

RESOLUTION 2006-4
ADOPTING A NEW BUILDING PERMIT FEE SCHEDULE

WHEREAS, C.R.S. 31-15-103 authorizes the Town of Poncha Springs' Board of Trustees ("Board") to adopt regulations necessary to provide for the health, safety and welfare of the Town; and

WHEREAS, the Town of Poncha Springs, Colorado has entered into a new Intergovernmental Agreement with Chaffee County Board of Commissioners ("Commissioners") for building services; and

WHEREAS, The County has increased their fees with regard to development and has asked the Town to do the same; and

WHEREAS, the County's building official and finance staff have made a thorough study of the costs associated with issuing permits and have proposed changes to such fees so that the fees are more closely in line with such costs; and

WHEREAS, the Board desires to revise the fee schedule in order to better reflect the actual cost to the County of issuing permits. The Commissioners have determined that the proposed new fee schedule better reflects the actual cost to the County of issuing permits; the Commissioners have further determined that even under the new fee schedule, the actual cost to the County of issuing permits will exceed the amount charged for such permits.

WHEREAS, the people of Poncha Springs have had an opportunity to review the proposed amendments to the Town's Building Code and have had an opportunity to make public comment for or against adoption of the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF PONCHA SPRINGS, COLORADO that the following fees shall be effective once all municipalities have adopted said fees.

1. Adoption of New Permit Fee Schedule. The Town hereby amends the Town Building Code by deleting the old permit fee schedule and adopting in its place, Exhibit A, as attached.
2. Effective Date. This Resolution shall be in full force and effect upon adoption by the Town, as well as adoption of the fee schedule by the Town of Buena Vista, the City of Salida, and Chaffee County.

PASSED AND APPROVED this 22nd day of May, 2006.

/s/ _____
Mark F. Thonhoff, Mayor

ATTEST:

/s/ _____
Diana K. Heeney
Clerk/Treasurer

EXHIBIT A TO RESOLUTION 2006-4
Permit Fee Schedule
Town of Poncha Springs Adopted Changes

1. Project Cost Determination for New Construction. With respect to all buildings other than agricultural use buildings, the “Project Cost” for new construction shall be determined by reference to the Building Valuation Data provided by the International Code Council (ICC). The Square Foot Construction Costs Table shall be used along with the occupancy group and type of construction to determine a per square foot cost to a project. With respect to arena or stable structures or any other non-insulated, unheated, dirt floor building without interior finishing, an amount equal to two-thirds (2/3) of the lowest cost from such Table shall be used (currently, that cost is Group U, Type V-B or footnote b, the cost for unfinished basements). The square foot cost shall then be multiplied by the gross area to determine Project Cost. The calculation is illustrated as follows:

$$SQUARE FOOT COST \text{ (per table)} \times GROSS AREA = PROJECT COST$$

The Square Foot Construction Costs Table is available from the Building Department and from the ICC. Such table is updated periodically. The updated table shall be effective for purposes of determining Project Cost as soon as it is published by the ICC.

2. Project Cost Determination for Additions, Alterations and Repairs. With respect to additions, alterations and repairs, the “Project Cost” may be determined using evidence supplied by the applicant, provided such evidence includes material, labor, profit and overhead and the Building Department staff determines that such evidence reasonably reflects rates in the area at the time of application. A reasonable amount must be estimated for labor, regardless of who is providing the labor. If the Building Department staff determines that information submitted by an applicant does not reasonably reflect the rates in the area at the time of application, Building Department staff may obtain their own estimate of Project Cost.
3. Calculation of Permit Fee. The permit fee shall be calculated by multiplying the Project Cost by a Fee Adjustment Factor to determine the Permit Fee. The calculation is illustrated as follows:

$$PROJECT COST \times FEE ADJUSTMENT FACTOR = PERMIT FEE$$

If more than one use or type of construction applies to a project, each area with differing characteristics shall be considered separately, then the fee for all portions shall be added together to determine the total permit fee.

4. Fee Adjustment Factor. The Fee Adjustment Factor shall be .006 for projects governed by the International Residential Code and .004 for projects governed by the International Building Code.

5. Outside Review. If the County does not have qualified staff to review certain elements of any application, the Building Department may authorize the review be performed by an outside consultant. The applicant shall be responsible for the actual costs of such review. At the time of determining the need for a consultant, the Building Department shall determine the estimated costs of such review and require a deposit in an amount necessary to cover the estimated costs (including County staff time and expenses) incurred in the review and consideration of the permit application, and shall notify the applicant in writing of such fee and the estimated amount of such a permit fee. The permit fee may be increased at any time if it is determined by the Building Department that the fee is not sufficient to cover all costs associated with the application. If the actual costs exceed the estimated amount, the applicant shall pay the difference within five working days following receipt of notice of such deficit. Failure to pay such deficit may result in any permits or approvals with respect to the project being revoked. The Building Department will take no action or will suspend further action on the application until all fees and expenses related to the application review process have been paid. Any portion of the fee submitted by the applicant which is not necessary to cover the cost of processing the application will be reimbursed to the applicant.