



VILLAGE OF CORRALES

RESOLUTION NO. 09-037

**A Resolution to adjust administrative fees,
including permitting and plan review, for construction
and remodeling of real property in the Village of Corrales**

Whereas, Section 8-48 of the Code of Ordinances of the Village of Corrales provides that fees shall be charged for building permits and inspections, and that such fees shall be paid in accordance with a permit fees schedule as adopted and amended from time to time by resolution of the Governing Body; and

Whereas, the current building evaluation data reflects square foot construction costs established in the International Building Code of 2003, with regional cost modifiers; and

Whereas, the permit fee schedule for the Village of Corrales was most recently adopted in November, 2006; and

Whereas, the International Building Code has revised its valuation data for 2009; and

Whereas, a Building Permit Fees Beginning FY 2010 booklet has been prepared as Exhibit A to this resolution, containing a revised Building Valuation Data schedule of square foot construction costs, an unchanged Building Permit Fee Schedule with Building Fee and Plan Review Fee charges, a Specific Building Valuation schedule with a reduced charge for roof conversions, and a revised schedule of Special Permit Fees and Inspections.

NOW, THEREFORE BE IT RESOLVED, by the Village Council, the Governing Body of the Village of Corrales, that:

Effective July 1, 2009, the Building Valuation Data schedule of square foot construction costs, the Building Permit Fee Schedule, the Specific Building Valuation schedule and the Special Permit Fees and Inspections schedule be adopted as shown in the tables and schedules attached in Exhibit A, the Building Permit Fees Beginning FY 2010 booklet.

APPROVED THIS 23rd DAY OF JUNE, 2009.

VILLAGE OF CORRALES

Philip Gasteyer, Mayor

ATTEST:

Juan Reyes, Village Clerk
[SEAL]



VILLAGE OF CORRALES

PROPOSED BUILDING

PERMIT FEES

BEGINNING

FY 2010

BUILDING PERMIT CHARGES OVERVIEW

The calculation of fees for builders and contractors involves a permit fee schedule and a valuation table with construction costs per square foot for a variety of structures. Typically our fees involve one-family residential homes.

A. BUILDING VALUATION DATA

On page 3 the Building Valuation Data Table and Square Foot Construction Costs is shown. This table is used to determine the valuation of proposed construction types. The valuation is used as a consistent method of determining fees. Currently we follow the 2003 International Building Code Square Foot Construction Costs Table as modified by the Regional Cost Multiplier for New Mexico, as shown in Exhibit A. **The proposal is to adopt the Square Foot Construction Costs Table on page 3**, which comes from the International Building Code Council's Journal of 2009.

B. BUILDING PERMIT FEE SCHEDULE

The top of page 4 contains the Building Permit Fee schedule. This schedule originated from the 1997 Uniform Building Code and is presently being used. **This schedule will remain unchanged.** The figures in this table were compared to several other jurisdictions and it was determined the figures in the present table work well.

C. SPECIAL PERMIT FEES AND INSPECTIONS SCHEDULE

The bottom of page 3 is the proposed Special Permit Fees and Inspections Schedule. This table indicates fees to be charged that are not outlined in the Building Valuation Data Table. Part of this table was developed from an existing table used previously for these fees; see exhibit B. **The proposed dollar amount has been raised from \$47.00 per hour to \$55.00 per hour for the inspections shown. Item #9 is new to this table.** Fence permits are proposed due to many issues which have been raised by many residents, Councilors, and P&Z Commissioners. The fence fee is based on \$55.00 per hour charge using three hours of staff time: 1 hour for plan review, 1 hour for 1st inspection to prove proper location with footing inspection and 1 hour for final completion.

D. SPECIFIC BUILDING VALUATION DATA

Page 3 also shows a table for specific Building Valuation. The only data in this table is roof conversions. The present valuation amount of \$15.50 (shown as a "Modified Value" at the bottom of Exhibit A) has been found to be an unreasonable amount for valuation to calculate permit fees. **The proposal is to charge \$9.50 per square foot.**

E. EXAMPLE OF FEES FOR CONSTRUCTION OF A 5000 SQ. FT. RESIDENCE

Page 5 contrasts the current building fees charged for a 5000 square-foot residence with the fees put forth in this proposal.

PROPOSED BUILDING VALUATION DATA
VILLAGE OF CORRALES

a, b, c, d

Square Foot Construction Costs

Effective July 1, 2009

Group (2006 International Building Code)	1A	1B	2A	2B	3A	3B	4	5A	5B
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, carports, porches, use Utility, miscellaneous
- b. Unfinished basements (all group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. not permitted

SPECIFIC BUILDING VALUATION DATA	
Roof Conversions	\$9.50sqft

PROPOSED BUILDING PERMIT FEE SCHEDULE
VILLAGE OF CORRALES

TOTAL VALUATION	BUILDING FEE	RESIDENTIAL PLAN REVIEW FEE	COMMERCIAL PLAN REVIEW FEE
\$1.00 to \$500.00	\$23.50	50%	75%
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.	50%	75%
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.	50%	75%
\$25,001 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof.	50%	75%
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	50%	75%
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	50%	75%
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof.	50%	75%
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof.	50%	75%

SPECIAL PERMIT FEES AND INSPECTIONS		
1.	Any building permit for which no fee is specifically indicated (minimum 2 hours)	\$55.00/hour
2.	Inspections outside of normal business hours (minimum charge – two hours)	\$55.00/hour
3.	Re-inspection fee assessed	\$55.00/hour
4.	Inspections for which no fee is specifically indicated, during normal hours (minimum charge – one half hour)	\$55.00/hour
5.	Additional plan review required by changes, additions, or revisions to approved plans (minimum charge – one half hour)	\$55.00/hour
6.	Swimming Pools	\$600.00
7.	Hot tubs, Spas	\$110.00
8.	Mobile homes, Manufactured homes	\$110.00
9.	Fences which are placed with-in the required setback area	\$165.00
10.	Residential Re-roof	\$55.00
11.	Commercial Re-roof	\$110.00

EXAMPLE OF FEE CALCULATION

EXISTING FEE EXAMPLE 5000 SQFT SINGLE FAMILY DWELLING

$5000 \times (0.9 \times \$74.68) = \$336,050.00$ (valuation)

$\$993.75$ (building permit fee table for 1st \$100,000) + $\$5.60$ for each additional
 $\$1,000.00 =$

$\$993.75 + (\$5.60 \times 236 = \$1321.66) = \2315.35 (permit fee)

$\$2315.35 \times .50$ (50% of permit fee for plan review) = $\$1157.67$

= $\$3472.02$

Total building permit fee = $\$3472.02$

PROPOSED FEE EXAMPLE 5000SQFT SINGLE FAMILY DWELLING

$5000 \times \$101.95 = \$509,750.00$

$\$3233.75 + \4.75 for each additional $\$1000.00$ (building permit fee table)

$\$3233.75 + \$4.75 \times 9 =$

$\$3233.75 + \$42.75 = \$3276.50$ (permit fee)

$\$3233.75 \times .50$ (50% of permit fee for plan review) = $\$1638.25$

Total fees = $\$4872.00$