

City of Bangor

Chapter 109.2, Fees Updated July 1, 2013 in accordance with C.O. 10-180

Schedule of Fees City Code Enforcement Permits

§109-1. Schedule of Fees Established

Effective July 1, 2013, the City of Bangor Code Enforcement Officer shall change the charges for permits issued through that office. See attached schedule of fees.

§ 109-2. Effect on existing ordinances.

The fees prescribed by this article shall supersede any existing City ordinance provisions that are inconsistent with the schedule as set forth in § 109-1 above.

Note: In accordance with Section XV below, fees are increased to match the Consumer Price Index on July 1 of each year.

SCHEDULE OF FEES*

I. CONSTRUCTION

All new construction (residential and commercial) permits shall be based on a fee multiplier of .0075 multiplied against total construction costs derived from appropriate calculations pursuant to the adopted ICC type of construction method/permit fees as presented to the City of Bangor and in effect as of July 1 in any calendar year. New section, see examples.

EXISTING RESIDENTIAL CONSTRUCTION: including, but not limited to remodeling, new fences, decks, swimming pools, foundations, utility buildings, concrete slabs, garages, additions, fire escapes, handicap ramps.

FEE: \$38.00 minimum plus \$7.00 per \$1,000.00 of construction cost over \$2,500.00. No maximum fee.

EXISTING NON-RESIDENTIAL CONSTRUCTION: including, but not limited to remodeling, additions, alterations, fences, concrete slabs, canopies, accessory structures.

FEE: \$55.00 minimum plus \$7.00 per \$1,000.00 of construction cost over \$2,500.00. No maximum fee.

AMENDMENTS TO BUILDING:

Increase cost of work as per schedule above.

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SWIMMING POOLS:

Permanent in-ground or above-ground with side heights greater than 30" and/or gallon capacity of 1,200 gallons or more.

FEE: Above-ground pools \$40.00 In-ground pools \$60.00

OBSERVATION STANDS AND AMUSEMENT STANDS:

Temporary Stands: **FEE:** \$60.00

Permanent Stands: - based on construction cost as on previous page.

MOVING OF BUILDING:

Removal of a building or structure from one lot to another or to a new location on the same lot.

FEE: \$55.00 plus 100% of any direct cost for services provided by the City.

PARKING LOTS: (Fees are in addition to other applicable fees)

1 - 24 Spaces	<u>FEE:</u> \$55.00
25 - 100 Spaces	<u>FEE:</u> \$110.00
101 - 300 Spaces	<u>FEE:</u> \$165.00
301 or more -	<u>FEE:</u> \$270.00

EXCAVATION: (Fees are in addition to other applicable fees)

Grading and filling as defined by the Land Development Code.

FEE: \$115.00

DEMOLITION:

Dwelling, structure or interior - **FEE:** \$65.00 plus \$10.00 for each story over (3) stories.

Small Structures: such as garage or shed with no sewer connections - **FEE:** \$20.00

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II. CERTIFICATE OF OCCUPANCY:

Inspections to be dictated by cost of construction from BOCA fee structure calculations. Inspection fees will be charged dependent on project costs and staff inspection time incurred based on the following scale:

<u>CATEGORY</u>	<u>CONSTRUCTION COST</u>	<u>FEE</u>
Change of Occupancy	No Construction	\$ 23.00
Category F Permit	\$0 - \$2,500	\$ 23.00
Category E Permit	\$2,501 - \$7,500	\$ 88.00
Category D Permit	\$7,501 - \$175,000	\$132.00
Category C Permit	\$175,001 - \$300,000	\$175.00
Category B Permit	\$300,001 - \$1,000,000	\$350.00
Category A Permit	\$1,000,001 – Maximum	\$520.00

III. SIGN PERMITS:

FEE: \$45.00 per sign

IV. ELECTRICAL PERMITS:

Temporary service	\$45.00
Additional residential wiring	\$45.00
New wiring or rewiring of single and two-family structures ...	\$70.00
New wiring or rewiring over three family structures	\$95.00
New wiring or rewiring of 4 or more units.....	\$ per commercial fee
Service entrance - new or changeover	\$45.00 per entrance
Commercial	\$72.00 minimum plus 1/2 of 1% of cost of the job

THERE WILL BE A SEPARATE CHARGE FOR EACH ITEM LISTED ABOVE, EVEN IF THE WORK PERFORMED IS LOCATED ON THE SAME JOB SITE.

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V. PLUMBING PERMITS: (Ch. 240 State of Maine - Effective date January 7, 2011)

A. The minimum permit fees, assessed by municipalities, are listed in Table E. Municipalities may assess additional permit fees, above those listed in Table E, if authorized to do so by local ordinance, along with any monetary penalties assessed, pursuant to 30-A M.R.S.A. 4452(3). The entire additional permit and any penalty fees are retained by the municipality. Pursuant to Maine law, municipalities must retain 75% of the minimum permit fees and must forward 25% to the Department (75%:25%).

B. Special fees and disbursements. There are additional special fees, which may be received by the municipality. These fees are:

- (1) Late permit fee. A person who starts construction without first obtaining a permit must pay double the permit fee. Double fees charged are considered a minimum permit fee, and, therefore, the 75%:25% disbursement applies.
- (2) Additional inspections and fees. Inspections and fees, in addition to those mandated by the Rules, may be required by the LPI, by the adoption of a local ordinance. Additional inspections may also be required by the LPI, when work is found to be incomplete, or in non-compliance, or when access cannot be obtained at a prearranged date and time. In such cases, additional inspection fees may be assessed by the municipality. The entire additional inspection fee is retained by the municipality.
- (3) Local variance review fees. Fees assessed for review of local variances, as listed in the Subsurface Wastewater Disposal Rules, 10-144 CMR 241, are considered part of the total permit fees. The variance review fee must be included in the total permit fee and disbursed in the 75%:25% proportion.

C. Permit fees collected by LPIs appointed in unorganized territories. The appointed LPI for the unorganized territory retains 75% of the permit fee and forwards 25% of the fee to the Department. The LPI may retain the entire additional permit or inspection fee when such fee is required. All other special fees must be disbursed as stated above.

Table E: Permits for Internal Plumbing

Minimum fee, includes up to four fixtures	\$40.00
Individual fixtures, each, above four total	\$10.00
Hook up to public sewer	\$10.00
Hook up to existing subsurface system	\$10.00
Piping relocation with no new fixtures	\$10.00
Permit transfer	\$10.00

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V. SUBSURFACE WASTEWATER : (Ch. 241 State of Maine - Effective date January 18, 2011)

Fee schedule: Minimum disposal system permit fees assessed by municipalities are listed in Table 3A. Pursuant to 30-A M.R.S.A. 4215(4), municipalities retain 75 percent of those minimum permit fees and must forward the remaining 25% percent to the Department. Review fees, assessed by the Department, are listed in Table 3B. Note: Municipalities may assess additional permit fees, above those listed in Table 3A, if authorized to do so by local ordinance, along with any monetary penalties assessed, pursuant to 30-A M.R.S.A. 4452(3). The entire additional permit and any penalty fees are retained by the municipality.

TABLE 3A
MUNICIPAL AND LURC TERRITORIES PERMIT FEE SCHEDULE
(Fees to be paid to the municipality/LPI)

Permits for complete disposal system and variances

Engineered system	\$200.00
Non-engineered system	\$250.00
Primitive system (includes one alternative toilet)	\$100.00
Separate grey waste disposal field	\$35.00
Seasonal conversion permit	\$50.00
First-Time System Variance	\$20.00

Permits for separate parts of disposal system

Alternative toilet (only)	\$50.00
Disposal field only (engineered system)	\$150.00
Disposal field only (non-engineered)	\$150.00
Treatment tank only (non-engineered)	\$150.00
Treatment tank (engineered system)	\$80.00
Holding tank	\$100.00
Other components (complete pump station, piping, other)	\$30.00

- (a) Late permit fee: A person who starts construction without first obtaining a disposal system permit must pay double the permit fee indicated in Table 3(A).
- (b) Additional inspection fee: Inspections and fees, in addition to those mandated by these Rules, may be required by the LPI, through adoption of a local ordinance. Additional inspections may also be required by the LPI when work is found to be incomplete at a prearranged inspection, when work is found to be unsatisfactory, or when access cannot be obtained at a prearranged date and time. In such cases, additional inspection fees may be assessed by the municipality, with the entire additional fees being retained by the municipality.

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TABLE 3B
DEPARTMENT REVIEW FEE SCHEDULE
 (Fees to be paid directly to the Department)

Engineered system review	\$100.00
Minimum lot request review fee	\$50.00
Multi-user review fee	\$100.00
Licensed Establishment Review	\$20.00
Microfilm Record Search	\$5.00

Subsurface Permit Surcharge (effective September 19, 2009)

Division of Environmental Health Subsurface Wastewater Program, Augusta, ME

Section FFFF of budget bill (PL 2009, Ch. 213) requires municipalities to assess a **\$15.00** surcharge to all non-engineered subsurface wastewater system permits, and to remit this money to the Department of Environmental Protection, to become part of the Water Quality Improvement Fund. The surcharge applies to all non-engineered full systems, whether a first time, replacement, or expansion; but not to components such as a tank-only replacement.

VI. YARD SALE PERMITS/SALE OF PERSONAL PROPERTY/TAG SALE/GARAGE SALE

Two permits allowed per year.

- 1st permit \$ 5.00
- 2nd permit (60 days after 1st) \$ 11.00

VII. WOOD STOVE / WOOD PELLET PERMIT \$ 30.00/stove

VIII. MINIMUM ENERGY STANDARDS \$ 5.00

IX. OIL BURNER FEES:

- For a residential replacement burner or new installation with a firing rate up to 2 1/2 gallons/hour or up to 200,000 BTU's (1 gallon = 134,000 BTU's)..... \$45.00
- For light commercial firing rate over 2 1/2 gallons/hour up to 7 1/2 gallons/hour or over 200,000 BTU's up to 1 million BTU's \$55.00
- Heavy commercial firing rate over 7 1/2 gallons per hour or over 1 million BTU's to 2 million BTU's \$85.00
- Industrial over 15 gallons/hour and over 2 million BTU's \$120.00

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X. SPRINKLER SYSTEMS:

If under 10 heads	\$ 25.00
Over 10 heads or under 50	\$ 35.00
Over 50 heads	\$ 70.00
Over 100 heads	\$115.00
Add \$10.00 for each story over 1 st	
Over 50 heads requires plans review ...	\$ 45.00
Fire and Intrusion Alarms	\$ 55.00

XI. TANKS:

Underground and above ground tanks 331 gallons to 300,001 or more, gasoline, fuel or oil tanks	\$70.00
Liquefied gases 125 to 120,000 gallons or more water capacity, under and above ground	\$70.00

XII. APPEALS BOARD:

Board of Appeals	\$265.00
Advertising	\$ 60.00
Total	\$325.00

XIII. HISTORIC PRESERVATION:

Certificate of Appropriateness (CoA) / Downtown Revitalization (Facade)	
Certificate of Appropriateness Minor Review*:	\$ 55.00
Downtown Revitalization Minor Review*:	\$ 30.00
New Construction*/Comprehensive Rehabilitation* (CoA/DR):	\$275.00
Sign Review Applications Only (CoA and DR):	\$ 30.00

After the fact Review: Double application of applicable application fees.

Projects that require both CofA and DR, only the CofA review fee is required.

*Minor Review – Review of minor changes to the exterior facade of a building, including but not limited to window replacements, roof replacement, vents, etc.

*New Construction – any new construction (including building additions) whose building footprint exceeds 200 square feet

*Comprehensive Rehabilitation – any exterior alterations affecting more than one architectural feature and exceeding an overall project cost of \$50,000

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IV. Misc. Zoning fees

Zoning Verification Letters:

Commercial Properties:	\$150.00
One-Four Unit Residential Dwellings:	\$ 50.00
Secretary of State – Bureau of Motor Vehicles code clearance	\$ 50.00
6-month Land Development Permit Extension Requests:	\$115.00
Minor Yard Variation Requests	\$ 55.00
Shoreland Zoning Permits	\$ 55.00
Flood Hazard Development Permits	\$ 55.00

IVX. AUTOMATIC ANNUAL ADJUSTMENTS to the adopted fee schedule will be made effective July 1 each year based on changes to the Consumer Price Index.

- A. Gross square footage a. _____
- B. Multiply a by type of construction factor (see table) b. _____
- C. Multiply b by fee multiplier .0075 c. _____
- D. Permit Fee d. _____

*Gross area x type of construction (table) x permit fee multiplier = permit fee.

City of Bangor		Square Foot Construction Costs ^{a, b, c, d}								
Group (2009 International Building Code)		Type of Construction								
		1A	1B	2A	2B	3A	3B	4	5A	5B
A-1	Assembly, theaters, with stage	212.00	204.85	199.65	191.24	179.60	174.56	184.86	164.20	157.69
	Assembly, theaters, without stage	194.08	186.93	181.72	173.31	161.68	156.64	166.93	146.29	139.78
A-2	Assembly, nightclubs	166.35	161.60	157.13	150.84	141.62	137.83	145.25	128.47	123.67
A-2	Assembly, restaurants, bars, banquet halls	165.35	160.60	155.13	149.84	139.62	136.83	144.25	126.47	122.67
A-3	Assembly, churches	195.96	188.81	183.60	175.20	163.70	158.66	168.82	148.30	141.80
A-3	Assembly, general, community halls, libraries, museums	163.95	156.80	150.60	143.19	130.66	126.63	136.81	115.27	109.76
A-4	Assembly, arenas	193.08	185.93	179.72	172.31	159.68	155.64	165.93	144.29	138.78
B	Business	169.14	162.95	157.42	149.72	135.78	130.75	143.54	119.31	113.65
E	Educational	178.16	172.02	166.90	159.29	148.37	140.44	153.73	129.09	124.71
F-1	Factory and industrial, moderate hazard	100.75	96.02	90.26	86.94	77.68	74.37	83.16	64.01	60.19
F-2	Factory and industrial, low hazard	99.75	95.02	90.26	85.94	77.68	73.37	82.16	64.01	59.19
H-1	High hazard, explosives	94.40	89.68	84.92	80.59	72.52	68.22	76.82	58.86	N.P.
H234	High hazard	94.40	89.68	84.92	80.59	72.52	68.22	76.82	58.86	54.03
H-5	HPM	169.14	162.95	157.42	149.72	135.78	130.75	143.54	119.31	113.65
I-1	Institutional, supervised environment	168.08	162.18	157.65	150.82	138.52	134.86	146.99	124.28	119.86
I-2	Institutional, hospitals	287.21	281.02	275.49	267.79	252.87	N.P.	261.61	236.40	N.P.
I-2	Institutional, nursing homes	198.55	192.37	186.83	179.13	165.20	N.P.	172.95	148.74	N.P.
I-3	Institutional, restrained	192.65	186.47	180.93	173.23	160.79	154.76	167.05	144.32	136.66
I-4	Institutional, day care facilities	168.08	162.18	157.65	150.82	138.52	134.86	146.99	124.28	119.86
M	Mercantile	123.91	119.17	113.69	108.40	98.85	96.06	102.82	85.70	81.90
R-1	Residential, hotels	169.51	163.62	155.09	152.26	140.12	136.46	148.59	125.88	121.46
R-2	Residential, multiple family	142.14	136.24	131.71	124.88	113.41	109.75	121.89	99.18	94.76
R-3	Residential, one- and two-family	133.78	130.13	126.82	123.67	118.74	115.78	119.75	110.94	103.92
R-4	Residential, care/assisted living facilities	168.08	162.18	157.65	150.82	138.52	134.86	146.99	124.28	119.86
S-1	Storage, moderate hazard	93.40	88.68	82.92	79.59	70.52	67.22	75.82	56.86	53.03
S-2	Storage, low hazard	92.40	87.68	82.92	78.59	70.52	66.22	74.82	56.86	52.03
U	Utility, miscellaneous	71.08	67.13	62.83	59.33	53.24	49.79	56.48	41.64	39.44
a. Private Garages use Utility, miscellaneous		c. For shell only buildings deduct 20 percent								
b. Unfinished basements (all use groups) = \$15.00 per sq. ft.		d. N.P. = Not Permitted								

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XV. FUEL GAS BURNER FEES. (Propane and Natural Gas Only):

For a residential replacement, conversion, or new burner installation with appliance BTU input rate up to 200,000 BTU's\$ 50.00

For light commercial appliance BTU input rates of over 200,000 BTU' and up to one million BTU's \$ 65.00

Heavy commercial appliances BTU input rates of one million BTU's to two million BTU's\$100.00

Industrial appliance BTU input rates over two million BTU's \$130.00

*** ANY WORK STARTED WITHOUT THE BENEFIT OF A PERMIT MAY BE ISSUED A STOP WORK ORDER AND IF THE PERMIT CAN BE ISSUED THE APPLICANT WILL BE REQUIRED TO PAY A DOUBLE PERMIT FEE.**