

AN ORDINANCE OF THE CITY OF PINEHURST, TEXAS AMENDING APPENDIX B – FEE SCHEDULE TO THE CODE OF ORDINANCES; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pinehurst previously adopted an ordinance establishing building permits, inspections, and plan review fees, such ordinance being codified as Chapter 18, Article II, Section 18-43 “Permit Fees” to the Code of Ordinances of the City of Pinehurst; and

WHEREAS, the administrative staff of the City of Pinehurst periodically reviews the city’s ordinances and recommends revisions thereto based on current needs, outdated provisions, changes in law, advances in technology, changes in costs and necessary fees, administrative needs, and for the protection of citizens of the city; and

WHEREAS, the city staff has recommended revisions to said “Permit Fees” and the City Council finds and determines that the proposed fees are reasonably reflective of the city’s cost to provide building permitting, inspection services, and plan reviews.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEHURST:

Section 1. That Article II, Section 18-43, Appendix B “Permit Fees” is hereby amended to read as follows:

Sec. 18-43 - Building Permit Fees

All buildings, structures, or alterations requiring a building permit, a fee for each building permit shall be paid as required at the time of filing the application as follows:

(1) Permit fees for non-residential buildings.

Total Valuation	Fee - \$2.00 administration fee for each inspection will be applied.
\$1,000.00 and less	No fee unless inspection is required, in which case a \$40.00 fee for each inspection shall be charged.
\$1,000.01 to \$50,000.00	\$40.00 for the first \$1,000.01 plus \$6.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000.01 to \$100,000.00	\$334.00 for the first \$50,000.01 plus \$5.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	\$584.00 for the first \$100,000.01 plus \$4.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000.01 and up	\$2184.00 for the first \$500,000.01 plus \$3.00 for each additional thousand or fraction thereof.

(A) Fire Sprinkler System

- (1) Less than 3000 sqft. of protected area - \$200.00.
- (2) More than 3000 sqft. of protected area - \$500.00.

(B) Method of Valuation for other than residential buildings or as otherwise proscribed by State law.

(1) The valuation of new building construction, when appropriate, will hereby be determined by using the most current schedule of Building Valuation Data as determined by the International Code Council.

(2) The average cost figures found in the schedule of the Building Valuation Data shall be used in the following manner when determining the valuation of new construction:

Building Valuation = Average cost per square foot, multiplied by the square footage of occupiable space.

(3) The building valuation of all construction, other than new construction or otherwise proscribed by State law, shall be based on total cost of labor and materials. Where an owner is providing his own, labor, the building valuation shall be calculated by doubling the material cost.

(4) For the construction of new carports, garages and shed, building valuation shall be twenty-five dollars (\$25.00).

(2) Permit fees for residential buildings.

(A) The permit fee for residential buildings shall be (\$.40) per square foot of living area.

(B) The permit fee for residential remodeling projects shall be (\$.35) per square foot of the area being remodeled with a minimum fee of (\$35.00).

(C) The permit fee for a residential addition project shall be (\$.40) per square foot of the add-on area.

(D) The permit fee for residential accessory storage buildings shall be (\$.25) per square foot of the accessory storage building with a minimum permit fee of (\$25.00).

(E) The permit fee for construction of a residential garage/carport shall be (\$.25) per square foot with a minimum fee of (\$25.00).

(F) The permit fee for the addition of siding to a residential structure shall be (\$35.00).

(G) The permit fee for a roofing permit shall be (\$60.00).

(H) The permit fee for replacement or installation of residential windows shall be (\$35.00).

(I) The permit fee for a fence permit shall be (\$80.00).

(J) The permit fee for a residential swimming pool permit shall be (\$250.00).

(K) The permit fee for construction of a residential patios shall be (\$20.00).

(L) The permit fee for installation of a residential irrigation system shall be (\$30.00).

(M) The permit fee for a residential concrete permit shall be (\$25.00).

(N) Residential mechanical/HVAC permits and fees for:

- (1) For new installation or complete change out of an existing system shall be (\$60.00).
- (2) For partial replacement (evaporator, condenser, duct, etc.) of an existing system shall be (\$35.00).

(O) Residential gas and/or plumbing permits shall be (\$50.00).

(P) Residential electrical permits and fees for:

- (1) Transfer of service shall be (\$20.00).
- (2) Service panel change out and all other remodeling, repairs, etc. shall be (\$45.00).
- (3) New Construction shall be (\$60.00).

(3) **Moving fee.** For the moving of any building or structure, the fee shall be (\$80.00). Each additional section shall be (\$50.00).

(4) **Demolition Fee.**

- (1) Residential Demolition (1-Story) shall be (\$75.00).
- (2) Residential Demolition (2-Story) shall be (\$100.00).
- (3) Commercial Demolition (1-Story) shall be (\$125.00).
- (4) Commercial Demolition (2-Story) shall be (\$150.00).
- (5) Accessory Structures (all other buildings) shall be (\$50.00).

(5) **Certificate of Occupancy.**

(A) On buildings requiring a building permit, there shall be no charge for the Certificate of Occupancy permit.

(B) On existing buildings, when there is a change of occupants or change of occupancy, there shall be a (\$25.00) charge for the Certificate of Occupancy permit.

(6) **Fees for City Departments.** The various departments of the city and buildings of the municipal government thereof shall be subject to the provisions of this code insofar as the same may be applicable but shall be exempt from the requirement of fees.

(7) **General Permits and Fees.**

- (1) House Leveling / Foundation Repair shall be (\$75.00).
- (2) Minor Plat Review shall be (\$100.00).
- (3) Subdivision / Commercial Plat Review shall be (\$300.00).

(8) **Plan Checking Fee.** When the valuation of proposed commercial, multi-family residential, institutional, or industrial construction exceeds \$100,000.00 and a plan is required to be submitted by Section 106 of the International Building Code, a plan checking fee shall be paid to the building official at the time of submitting plans and specifications for checking. Said plan-checking fee shall be equal to one-half of the building permit fee as set forth above.

(9) **Placement Permit.** A placement permit shall be required for each Manufactured Home or Modular Home placed on property within the City of Pinehurst. The fee for a Manufactured Home placement permit shall be (\$55.00). The fee for a Modular Home/House Relocation placement permit shall be (\$100.00).

(10) **Penalties.** Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees, herein specified, shall be doubled, but the payment of such doubled fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work, nor from any other penalties prescribed herein.

(11) **Inspection Fees.** A \$2.00 administration fee for each inspection will be applied.

Plumbing Inspections Required

(A) Rough In	\$40.00
(B) Water Line	\$40.00
(C) Gas Line	\$40.00
(D) Top Out	\$40.00
(E) Final	\$40.00

Electrical Inspections Required

(A) Temp Pole	\$40.00
(B) Rough In	\$40.00
(C) Service Inspection	\$40.00
(D) Final	\$40.00

HVAC/Mechanical Inspections Required

(A) Top Out	\$40.00
(B) Final	\$40.00

Multiple inspections under the same category (ex. plumbing - rough in, water line, and gas line) may be completed under one inspection fee if they are completed and ready for inspection during the visit. However, inspections under each category will be charged separate inspection fees (ex. plumbing inspections, electrical inspections, and mechanical inspections will occur separate fees as shown above.

When an inspection has been rejected because it does not meet code, a fee of (\$40.00) shall be charged to the owner or contractor requesting the reinspection.

Sec. 18-44 Effective Date

This ordinance shall be in full force and effect from and after the date of its passage and publication.

Sec. 18-45 Severability

If any question, subsection, sentence, clause or phrase of this ordinance, or the application of the same to a particular set of persons or circumstances, should for any reason be held to be invalid, such invalidity shall in no way affect the remaining portion of this ordinance and to such end the various portions and provisions of this ordinance are declared to be severable.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Pinehurst, Texas
this 14th day of March, 2023.

ATTEST:

/s/ Sarah McClendon
Sarah McClendon, Mayor

/s/ Debbie Cormier
Debbie Cormier, City Secretary

APPROVED:

/s/ Tommy Gunn
Tommy Gunn, City Attorney