



Town of Smithfield

Building Permit Fees

§ 154-5. General requirements.

A. Any person, including any partnership or group of any type or character, contemplating the erection, extension, alteration or repair, or moving or demolition of a structure included in this article; or any contemplated structural alteration, reroofing, electrical wiring, mechanical equipment, or installation of plumbing in an existing structure; shall first make application for a permit to do such in the Building Official's office. Said application shall be submitted at least 14 calendar days prior to the start of construction, or work, accompanied by the proper fee or fees as described in § 154-6. No work shall be started until said application has been approved and the appropriate permit or permits issued by the Building Official.

B. In addition to Subsection A, this article also includes special categories for which permits and fees are required; therefore, the provisions above equally apply to these special categories, where appropriate.

C. In all matters relating to the execution of this article, the Building Official's interpretations and decisions shall be binding, appealable only to the Town Council.

D. Any and all permits covered in this article may be issued only if the work to be permitted is in total compliance with the Zoning Ordinance of the Town, and any and all state and federal laws and regulations.

E. All permits required must be paid collectively. Additionally, no permit shall be issued unless all persons are present to file applications with the main permit, i.e., plumbing, electrical, mechanical, etc. All applicants shall produce a current state license as required by law.

§ 154-6. Fee rate schedule. [Amended 3-17-1992; 6-18-1996; 10-16-2001; 7-13-2004]

The following fees under this article shall apply:

A. Generally:

Valuation

(Up To)	Fees
\$500 or less	\$40.00
\$1,000.00	\$45.00
\$2,000.00	\$55.00
\$3,000.00	\$65.00
\$4,000.00	\$75.00
\$5,000.00	\$95.00
\$6,000.00	\$101.00
\$7,000.00	\$112.00
\$8,000.00	\$123.00
\$9,000.00	\$134.00
\$10,000.00	\$145.00
\$11,000.00	\$182.00
\$12,000.00	\$191.00

(Up To)	Fees
\$13,000.00	\$200.00
\$14,000.00	\$209.00
\$15,000.00	\$218.00
\$16,000.00	\$227.00
\$17,000.00	\$236.00
\$18,000.00	\$245.00
\$19,000.00	\$254.00
\$20,000.00	\$263.00
\$21,000.00	\$272.00
\$22,000.00	\$281.00
\$23,000.00	\$290.00
\$24,000.00	\$299.00
\$25,000.00	\$308.00
\$26,000.00	\$317.00
\$27,000.00	\$326.00
\$28,000.00	\$335.00
\$29,000.00	\$344.00
\$30,000.00	\$353.00
\$31,000.00	\$362.00
\$32,000.00	\$371.00
\$33,000.00	\$380.00
\$34,000.00	\$389.00
\$35,000.00	\$398.00
\$36,000.00	\$407.00
\$37,000.00	\$416.00
\$38,000.00	\$425.00
\$39,000.00	\$434.00
\$40,000.00	\$443.00
\$41,000.00	\$452.00
\$42,000.00	\$461.00
\$43,000.00	\$470.00
\$44,000.00	\$479.00
\$45,000.00	\$488.00
\$46,000.00	\$497.00
\$47,000.00	\$506.00
\$48,000.00	\$515.00
\$49,000.00	\$524.00
\$50,000.00	\$533.00

\$50,000.01 to \$100,000.00 not over \$100,000.00	\$533.00 plus \$4.00 for each \$1,000.00 over \$50,000.00 and not over \$100,000.00
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\$100,000.01 to \$500,000.00 and not over \$500,000.00	\$733.00 plus \$3.00 for each \$1,000.00 over \$100,000.01 and not over \$500,000.00
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\$500,000.01 No limit	\$1,933.00 plus \$2.00 for each \$1,000.00 over \$500,000.01
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B. Permit fees for residential construction based on valuation of current construction cost: [NOTE: Renovations are based on square footage or stated amount, whichever is greater.]

- (1) \$60 per square foot (up to 2,000 square feet).
- (2) \$70 per square foot (up to 3,000 square feet).
- (3) \$90 per square foot (over 3,000 square feet).
- (4) \$20 per square foot area-garage.
- (5) \$25 per square foot unfinished floor area-second floor.
- (6) \$40 per square foot finished floor area-basements.
- (7) \$12 per square foot-decks.
- (8) \$15 per square foot-open porches.
- (9) \$35 per square foot-breezeways and enclosed porches.

C. Permit fees for commercial/industrial/office construction based on valuation of current construction cost:

- (1) New construction:
 - (a) \$60 per square foot up to 25,000 square feet.
 - (b) \$100 per square foot 25,001 to 50,000 square feet.
 - (c) \$150 per square foot in excess of 50,000 square feet.
- (2) \$40 per square foot-reconstruction of existing space.
- D. Plumbing permits: \$40 base fee plus \$5 for each fixture.
- E. Electrical permits: \$40 base fee plus \$10 per \$1,000 cost or fraction thereof.
- F. Mechanical permits: \$40 base fee plus \$10 per \$1,000 cost or fraction thereof.
- G. Sign permits: \$20 base [fee] plus \$2 per square foot in excess of 10 square feet.
- H. Certificate of use and occupancy.
 - (1) Single-family residence: \$30 per inspection certificate.
 - (2) Commercial: \$50 per inspection certificate.
- I. Gasoline stations; moving structure; demolition.
 - (1) Permit fees for gasoline stations. The fees for the erection of gasoline station buildings shall be the amounts specified in the schedule of permit fees and in addition there shall be a fee of \$50 for each gas pump and a fee of \$100 for each tank for petroleum products.
 - (2) Permit fees for moving buildings or other structures. The fees for the moving of buildings or other structures shall be as follows:
 - (a) If relocated so as not to involve the use of public highways in the process of moving: \$25.
 - (b) If not more than 2 1/2 stories in height and involving use of public highways: \$50.
 - (c) If more than 2 1/2 stories in height and involving the use of public highways: \$75.
 - (3) Permit fees for demolition. The fees for the demolition of buildings or other structures (also residential structures) will be in accordance with the following table for the same:

Volume in Cubic Feet			Fee
From	To and Including		
5,000	25,000	\$25.00	
5,000	25,000		\$50.00
25,000	100,000		\$100.00
100,000	500,000		\$200.00
500,000	1,000,000		\$300.00
1,000,000	NO LIMIT		\$500.00

J. Late or failed inspection fee schedule.

(1) Late filing fee. In the event that an owner or agent files an application for a required permit after work has commenced or has commenced work prior to the issuance of a required permit, a late filing fee shall be added to the normal fee that would otherwise apply. The amount of said late filing fee shall be equal to an amount which is twice the normal fee otherwise required under this section.

(2) Failed inspection fee. In the event of a failed inspection, a \$35 fee shall apply for the necessary reinspection of the corrected work. As used in this subsection, a failed inspection means if upon initial inspection violations were found and not corrected on second inspection or if arrangements were made to enter the structure to be inspected and the structure was locked and the inspector was unable to inspect.

(3) Fees assessed pursuant to Subsection J shall be due immediately upon notice by the office of the Building Official, and shall in all cases be paid in full prior to the issuance of a certificate of occupancy.

K. Inspector's remuneration for residential modifications to existing buildings:

(1) \$0 to \$10,000: \$30.

(2) \$10,001 to \$50,000: \$65.

(3) Over \$50,000: \$100.

L. Electrical, plumbing and mechanical for commercial-industrial buildings, new construction modifications:

(1) \$0 to 10,000: \$30.

(2) \$10,001 to \$50,000: \$65.

(3) \$50,001 to \$100,000: \$100.

(4) \$100,001 to \$250,000: \$175.

(5) Over \$250,000: \$400.