



# PLANNING and DEVELOPMENT SERVICES

## PERMIT and APPLICATION FEE SCHEDULE

August 2010

### CONSTRUCTION

#### APPLICATION FEES

Each application submitted for a Building Permit, Plumbing Permit, Mechanical Permit, Sign Permit, Dumpster Permit and Demolition Permit must be accompanied with the \$30.00 application fee.

#### AMENDMENT/ADDENDUM FEES

A \$50.00 fee is required to submit an amendment of addendum to any permit plus \$10.00 per page of accompanying documentation

#### INSPECTION FEES

A \$30.00 inspection fee is required for each inspection deemed necessary by the Building Official or his/her designee.

#### FEE SCHEDULES

In addition to an application fee of \$30.00 and a \$30.00 inspection fee for each required inspection, the following fee schedule will be assessed:

#### Building Permits

- 1) Repairs, alterations, swimming pools, fences, decks, retaining walls, etc. are \$12.00 per \$1,000 of construction cost.
- 2) New construction, including garages and room additions for **single family residential**, the fee is \$17.91 for each 1,000 cubic feet of volume within the structure.

For all other new construction refer to **Attachment 1** attached hereto.

#### Plumbing Permits

Application, inspection and specific work fees are outlined below:

Application Fee	\$30.00	Sewer Sanitary/Storm	\$0.30/lin/ft (\$15 min)
Inspections	\$30.00 each	Water Service	\$10.00 each
Licenses	\$40.00 per year	All Fixtures/Misc Items	\$4.00 each
		Water Heaters	\$20.00 each

#### Mechanical Permits

Application, inspection and specific work fees are outlined below:

Application Fee	\$30.00	Cooling unit under 5 Ton	\$10.00 each
Inspections	\$30.00 each	Cooling unit 5 – 10 Ton	\$20.00 each
Furnace under 200,000 BTU	\$10.00 each	Cooling unit over 10 Ton	\$40.00 each
Furnace over 200,000 BTU	\$20.00 each	Air Handlers	\$10.00 each
Boiler under 200,000 BTU	\$10.00 each	Electric Fan Coil Units	\$10.00 each
Boiler over 200,000 BTU	\$20.00 each	Exhaust Fans	\$10.00 each
		Misc. Equipment	\$10.00 each

### Demolition Permits

A permit for demolition is \$80.00 plus the \$30.00 application fee or \$110.00 total. On all total demolition of structures, other than minor structures (eg. small sheds), a \$1,000 refundable cash deposit is required.

### Dumpster Permits

A permit for a dumpster is \$50.00 plus the \$30.00 application fee or \$80.00 total. Dumpster permits are valid for 120 days from date of issuance. Additional applications made within the 120 day period will be reviewed on a case by case basis. A per day pro rated fee will apply to approved extensions at the rate of \$20.00 per day.

### Sign Permits

In addition to an application fee of \$30.00 and a \$30.00 inspection fee for each required inspection, a fee of \$5.00 per square foot of signage will be assessed.

## **REMINDERS**

- 1) The City of Clayton does not issue integrated permits. A separate permit is required for Building, Plumbing, Mechanical, Sign, Dumpsters and Demolition.
- 2) All electrical permits are obtained and inspected through St. Louis County (314) 615-5000.

## **OCCUPANCY**

### Commercial

- Application/Inspection Fee - \$120.00
- Application/Inspection Fee if occupied prior to inspection approval - \$210.00

### Residential

- Application/Inspection Fee - \$60.00
- Application/Inspection Fee if occupied prior to inspection approval - \$120.00
- New Construction - 1<sup>st</sup> Tenancy is included in Building Permit Fee – All subsequent tenancies are as listed above

## **PRIOR TO SALE INSPECTIONS**

It shall be unlawful for the owner of any multifamily unit or rental structure containing three or more units to sell, transfer, mortgage, lease or otherwise dispose of to another unless the owner or designated representative has notified the City of Clayton at least thirty (30) days in advance, received an inspection report and compliance order or notice of violation and have complied with the same or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the Code Official and shall furnish to the Code Official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition including the responsibility to submit a work schedule and receive approval from the City of Clayton for making the corrections or repairs required by such compliance order or notice of violation.

- Application/Inspection Fee for building exterior and common areas - \$100.00
- Fee for each unit - \$25.00

**PLANNING**

<i>Architectural Review</i>	-	-	-	Application Fee - \$100.00
<i>Board of Adjustment</i>	-	-	-	Application Fee - \$300.00 + \$50.00 Advertising Fee
<i>Zoning Review</i>	-	-	-	Application Fee \$50.00
<i>Conditional Use Permit</i>	-	-	-	Application Fee - \$200.00 Transfer or Amendments to Existing Permits - \$50.00
<i>Condominium Plat</i>	-	-	-	Application Fee - \$300.00
<i>Outdoor Dining (Annual Permit)</i>	-	-	-	Permit Fee - \$100.00
<i>Petition For Change In Zoning</i>	-	-	-	Application Fee - \$200.00
<i>Petition For Change In Zoning/ Text Amendment</i>	-	-	-	Application Fee - \$200.00
<i>Planned Unit Development-</i>	-	-	-	Application Fee - \$500.00
<i>Special Development District</i>	-	-	-	Application Fee - \$750.00
<i>Site Plan Review</i>	-	-	-	Application Fee - \$250.00 \$450.00 Landscape Architect Review Deposit (Landscape Architect Review Fee @ \$107.00 per hour) (\$300.00 SWPPP)
<i>Special Antenna Permit</i>	-	-	-	Application Fee - \$50.00 Plus Building Permit Application Fee \$30.00
<i>Subdivision/Boundary Adjustment</i>	-	-	-	Application Fee - \$250.00

**REQUEST FOR VERIFICATION OF ZONING**

\$25.00 Application Fee

Special requests for additional information may be accommodated, if available. An additional fee of \$25.00 will apply.

**REQUEST FOR VERIFICATION OF OCCUPANCY**

\$25.00 Application Fee

**REQUEST FOR VERIFICATION OF BUILDING/PROPERTY MAINTENANCE CODE COMPLIANCE**

\$25.00 Application Fee

Special requests for additional information may be accommodated, if available. An additional fee of \$25.00 will apply.

**FOR INFORMATION CONCERNING APPLICATIONS AND APPLICATION REQUIREMENTS PLEASE CONTACT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT AT (314) 290-8452.**

**THE INFORMATION CONTAINED IN THIS FEE SCHEDULE IS SUBJECT TO CHANGE FOR AN UPDATED LIST OF THIS FEE SCHEDULE, PLEASE CONTACT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT AT (314) 290-8452.**

## TYPE OF CONSTRUCTION

Effective October 1, 2005

GROUP DESCRIPTION	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
THEATRE WITH STAGE	\$32.96	\$31.66	\$30.54	\$28.10	\$26.80	\$25.34	\$24.36	\$23.22	NP
MOVIE THEATRE	\$34.10	\$32.96	\$31.66	\$30.54	\$29.72	\$28.74	\$28.10	\$26.80	\$25.66
DANCE HALL, NIGHT CLUB	\$41.42	\$40.92	\$40.28	\$37.84	\$35.40	\$32.96	\$31.66	\$30.54	\$29.24
RESTAURANT	\$32.96	\$31.66	\$30.54	\$26.80	\$24.36	\$21.92	\$20.78	\$19.48	\$18.36
CHURCHES	\$32.96	\$31.66	\$30.54	\$28.10	\$30.04	\$25.34	\$24.36	\$23.22	\$21.92
SCHOOLS	\$37.84	\$36.54	\$34.10	\$31.66	\$31.02	\$29.72	\$29.24	\$28.10	\$26.80
COLISEUM, GYM (W/ROOF)	\$41.42	\$40.92	\$40.28	\$36.06	\$35.08	\$33.46	\$30.54	\$29.24	\$28.10
OFFICE BUILDING	\$42.72	\$40.34	\$40.28	\$38.98	\$37.84	\$35.40	\$32.96	\$30.54	\$28.10
MUSEUM, LIBRARY, ETC.	\$38.98	\$37.84	\$36.06	\$32.16	\$31.66	\$30.04	\$28.26	\$26.80	\$25.34
BUILDING FOR DETENTION	\$37.84	\$36.54	\$34.10	\$31.66	\$31.02	\$29.72	\$29.24	\$28.10	NP
HOSPITAL AND CLINICS	\$48.72	\$47.58	\$43.84	\$38.98	\$37.84	\$35.40	\$32.96	\$30.54	NP
STORE	\$33.12	\$31.66	\$31.18	\$24.68	\$23.72	\$21.28	\$20.78	\$19.98	NP
HOTEL/LODGING HOUSE	\$50.02	\$48.72	\$46.28	\$40.28	\$37.84	\$35.40	\$32.96	\$30.54	\$28.10
APARTMENT HOUSE	\$32.04	\$30.26	\$30.21	\$29.24	\$28.38	\$26.55	\$24.72	\$22.91	\$21.08
DORMITORY, LODGING HOUSE	\$28.38	\$27.41	\$25.58	\$23.75	\$23.27	\$22.29	\$21.93	\$21.08	\$20.10
ONE AND TWO FAMILY	\$29.24	\$28.38	\$26.55	\$22.91	\$21.93	\$20.34	\$18.27	\$17.91	\$17.06
PRIVATE GARAGE/ACCESSORY BUILDING	\$10.11	\$9.14	\$8.28	\$6.45	\$6.45	\$5.48	\$5.73	\$5.12	\$4.64
GARAGE/AUTO REPAIR	\$31.66	\$30.54	\$30.54	\$26.80	\$25.66	\$21.92	\$18.36	\$13.48	\$12.18
PARKING STRUCTURE	\$28.42	\$27.28	\$23.54	\$21.12	NP	NP	NP	NP	NP
FREIGHT TERMINAL W/ DOCK	\$40.28	\$38.98	\$37.84	\$34.10	\$32.96	\$31.50	\$30.54	\$29.24	NP
FACTORY OR WAREHOUSE	\$22.74	\$22.24	\$21.44	\$19.48	\$18.36	\$15.92	\$14.62	\$13.48	\$12.18