

Permit fees/Valuations for Pre-fab buildings

Survey conducted by Shaunna Mozingo

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Question: *We are wondering how your jurisdiction adjusts building permit valuations for structures that are built (pre-fab) out of state or otherwise. Are your permit fees based only on the site-built construction as that may be all that you're responsible to review and inspect? Any insight is appreciated.*

Responses:

1. My feeling has always been that the permit is for the work that we review and inspect. The owner has already paid for a permit through the State for the bldg. to be reviewed and inspected. So, people should not pay twice, they only pay for the value of the foundation and decks or stair accessories and the setup if they do that.
2. We collect the tax on the house and the permits are for the engineered foundation and the anchoring of the house. I give a CO when the certified installers orange sticker is in and the plumbing and electrical done by the state are signed off.
3. We only charge for the on-site construction not the prefab. I'm not sure it's even legal to charge for the prefab, which is under the state of Colorado jurisdiction.
4. The building code has always assessed the cost of reconstruction of the building as a standard and the cost of the building to be replaced and a cost basis, how you decide to assess building permit fees is up to your jurisdiction, but you can certainly adjust the permit fees as needed since the fees are related to the costs associated with the cost for plan review inspections and admin costs. Permits fees for us are based on the cost of replacement of the building. We have our own table we use to determine permit fees-less than the IBC building square footage value.
5. We don't not have any adjustments for valuation of prefab buildings. We use the same building valuation tables for all buildings as published by ICC, and we are currently using the August 2022 values. If the building valuation is significantly lower than our table values, then we would require proof such as a signed contract or certified estimate from the builder.
6. Our fees are for anything site built such as front and rear porches for HUD/Manufactured homes which usually have electric and gas inspections for hookups, these are flat fees. Other site built construction such as those that occur for Factory built IRC homes would include permanent foundations, water, sewer, fire sprinklers and electric would be based on valuation for those items only.
7. For us, it's based on the valuation of the footing/foundation, then it's \$400.00 for a single level and \$600 for multilevel.
8. We would not adjust our valuation calculations. We would still base our permit fees on the valuation that we calculate on the total square footage of the structure.
9. We would assess the fees based on the cost of the structure itself as well as cost for any site built construction, site utilities connections, and anything else that is being constructed on site/ on the exterior of the building.

10. We do square footage of the unit to determine permit fee.
11. The entire project valuation for labor and materials. The town will receive the use tax just like any other build. I am sure the building took a tax exempt when they built it.
12. We charge permit fees that are based on the total project valuation regardless of the kind of project (site-built or factory built).
13. We apply the same fee regardless of site built or factory built using the total valuation method.