



# CHARTER TOWNSHIP OF WEST BLOOMFIELD BUILDING, PLANNING AND ZONING PERMIT FEES

## APPLICATION FEES

Non-refundable & not credited to building permit fee

a) <b>Residential</b>	
i. New Single Family Residence.....	\$100
ii. Residential Additions, Alterations, Repairs & Zoning .....	\$50
b) <b>Commercial</b>	
i. New Commercial/Industrial & Additions, Other Non-Single Family.....	\$300
ii. Commercial Tenant Space/Suite Completions, Alterations, Repairs & Zoning.....	\$150
iii. Commercial Strip & Re-roofs, Siding, Window Replacements.....	\$100
c) <b>Other</b>	
i. House Moves.....	\$200
ii. Demolition/Wrecking.....	\$100
iii. Single family residential rental units (per building).....	\$50
iv. Multiple family units (per building) .....	\$50
v. Residential vacant property application/registration.....	\$100
vi. Commercial vacant property application/registration .....	\$200
vii. Commercial Construction Board of Appeals application fee, each meeting... ..	\$1,000
viii. Residential Construction Board of Appeals application fee, each meeting .....	\$300

## CONTRACTOR REGISTRATIONS/LICENSES

a) Residential: Builder or Maintenance & Alterations .....	\$30
b) Demolition Contractor .....	\$30
c) House Mover.....	\$30

## PLAN REVIEW FEES/OVERTIME PLAN REVIEW

The building plan review fee shall be based on the total estimated cost of the project as computed from the current International Code Council (ICC) Building Valuation Data Report exclusive of site work. Plan review fees shall be as follows:

a) <b>One- and Two-Family and Utility Plan Review</b>	
i. Under \$100,000.....	\$50
ii. \$100,001 – 300,000.....	\$150
iii. \$300,001 – 500,000.....	\$350
iv. \$500,001 – 1,000,000.....	\$500
v. \$1,000,001 and over.....	\$700
vi. Residential energy code compliance review .....	\$50
b) All others to be computed at .0030 of valuation or a minimum of \$150 is due at the time of submittal.	
c) Where review of construction documents is performed by outside consultants, the review fee shall be charged at 1.5 times the actual cost. Payment shall be in advance of the review based on estimated cost.	
d) Where review of construction documents is performed by township employees, the review fee shall be charged at \$75 per hour (i.e., revised drawings, deferred documents, etc.).	
e) Plan review of hazardous materials shall be charged at \$75 per hour.	
f) Plan review for accessibility, energy, electrical, mechanical, plumbing, and fire safety shall be charged at 15% of the building plan review fee or \$150 minimum.	

**Note: Minimum fee of \$50 is due at the time of submittal (Non-refundable)**

## ADDRESSES

a) Addresses (each new or reassigned).....	\$100
--	-------



# CHARTER TOWNSHIP OF WEST BLOOMFIELD BUILDING, PLANNING AND ZONING PERMIT FEES

## BUILDING PERMIT VALUATION

The building permit fee shall be based on the total estimated cost of the project as computed from the current International Code Council (ICC) Building Valuation Data Report exclusive of site work. The fee shall be based on the building construction valuation as follows:

### a) All Building Construction Valuation

i. Under \$1,000.....	\$50
ii. \$1,001 to \$10,000.....	\$50
	<i>Plus \$17 for each additional \$1,000 or part thereof over \$1,001</i>
iii. \$10,001 and over.....	\$203
	<i>Plus \$6 for each additional \$1,000 or part thereof over \$10,001</i>

## CERTIFICATE OF OCCUPANCY FEES

To be paid at the time of permit issuance for all construction

a) Final Residential.....	\$50
b) Commercial/Residential Temporary* each request or extension.....	\$50
c) Duplicate.....	\$25
d) Commercial and All Others.....	\$150
e) Certificate of Competition.....	\$50

## CERTIFICATE OF OCCUPANCY TEMPORARY BONDS

An additional bond will be required of the permit holder to insure completion of work and/or correction of violations noted by the Community Development Department.

a) Commercial & Other Non-Residential, minimum.....	\$1,000
b) New Single Family, minimum.....	\$500
c) Residential Additions, Alterations & Repairs, minimum.....	\$200

**Note: Additional bonds up to 1.5 times the amount of the estimated cost of completing the balance of the building or structure may be required as deemed necessary by the Community Development or Development Services Departments, and per the Zoning Ordinance Chapter 26 Section 7.6.**

## DEMOLITION PERMIT

Valid for 6 months

a) All accessory structures (each).....	\$80
b) Single Family Residences up to 3,000 sq. ft., total structure.....	\$200
c) Commercial & All Others up to 3,000 sq. ft., total structure.....	\$300
d) Over 3,000 sq. ft. each additional 100 sq. ft. or fraction thereof.....	\$10

## ELEVATORS

An elevator permit fee shall be paid for all elevators, dumbwaiters, man lifts, chairlifts or movable stairs/conveyors.

a) Each elevator (passenger or freight) serving, one floor minimum.....	\$50
b) Each additional floor to be served.....	\$10
c) Maximum fee, elevator serving more than 3 floors.....	\$80
d) Dumbwaiters, each.....	\$25
e) Residential elevator, each.....	\$30
f) Man lift, each.....	\$25
g) Moving stairs/conveyors/chairlifts.....	\$25

## MOVING BUILDINGS

Permit valid for 90 days. All inspections will be based on the Special Inspection Fee Schedule and will require a separate bond, per House Move Ordinance #59. (Article XI. Sec. 8 (276-286))



# CHARTER TOWNSHIP OF WEST BLOOMFIELD BUILDING, PLANNING AND ZONING PERMIT FEES

## PERFORMANCE CASH BONDS - CONSTRUCTION OR DEMOLITION

a) Demolition.....	\$500
b) <b>New Buildings</b>	
i. Each new single family - detached dwelling.....	\$500
ii. Each relocated dwelling.....	\$2,000
iii. Each new multi-dwelling building.....	\$2,000
iv. Each new non-residential building.....	\$2,000
c) <b>Additions, Alterations, Repairs, Accessory Buildings, etc.</b>	
i. Residential (Use Group R-4 & U) minimum.....	\$25
	<i>Plus \$25 per \$1,000 valuation to a maximum of \$500</i>
ii. Other Use Groups minimum.....	\$25
	<i>Plus \$25 per \$1,000 valuation to a maximum of \$2,000</i>
iii. Power Washing.....	\$5,000

**Note: No performance cash bonds required for Decks, Strip & Re-roof, Siding & Windows, Sheds or Kitchen and Bath repairs.**

## POWER SPRAYING

Permit Fee.....	\$100
-----------------	-------

<b>RE-INSPECTION FEE</b> (re-inspection fees to be paid prior to re-call) .....	\$75
---	------

**Note: Permit fees include; one underground inspection, one rough inspection & one final inspection. All other needed inspections will be at the Special Inspection Rate.**

## RENEWAL FEES

All permits shall be valid for 2 years. An additional 1 year renewal may be obtained by the original permit holder by payment of a renewal fee equal to 30% of the original permit fee, plus an additional Building Performance Bond.

a) <b>Minimum Fee</b> .....	\$100
-----------------------------	-------

**Note: The purpose of the Building Performance Bond is to assure that the applicant complete the work called for during the life of the permit and any extensions of the permit, as stated in the Zoning Ordinance Chapter 26 Section 7.5.6.**

## RESIDENTIAL RENTAL DWELLING UNIT INSPECTION

a) <b>Rental Inspection</b>	
i. Multiple-family/ apartment buildings (per building).....	\$75
ii. Single family residential units .....	\$140
b) <b>Special Inspection</b>	
i. Re-Inspection Fee.....	\$75
ii. Broken Inspection appointment or locked out .....	\$75
iii. Multiple-family/ apartment interior inspections (per hour) .....	\$75
iv. Tenant complaint inspection (charge to landlord per visit).....	\$75
c) <b>Violation Fees</b>	
i. 1 – 29 days from correction date on the notice of violation (per day).....	\$10
ii. 30 – 89 days from correction date on the notice of violation (per day) .....	\$20
iii. 90 + days from correction date on the notice of violation (per day) .....	\$30

## RESIDENTIAL STRIP & RE-ROOFS

No Plan Review	
Single Family, minimum permit fee.....	\$100



# CHARTER TOWNSHIP OF WEST BLOOMFIELD BUILDING, PLANNING AND ZONING PERMIT FEES

## RESIDENTIAL SIDING & WINDOW REPLACEMENT

No Plan Review

- a) Siding permit, minimum fee..... \$100
- b) Window Replacements, 3 windows or more, minimum fee..... \$100
- c) Window Replacements, less than 3 windows, no permit required..... \$0

## REZONING

- a) Rezoning..... \$1,500  
*Plus \$200 for each acre over 2 acres*
- b) Rezoning with Master Plan Amendment..... \$1,000  
*Plus \$1,000 escrow fee (for parcels up to 2 acres) or \$2,000 (for parcels over 2 acres)*  
*Plus rezoning fees*

## SAFETY AND SPECIAL INSPECTION FEE

For the purpose of determining conformance with codes: (Observable components for Life/Safety issues only)

- a) Residential, Commercial & Industrial (per trade, includes fire inspection), each ..... \$75
- b) Liquor License Application (per trade includes fire inspection), each..... \$75
- c) Change of Occupancy each ..... \$325
- d) Any other (per trade)..... \$75
- e) **Overtime Fees**
  - i. Overtime, Monday – Friday (2 hour minimum), per hour..... \$115
  - ii. Overtime, Saturday & Sunday (2 hour minimum), per hour..... \$150
  - iii. Overtime, All Holidays (2 hour minimum), per hour..... \$200
- f) Annual fire inspection (surcharge for third and each additional inspection)..... \$75
- g) Compliance inspections (per hour)..... \$75
- h) Inspections for which no fee is specifically indicated (per hour)..... \$75

## SIGNS

- a) Community Special Event Sign(s) and/or Banner ..... \$100
- b) Construction Sign ..... \$150
- c) Ground Sign: New ..... \$150
- d) Ground Sign: Change of Face..... \$50
- e) Real Estate Development Sign..... \$75  
*Plus \$200 bond*
- f) Temporary Sign ..... \$50
- g) Wall Sign ..... \$100
- h) Registration in West Bloomfield Township (contractors only) ..... \$25

**Note: If a sign is illuminated it will require an electrical permit and if a sign has a base or footing it will require a building permit**

## SITE PLAN REVIEW

- a) Site Plan Review & PUDS (up to 5 acres)..... \$1,500  
*Plus \$100 each additional acre*  
*Plus \$1,500 escrow fee*
- b) Sketch Plan Review..... \$1,000  
*Plus \$1,000 escrow fee*
- c) Administrative Review ..... \$500  
*Plus \$1,000 escrow fee*
- d) Administrative Review for Non Profit Organizations/Subdivisions ..... \$75 an hour  
*\$150 minimum due at time of application*
- e) Site Plan Review: Amendment..... \$1,000  
*Plus \$1,000 escrow fee*



# CHARTER TOWNSHIP OF WEST BLOOMFIELD BUILDING, PLANNING AND ZONING PERMIT FEES

f) Site Plan Review: Extension.....	\$100
g) Stormwater Management Plan.....	\$1,000
h) Special Land Use.....	\$1,000
i) Wireless Communication Facility and Co-Locations.....	\$1,000
j) Work Session with Planning Commission.....	\$500
	<i>\$1,000 if joint meeting with another Board</i>

## SUBDIVISIONS

a) Condominium or Platted Subdivisions options requiring qualification (PSO, Open Space Subdivision, Single Family Cluster, Average Lot Width) .....	\$2,500
	<i>Plus a per lot fee of \$100 per lot Plus \$3,000 escrow fee</i>
b) Subdivision Plats or Condominium Subdivisions .....	\$2,000
	<i>Plus a per lot fee of \$100 per lot Plus \$3,000 escrow fee</i>

## TEMPORARY STRUCTURES (Tents, Construction/Sales Trailers, & all other mobile units)

Valid for 1 year

a) Minimum fee up to 1,000 sq. ft.....	\$150
b) 1,001 sq. ft. to 2,000 sq. ft.....	\$200
c) Over 2,000 sq. ft. each additional 100 sq. ft. or fraction thereof.....	\$20

## VACANT PROPERTY & MAINTENANCE

Valid for 1 year

For the purpose of determining conformance with codes (Observable components for Life/Safety issues only)

a) Re-occupancy Fee, each.....	\$325
--------------------------------	-------

## ZONING REVIEW AND INSPECTION FEES

a) Fence Permit: (Survey and Association Approval required, if applicable).....	\$30
b) Exterior Appliance/Side Yard Requests: (Survey required) .....	\$75
c) Outdoor Seating Permit .....	\$100
d) <b>Parking Lot Permit</b>	
i. Minimum permit fee up to 5,000 sq. ft.....	\$250
ii. Over 5,000 sq. ft., each additional 1,000 sq. ft. or fraction thereof.....	\$25
e) <b>Plot Plan Review</b>	
i. Single-family Unit.....	\$75
ii. Multiple family per building .....	\$150
iii. Additions, garages, pools, zoning ordinance compliances .....	\$50
iv. Re-inspection or on-site inspection .....	\$75
v. Floodplain review.....	\$75
vi. Steep slope analysis (per hour).....	\$75

### Work Started Prior To Permits

For work started prior to issuance of the Building Permit, the fee shall be charged at a rate of 2 times the usual permit fee. These additional fees are for Code Enforcement Investigation, administrative procedures and follow up costs. In cases where special inspections are required, an additional special inspection fee shall be charged for each visit to the site prior to any building permit review.

### Cancellations and Refunds

None granted 6 months from date of issuance. Upon written request, prior to commencement of any work, permits may be cancelled by the holder. Refund all fees except; application fee, 25% of permit fee plus \$75 per inspection plus plan review fees. In those cases where work has commenced, there will be no refunds.

## BUILDING VALUATION DATA

To be used with the **Building Permit and Plan Review Fee Schedules** for computation of the "Total Cost of Improvement". The table below outlines the base cost per square foot for any given Use Group/Type of Construction combination. Unfinished basements must be computed separately at 20% of table cost. These figures are not intended to reflect **actual cost of construction**, but are only used as a basis for determination of fees related to services rendered for projects.

<b>SQUARE FOOT CONSTRUCTION COST TABLE a., b., c., d., e.</b>									
<b>Group (2006 Michigan Building Code)</b>	<b>1A</b>	<b>1B</b>	<b>2A</b>	<b>2B</b>	<b>3A</b>	<b>3B</b>	<b>4</b>	<b>5A</b>	<b>5B</b>
A-1 Assembly, theaters, with stage	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
A-1 Assembly, theaters, without stage	188.37	181.65	176.97	168.72	157.73	152.50	162.70	142.19	136.23
A-2 Assembly, nightclubs	160.35	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
A-2 Assembly, restaurants, bars, banquet halls	159.35	154.84	149.87	145.10	135.40	132.56	139.99	122.59	119.41
A-3 Assembly, churches	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
A-3 Assembly, general, community halls, libraries, museums	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.93
A-4 Assembly, arenas	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B Business	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
E Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
F-1 Factory and industrial, moderate hazard	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
F-2 Factory and industrial, low hazard	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
H-1 High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	0.00
H234 High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	53.24
H-5 HPM	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
I-1 Institutional, supervised environment	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
I-2 Institutional, hospitals	271.13	265.33	260.35	253.27	239.63	0.00	247.66	223.51	0.00
I-2 Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	0.00	166.08	143.05	0.00
I-3 Institutional, restrained	185.16	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
I-4 Institutional, day care facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
M Mercantile	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
R-1 Residential, hotels	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
R-2 Residential, multiple family	136.97	131.44	127.26	121.11	111.35	107.63	122.34	98.47	93.65
R-3 Residential, one- and two-family	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.95
R-4 Residential, care/assisted living facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
S-1 Storage, moderate hazard	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
S-2 Storage, low hazard	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
U Utility, miscellaneous	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per square foot and \$39.61 per square foot for finished basements
- c. For shell only buildings deduct 20%
- d. Decks = \$19.47 per square foot; cedar and composite decks = \$28.22 per square foot
- e. Interior improvements deduct 35%
- f. In ground pool = \$55.00 per square foot; above ground pool = \$14.00 per square foot