

## HOW TO ESTIMATE BUILDING PERMIT FEES

The Grand County Building Department is providing this guide to assist you in estimating building permit and plan review fees for your construction project. Please note- building permit and plan review fees are separate from any other fees you may incur during the review process. Also, fee schedules may change with Town Council/Board action.

Building permit fees are based on the construction value of a project. This value has nothing to do with the actual cost of project. The construction value set by the County or towns is based on a national standard with modifications for this region.

### CONSTRUCTION VALUE

1. Calculate the square footage of each use (SEE TABLE 1-11-2A). Dimensions must utilize exterior measurements (outside of wall to outside of wall).
2. Using Table 1-11-2A, multiply the calculated square footage for each use by the matching construction value.
3. Add the values together to arrive at the project's construction value.

Example:	1.	2500 sq. ft. dwelling X \$120.08	\$300,200.00
	2.	576 sq. ft. garage X \$31.58	18,190.08
	3.	300 sq. ft. decks X \$26.80	8,040.00
		<b>Total Construction Value</b>	<b>\$326,430.08</b>

### BUILDING PERMIT FEE

Using Table 1-11-2B, determine the building permit fee.

Example:

1. The value for this project falls within the \$100,001 to \$500,000 range (\$978.50 for the first \$100,000 plus \$5.10 for each additional \$1,000 or fraction thereof).
2. \$978.50 -for the first \$100,000
3. To calculate fee for remaining value: \$326,430.08

$$\begin{array}{r}
 - 100,000.00 \\
 \$226,430.08 \\
 \hline
 /1,000.00 \\
 \hline
 226.43 \text{ (round to 227)} \\
 \times 5.10 \\
 \hline
 \$ 1,157.70
 \end{array}$$

4. Add fees together to arrive at permit fee:
 

+	978.50	
	2,136.20	\$ 2,136.20

### PLAN REVIEW FEE

A plan review fee is required in addition to the building permit fee. The plan review fee is 65% of the building permit fee. The sum of the fees is the total dollar amount required for permit issuance.

Example:	\$2,136.20 (Building Permit Fee)				
	x .65				
	\$1,388.53 Plan Review Fee	+	\$2,136.20	=	\$3,524.73 Total Fees

If you have any questions about fees required by the Grand County, Tabernash, Kremmling, Hot Sulphur Springs & Grand Lake Building Departments, please call 970-725-3255, option 1, option 4

**Add to the list on Table 1-11-2A**

Private Garage (attached or detached)	\$31.58
Carport	\$31.58
Deck	\$26.80
Deck roof	\$31.58
Patio	\$25.00
Unfinished Basement (residential)	\$60.04

Utility & Miscellaneous includes:

- Barns (except on Ag. zoning)\*\*
- Fences more than 6 feet high\*\*
- Grain silos accessory to a residence\*\*
- Greenhouses\*\*
- Livestock shelters (except on Ag. zoning)\*\*
- Retaining walls, lin. Ft.\*\*
- Sheds over 120 sq. ft. \$31.58
- Stables (except on Ag. zoning)\*\*
- Tanks (case by case basis)\*\*
- Towers (case by case basis)\*\*

\*\* As determined by the building official

Table 1-11-2A

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

Group		Type of Construction							Typical Residential	
		IA	IB	IIA	IIIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	198.09	191.69	187.24	179.39	168.88	163.90	173.66	154.09	148.42
	Assembly, theaters, without stage	179.41	173.01	168.56	160.71	150.24	145.26	154.97	135.45	129.78
A-2	Assembly, nightclubs	151.36	147.12	143.38	137.79	129.74	126.09	132.96	117.61	113.65
A-2	Assembly, restaurants, bars, banquet halls	150.36	146.12	141.38	136.79	126.58	122.29	131.96	115.92	111.38
A-3	Assembly, churches	128.92	96.82	128.92	92.01	105.27	100.59	109.37	98.38	92.53
A-3	Assembly, general, community halls, libraries, museums	128.92	96.82	128.92	92.01	105.27	100.59	109.37	98.38	92.53
A-4	Assembly, arenas	178.41	172.01	166.56	159.71	148.24	144.26	153.97	133.45	128.78
B	Business	138.80	92.92	138.80	88.50	100.33	95.91	108.67	93.96	88.50
E	Educational	168.14	162.47	157.86	150.98	141.50	134.27	145.99	124.54	119.84
F-1	Factory and industrial, moderate hazard	92.98	88.72	83.61	80.88	72.40	69.23	77.63	59.62	56.41
F-2	Factory and industrial, low hazard	91.98	87.72	83.61	79.88	72.40	68.23	76.63	59.62	55.41
H-1	High Hazard, explosives	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	N.P.
H234	High Hazard	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	50.76
H-5	HPM	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
1-1	Institutional, supervised environment	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
1-2	Institutional, hospitals	155.30	129.96	155.30	119.82	129.96	120.99	235.73	117.22	N.P.
1-2	Institutional, nursing homes	155.30	129.96	155.30	119.82	129.96	120.99	158.11	117.22	N.P.
1-3	Institutional, restrained	155.30	129.96	155.30	119.82	129.96	120.99	153.89	117.22	113.07
1-4	Institutional, day care facilities	155.30	129.96	155.30	119.82	129.96	120.99	139.98	117.22	113.07
M	Mercantile	107.09	65.50	107.09	64.07	79.67	74.73	94.09	67.06	61.99
R-1	Residential, hotels	131.26	123.48	131.26	118.50	113.72	108.39	141.71	99.03	97.08
R-2	Residential, multiple family	141.92	141.59	135.89	130.41	125.15	120.11	125.15	115.27	106.57
R-3	Residential, one- and two-family	161.18	154.68	148.45	142.47	136.73	131.22	136.73	125.93	120.08
R-4	Residential, care/assisted living facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
S-1	Storage, moderated hazard	86.15	81.89	76.78	74.05	65.75	62.57	70.80	52.97	49.76
S-2	Storage, low hazard	85.15	80.89	76.78	73.05	65.75	61.57	69.80	52.97	48.76
U	Utility, miscellaneous	65.81	62.22	58.51	55.59	50.20	46.80	52.46	35.61	31.58
Decks										26.80

a. For shell only buildings deduct 20 percent

b. N.P. =not permitted

**Table 1-11-2B BUILDING  
PERMIT FEES**

TOTAL VALUATION	FEE
\$1.00 to \$2,000.00	\$54.00
\$2,001.00 to \$25,000.00	\$54.00 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$376.00 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$628.50 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$978.50 for the first \$100,000.00 plus \$5.10 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,018.50 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,343.50 for the first \$1,000,001.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

**Other Inspections and Fees:**

1. Plan review fee<sup>1</sup> 65% of Building Permit Fee as shown in Table 1-11-2B
2. Additional plan review required by changes, additions or revisions to plans \$47.00 per hour
3. Inspections outside of normal business hours.....\$47.00 per hour<sup>2</sup>
4. Reinspection fee.....\$47.00 per hour<sup>2</sup>
5. Inspections for which no valuation is specifically indicated in Table 1-11-2A \$47.00 per hour<sup>1</sup>
6. For use of outside consultants for plan checking and inspections, or both .....Actual costs<sup>3</sup>

**Footnotes**

<sup>1</sup> When submittal documents are required to be reviewed, a plan review fee shall be assessed at sixty-five percent (65%) of the building permit fee as shown in Table 1-11-2B. The plan review fee is a separate fee and is in addition to the building permit fee.

<sup>2</sup> Minimum one hour.

<sup>3</sup> Cost of consultants plus twenty percent (20%) administrative and overhead cost.