



EMIGRATION CANYON  
METRO TOWNSHIP

# Planning and Development Services

## Building Permit Fees

Services	Fee Activity Detail	Fee
Administrative Fees	Canceled Building Permit Fee (when no work has commenced)	25% of Building Permit Fee or \$200, whichever is lower
	Building w/o permit.	2x Building Permit Fee plus \$50 per day (commencing 10 business days after notice of violation), or 1% of Building Permit Fee per day, whichever is less
	Reinstatement Fee (if permit has been expired more than 30 business days)	½ of Building Permit Fee
	Reinstatement Fee (Final Inspections Only)	\$200.00, or ½ of original Building Permit Fee, whichever is less
State Surcharge	Applicable State Surcharge on all Permits	1% of Building Fee
Inspection Fees	Reinspection	\$50.00
	Pre-Inspection (post fire or disaster)	\$70.00
	Overtime/After Hour (per hour)	See hourly rate
	Multi-unit Inspection	\$100.00
Permit Types	Building Permit Fee	Based on calculated square footage and the current ICC valuation tables, or declared valuation when square footage determinations not practical or possible as reasonably determined by Director or Designee
	Demolition Fee	Based on declared valuation of demolition work
	Mechanical, Plumbing & Electrical Permits (Circuit, Electrical Service Charge, Power to Panel, Temporary Panel), Reroof (Shingles)	\$70.00
	Additional appliance, fixture, etc.	\$20.00
	Grading Permit	Based on valuation tables
	Retaining Wall	Based on valuation tables
	Mobile Home Setup Permit	\$200.00
	Plan Check	<i>All building permit plan check fees include up to 4 reviews. Additional reviews will incur additional costs billed at the Hourly Plan Check Fee rate.</i>
Grading Plan Check		40% of Grading Permit Fee (residential) or 60% of Grading Permit Fee (commercial). \$100.00 minimum fee

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## Building Permit Fees

Hourly Plan Check Fee	See hourly rate
Plan Check Fee (FCOZ)	65% of Building Permit Fee
Land-Use Review Fee	\$110.00
Card File plan check fee (listed as plan check fee) – single-family residential or multi-family duplex only (including accessory structures to those buildings)	\$150.00
Card File plan check fee (listed as plan check fee) – all other multi-family residential	\$1,000.00
Plan Check Fee for smaller projects	\$100.00
Plan Check Fee (Res)	40% of Building Permit Fee. \$100.00 minimum fee
Plan Check Fee (Com)	65% of Building Permit Fee; \$100.00 minimum fee

## Planning and Development Services

### Additional Building Permit Fees

<b>Services</b>	<b>Fee Activity Detail</b>	<b>Fee</b>
Solar—Residential and Small Commercial Projects less than or equal to 20 KWA*	Base Permit Cost (Charged with KWA fee)	\$70.00
	KWA (Additional Permit Cost per KWA being produced)	\$30.00
	Plan Check	40% of Solar Permit Fee (residential); 60% of Solar Permit Fee (commercial) \$150.00 minimum
	Battery Storage System per battery	\$2.00
	<i>*Other fees may apply depending on extent of information to check</i>	
Solar—Large commercial (e.g. solar farms or other large scale systems greater than 20 KWA))	Permit Fee	Based on applicant's declared valuation as reasonably determined by Director or Designee and/or applicable valuation table
	Plan Check	65% of the Building Permit Fee
Reroof Permits	Reroof with Sheathing (decking)	\$110.00
	Reroof fee (without sheathing)	\$70.00
	Reroof (Com) based on valuation below	
	\$1-\$9,999	\$150.00
	\$10,000-\$49,999	\$300.00
	\$50,000-and up	\$500.00
Window and Door (Replacement with no other work)	Window and Door (Res)	\$70.00
	Window and Door (Com)	Based on valuation – permit fee calculation based on declared value and normal building permit fee calculation

# Planning and Development Services

## Building Type Rate Valuation Table

### Square Foot Construction Costs

(These valuations shall be updated automatically as the new standards are published by ICC, which is usually twice per year)

**Square Foot Construction Costs<sup>a, b, c</sup>**

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	309.06	298.66	291.64	280.58	263.98	255.82	272.02	244.80	237.02
A-1 Assembly, theaters, without stage	282.85	272.45	265.42	254.37	237.77	229.61	245.81	218.59	210.80
A-2 Assembly, nightclubs	237.31	230.23	224.56	215.36	202.99	197.40	207.69	183.68	177.40
A-2 Assembly, restaurants, bars, banquet halls	236.31	229.23	222.56	214.36	200.99	196.40	206.69	181.68	176.40
A-3 Assembly, churches	286.90	276.49	269.47	258.42	242.23	234.07	249.86	223.05	215.26
A-3 Assembly, general, community halls, libraries, museums	244.77	234.37	226.34	216.29	198.94	191.79	207.73	179.77	172.98
A-4 Assembly, arenas	281.85	271.45	263.42	253.37	235.77	228.61	244.81	216.59	209.80
B Business	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
E Educational	257.70	248.89	242.35	231.90	216.47	205.54	223.92	189.21	183.31
F-1 Factory and industrial, moderate hazard	144.93	138.11	130.39	125.40	112.49	107.10	120.02	92.69	86.88
F-2 Factory and industrial, low hazard	143.93	137.11	130.39	124.40	112.49	106.10	119.02	92.69	85.88
H-1 High Hazard, explosives	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	N.P.
H234 High Hazard	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	77.53
H-5 HPM	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
I-1 Institutional, supervised environment	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
I-2 Institutional, hospitals	401.22	392.40	383.83	374.40	354.29	N.P.	366.00	331.40	N.P.
I-2 Institutional, nursing homes	279.15	270.32	261.76	252.33	234.64	N.P.	243.93	211.75	N.P.
I-3 Institutional, restrained	273.40	264.57	256.00	246.57	229.13	220.58	238.17	206.24	196.56
I-4 Institutional, day care facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
M Mercantile	177.02	169.94	163.27	155.07	142.48	137.88	147.40	123.17	117.89
R-1 Residential, hotels	246.94	238.56	231.54	222.30	204.35	198.77	222.58	183.44	178.00
R-2 Residential, multiple family	206.81	198.43	191.41	182.17	165.41	159.83	182.46	144.50	139.06
R-3 Residential, one- and two-family <sup>d</sup>	192.58	187.37	182.53	178.04	172.85	166.59	175.01	160.35	150.87
R-4 Residential, care/assisted living facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
S-1 Storage, moderate hazard	134.29	127.47	119.75	114.76	102.14	96.75	109.39	82.34	76.53
S-2 Storage, low hazard	133.29	126.47	119.75	113.76	102.14	95.75	108.39	82.34	75.53
U Utility, miscellaneous	104.98	99.04	93.31	89.21	80.44	74.45	85.33	63.42	60.43

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$23.20 per sq. ft.

## Planning and Development Services

### Supplemental Building Type Rate Valuation Table

(These supplemental valuations may be updated annually as part of the annual fee approval process)

<b>Type</b>	<b>Unit</b>	<b>Valuation Per Unit</b>
Unfinished basements	Square Foot	\$24.00
Basements Finished	Square Foot	\$41.00
Decks (any type)	Square Foot	\$22.00
Carport/Covered Patio	Square Foot	\$22.00
Roof Conversions	Square Foot	\$22.00
Fence (any type)	Lineal Foot	\$20.00
Retaining Wall (any type)	Lineal Foot	\$59.00
Exterior Finish	Square Foot	\$5.00
Fire Sprinklers	Square Foot	\$6.00
Remodel/Alteration	Square Foot	\$39.00
Basement TI	Square Foot	\$28.00
Grading	Cubic Yard Cut and Fill	Equation
Tenant Improvement	Calculated	35% of the valuation for new construction
Shell Only	Calculated	80% of the valuation for new construction

## Planning and Development Services

### Building and Inspection Fees

Fees based on total valuation rate

<b>Services</b>	<b>Fee Activity Detail</b>	<b>Fee</b>
Total Valuation	Less than \$2,000	\$24.00 for the first \$500 plus \$3.50 for each additional \$100 or fraction thereof, to and including \$2,000.
	\$2,000 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000.
	\$25,000 to \$50,000	\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
	\$50,000 to \$100,000	\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
	\$100,000 to \$500,000	\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
	\$500,000 to \$1,000,000	\$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
	Over \$1,000,000	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.