construction values will be applied;

Project Description	Minimum Values
Basement Finish	\$20 per square foot
Concrete Flat Work	\$5 per square foot
Porches w/roof	\$20 per square foot
Porches/Decks w/o roofs	\$13 per square foot (+ \$2 sq.ft for composite decking)
Screened Porches /Gazebo's	\$20 per square foot
R3 Accessory Structures w/o concrete floor Sheds, Garages, Pole Barns	\$15 per square foot

Building Permits **Do Not** cover the associated installation or changes to electrical, mechanical or plumbing work.

Work Started Prior to the Issuance of a Permit - all work started prior to the issuance of the Building Permit will be assessed an administrative fee; that is equal to the cost of the permit but not greater than \$500.

II. Plan Review Fees:

New Residential - per unit (Includes Duplex's & Townhouses)	\$ 50
Minor Plan Reviews or Minor Revisions	\$ 15
Commercial Plan Reviews	\$100 min.

Plan reviews completed by township staff will be charged: \$100 minimum plus \$50 per hour after the first hour.

Plan reviews performed by private consultants: 1.2 times the actual cost of the plan review with a \$100 minimum.

Applicant is responsible for all plan review cost incurred by the Township even if the project is canceled.

III. Other Building Permits

Demolition Residential Accessory Buildings	No Charge
Demolition*	\$60
Fence**	\$35
Residential Re-Roof	\$35
Signs (under \$1,000)	\$35
Structure Moving* (moving permit fees do not apply to modular homes or the new foundation)	\$60
Hot Tub/Spa/Above Ground Pools **	\$60
Modular Home (does not include site built improvements)	\$35
Sales Trailer/Construction Trailer*	\$60
Change of Use Permit**	\$100
Industrial & Commercial Annual Trade Permits (quarterly initial inspections)	\$250
Barrier Free Ramps for one and two family dwellings	No Charge
Permit Renewal (request must be in writing and only can only be renewed twice)	\$25

* (Performance Bond is required)

** (Includes Zoning Compliance, Construction Document Building Code Review and One Inspection)

Building permits for pools must include the protective barrier. The final building inspection on a pool will not be completed until after the required pool barrier has been inspected and approved.

IV. Inspection Fees

Re-inspection	\$30
Additional Inspection	\$35
Compliance Inspection (w/certificate)	\$60
Special Inspections (conducted after business hours, weekends, Holidays)	\$70
Code Inspection	\$35
Abandoned or Vacant Structure Inspection	\$35
Building Safety/Fire Inspection	\$100
Liquor License Building Inspection	\$100

V. Other Charges

Residential Certificate of Occupancy (remodel, additions, renewals & replacements)	\$15
Residential Temporary Certificate of Occupancy*	\$60
Commercial Certificate of Occupancy (remodel, additions & replacements)	\$100
Commercial Temporary Certificate of Occupancy and Renewals*	\$100
Construction Board of Appeals	\$150

VI. Performance Bonds (*)

Residential Temporary Certificate of Occupancy Bond (per item)	\$500
Commercial Temporary Certificate of Occupancy Bond (minimum)	\$1,000
Demolition Bond	\$5,000
Structure Moving	\$5,000
Sales Trailer/Construction Trailer Bond (Max. 10' x 40')	\$500
Applicant Performance Bond	\$500

The applicant performance bond is required for each permit issued to an applicant that has been notified and has failed to act in good faith to complete expired uncompleted permits with in the Township.

VII. Refund of Fees

Prior to the permits expiration date, the applicant may submit for a refund. The request must be in writing and all fees will be refunded except: the application fee and 25% of the permit fee plus \$35 for each inspection that was completed.

VIII. License Registration Fees (once per license cycle)

Builder License	\$15
Maintenance/Alteration Contractor's License	\$15
Mobile Home Installers License	\$15
Plumbing Contractor	\$15
Mechanical Contractor	\$15
Electrical Contractor	\$15
Sign Contractor	\$15
Fire Alarm Contractor	\$15

IX. Housing Fees

Registration Fees

Initial Property Registration	\$50
Unregistered Rental Violation	\$150

Rental Certification Inspections

Per Building Re-Certification Inspection Fee (Prior to Expiration of Current Certificate)	\$50
Per Unit Re-Certification Inspection (Prior to Expiration of Current Certificate)	\$25
Per Building Re-Certification Inspection Fee (After Certificate has Expired)	\$60
Per Unit Re-Certification Inspection Fee (After Certificate has Expired)	\$35
One & Two Family Detached (Prior to Expiration of Current Certificate)	\$100
One & Two Family Detached (After Certificate has Expired)	\$150

Other Fees

Re-Inspection Fee (free if completed within 7 days of initial inspection)	\$20
Broken Appointment	\$20
No Access/Lock Out Per Unit	\$10
Per Room for Hotel/Motel, Bed/Breakfast, Rooming House	\$10
Tenant Complaint Inspection (TCI)	\$25
TCI - Cited Violation Re-Inspection Fee (Landlord is responsible for fee)	\$35
Search Warrant Fee	\$200

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X. Electrical Fees

Application Fee (non refundable)	\$25
Service Temp.-200 Amp	\$11
Service over 200 Amp thru 600 Amp	\$16
Service over 600 Amp thru 800 Amp	\$21
Service over 800 Amp thru 1200 Amp	\$27
Service over 1200 Amp GFI Only	\$53
Circuits	\$6
Lighting Fixtures – per 25	\$7
Dishwasher	\$6
Furnace – Unit Heater	\$6
Electrical Heating Unit (baseboard)	\$5
Power Outlets (Ranges, Dryers, etc.)	\$8
Signs	\$27
Air Conditioning	\$21
Lift Pumps	\$21
Feeder-Bus Ducts, etc –per 50’	\$7
Units up to 20 K.V.A. or H.P.	\$7
Units 21 to 50 K.V.A. or H.P.	\$11
Units 51 to K.V.A. or H.P. or Over	\$13
Fire Alarms (per device) – Minimum \$45	\$6
Energy Retrofit – Temp Control	\$35
Conduit only; or grounding only	\$35
Swimming Pools/Hot Tubs	\$35
Mobile Home Park Site Feeder Connection	\$27
Pedestals Only	\$16
Special Safety Inspection	\$35
Additional Inspection	\$35
Re-Inspection	\$30
Final Inspection	\$35
Commercial Plan Review –Minimum (See Plan Review Fees)	\$100
License Registration (Per cycle)	\$15

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XI. Mechanical Fees

Application Fee (non-refundable)	\$25
Residential Heating System (includes duct & pipe)	
<i>New Buildings Only (see section VII)</i>	\$53
Gas/Oil Burning Equipment (Furnace)	
<i>New and/or Conversion Units</i>	\$30
Residential Boiler (<i>see section VII</i>)	\$30
Water Heater	\$27
Solid Fuel Equipment/Gas Burning Fireplace (includes Chimney)	\$32
Chimney, Factory Built (installed separately)	\$48
Gas Piping; each opening-new installation (Residential)	\$6
Pressure Test (Required for Natural and LP)	\$32
Air Conditioning (includes split system)	\$30
Fans; Bath & Kitchen exhaust	\$15
Tanks- *LP Requires pressure test #10 (above ground/underground)	\$25
Heat pumps	\$32
Humidifiers/Air Cleaner	\$6
Piping / Process piping (minimum \$25)	\$.05/ft
Duct (minimum \$10)	\$.10/ft
Air Handlers; Under 10,000 CFM	\$20
Air Handlers; Over 10,000 CFM	\$60
Commercial Hoods	\$32
Heat Recovery Unit	\$11
V.A.V. Boxes	\$11
Unit Ventilators	\$11
Unit Heaters (Terminal Units)	\$32
Fire Suppression/Protection (minimum \$45)	\$.75 per head
Evaporator Coils	\$32
Refrigeration (Split System)	\$32
Chiller	\$32
Cooling Towers	\$32
Compressor	\$32
Mobile Home Park – Each Site	\$15
Special Safety Inspection	\$35
Additional Inspection	\$35
Re-Inspection	\$30
Final Inspection	\$35
Commercial Plan Review –Minimum (See Plan Review Fees)	\$100
License Registration (per cycle)	\$15

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XII. Plumbing Fees

Application Fee (non refundable)	\$25
Fixtures, floor drains, special drains, water connected appliances	\$6 each
Water treatment/ filtering system	\$27
Stacks (soil, vent and conductor)	\$6 each
Sewage ejectors, sumps	\$6 each
Water Heater	\$27
Water Service - less than 2"	\$27
Water Service – 2" and over	\$53
Connection – building drains/ building sewers	\$6
Sewers; (sanitary, storm, or combined)	\$27
Pressure Test (water & DWV)	\$6 each
Manholes, Catch Basins	\$6 each
<i>Water Distribution Pipe Systems</i>	
¾" Water Distribution Pipe	\$5
1" Water Distribution Pipe	\$10
1 ¼" Water Distribution Pipe	\$15
1 ½" Water Distribution Pipe	\$20
2" Water Distribution Pipe	\$25
Over 2" Water Distribution Pipe	\$30
Back-flow preventer	\$5 each
Medical Gas System	\$45
Special Safety Inspection	\$35
Additional Inspection	\$35
Re-Inspection	\$30
Final Inspection	\$35
Commercial Plan Review – Minimum (See Plan Review Fees)	\$100
License Registration (Per Cycle)	\$15

Department of Building Safety Inspection Schedule

XIII. When Required:

Building Inspections - shall basically follow the schedule below to the extent applicable:

Footing: Prior to placement of concrete, after all forms, reinforcement, stanchions, piers or trenches are in place.

Foundation Reinforcement: Prior to placement of concrete, after wall forms are set and all required reinforcement has been installed and securely tied in place.

Backfill: Prior to placement of backfill soil, so inspector can check drain tile, stone, damp-proofing and/or waterproofing, exterior insulation where provided.

Subsoil: For house and attached garage, prior to placement of concrete floors, after trade undergrounds are inspected and approved, if applicable. Floor base, vapor retarder and radon venting must be installed. Also walkout basement slab insulation.

Masonry: Inspection prior to the installation of masonry veneer and after the installation of the base course flashing and weather-resistant sheathing paper as specified and after completion of masonry construction to verify weep holes and flashing as required.

Rough Frame: Prior to concealing any framing, after the Electrical, Mechanical and Plumbing rough inspections have been approved.

Fire-Resistance Rated Construction: When fire-resistance rated construction is required, after lathing/ wallboard is in place, prior to covering joints and fasteners with plaster, or taped and finished.

Insulation: After the insulation is installed and prior to the installation of dry wall or other wall surface coverings.

Drywall: After fasteners are installed and before taping and finishing.

Fireplace (Masonry): When the damper and the first flue liner are in place.

Final: After the Electrical, Mechanical, Plumbing final inspections have been approved. Prior to the building being occupied.

Inspections When Required:

Electrical Inspections

Temporary service
Permanent service
Underground, before covering
Rough, before any work is covered
Final

Mechanical Inspections

Heating

Underground, propane gas lines prior to concealing
Rough, all duct work including that under the concrete slabs, before concealing.
Pre-Fab Fireplace Rough, before any work is covered. (Must provide Manufacturer's
Installation book for inspections.)
Rough, before any work is covered.
Pre-Fab Fireplace Final
Final

Air Conditioning

Rough, needed if concealed.
Final, only if not concealed.

Gas Test

A gas pressure test is required on all gas lines.

Plumbing Inspections

Sewer (including private sewer from house to tank) and water service inlets.
Underground, before covering.
Rough, before any work is covered.
Final