

Northfield Township Department of Building Safety Fees

Building Permit Fee Schedule

4/17/14

All building permits include a \$25 non-refundable application fee; plus \$4.00 per thousand of the construction value, and \$50 per inspection fee. Plan review fee is separate.

Minimum construction value shall be established by applying 70% of the most recent ICC Building Valuation Data (BVD) square foot construction cost tables.

For minor improvements not included in BVD tables the following construction values will be applied;

Basement finishes	\$20 per square foot
Concrete flat work	\$5 per square foot
Porches with roof	\$20 per square foot
Porches/Decks without roofs	\$13 per square foot
Screened Porches/Gazebo's	\$20 per square foot
R3 Accessory Structures w/o concrete floor (Sheds, Garages, Pole Barns)	\$15 per square foot

(Add \$2 per square for composite decking)

Building Permits **Do Not** cover the associated installation or changes to electrical, mechanical or plumbing work. Separate trade permits are required.

Plan Review Fees:

New Residential R3 – per unit (Single Family, Duplex's & Townhouses) \$50 minimum covers the first hour.

Minor Plan Reviews or Minor Revisions	\$25 minimum
Commercial plan reviews will be charged:	\$132 per hour with a \$60 minimum.

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

Zoning Compliance may also be required

Other Building Permits:

Demolition Residential Accessory Building	No Charge
Demolition*	\$75
Hot Tub/Spa/Above Ground Pools	\$75
Structure Moving* (moving permit fees do not apply to modular homes or the new foundation)	\$115
Modular Home (does not include site built improvements)	\$75
Sales Trailer/Construction Trailer*	\$75
Change of Use Permit	\$125
Industrial & Commercial Annual Trade Permits (quarterly inspections)	\$225
Barrier Free ramps for one and two family dwellings	No Charge
* (Performance Bond Required)	

Inspection Fees:

Initial and any additional inspections	\$50
Re-inspection	\$45
Special Inspections (conducted after business hours, weekends, Holidays)	\$100
Code Compliance Inspection	\$50
Code Compliance Inspection (w/certificate)	\$75
Building Safety/Liquor Inspection	\$100

Other Charges:

Violation notice of working without required permits	\$45
Posting of a stop work order	\$45
Building Safety/Liquor Inspection	\$100
Special Inspection Reports	\$50 per hour
Permit Renewal (request must be in writing and can only be renewed twice)	\$25
Residential Certificate of Occupancy (remodel, additions, renewals & replacements)	\$25
Residential Temporary Certificate of Occupancy*	\$75
Commercial Certificate of Occupancy (remodel, additions, renewals & replacements)	\$100
Commercial Temporary Certificate of Occupancy and Renewals*	\$100
Construction Board of Appeals (Current Washtenaw County Construction Board of Appeals Fees)	

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 Bond	\$5,000
Sales Trailer/Construction Trailer Bond	\$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.

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 \$50 for each inspection that was completed.

License Registration Fees: (once per license cycle)

Builders 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

Electrical Permit Fee Schedule:

Application Fee (non-refundable)	\$25
Per Inspection Fee	\$50

Plumbing Permit Fee Schedule:

Application Fee (non-refundable)	\$25
Per Inspection Fee	\$50

Mechanical Permit Fee Schedule:

Application Fee (non-refundable)	\$25
Per Inspection Fee	\$50

One trade inspection provides 30 minutes of on site inspection time. Inspections that run over 30 minutes will be charged for an additional inspection.