


MEMORANDUM

DATE: September 16, 2022

TO: Mayor Lankford & City Council

VIA: Mercy Rushing, City Manager

FROM: Cindy Karch, City Secretary 

SUBJECT: Ordinance amending building permit fees
Council Meeting Agenda Item for October 24, 2022

Background Information:

This ordinance will make the following changes:

Add Customer Inspection fees for Plumbing:

Customer Service Inspection – Residential \$30.00

Customer Service Inspection – Commercial \$35

Commercial Plan Review was 25% of permit fee, changed to \$0.0625 per sq. ft.

Reinspection Fees, first reinspection changed from \$49.50 to \$50.00

All other fees remain the same. Justin looked at other cities and found that we were in line with those around us.

However, there are still some references to the old fee structure that was based on valuation. This ordinance should remove all of those references.

Recommendation:

It is recommended that the council approve the ordinance.

Final Disposition:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MINEOLA AMENDING SECTION 8-5 AND SECTION 8-6 OF THE CITY OF MINEOLA CODE OF ORDINANCES, AMMENDING PERMIT AND INSPECTION FEES FOR BUILDING CONSTRUCTION, PLUMBING, ELECTRICAL, MECHANICAL AND OTHER CONSTRUCTION OR MAINTENANCE AND REPAIR OF SUB-COMPONENTS OF CONSTRUCTION; PROVIDING FOR SUPPLEMENTAL AND CUMULATIVE PROVISIONS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Mineola, Texas had duly adopted various building, plumbing, electrical, mechanical and other construction or maintenance and repair of subcomponents of construction codes as authorized by the State of Texas; and,

WHEREAS, the City Council of the City of Mineola has the authority to establish permit and inspections fees for the various codes adopted by the City of Mineola and/or required by the laws of the State of Texas and the City Council of the City of Mineola has determined by City Ordinance that said fees may be amended from time to time by Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mineola, Wood County, Texas:

SECTION 1
AMENDMENTS

The following Selections of Chapter 8 (Building and Building Regulations), Article I (In General) is hereby amended as follows:

- Section 8-5 (Same – Amendments) is hereby amended as follows:

See Exhibit “A”

- Section 8-6 (Building permit fees) subsection (a) is hereby amended as follows:
(a) *Permit fees*: The permit fee schedule of permit fees is amended from time to time by ordinance. See appendix B, Fee Schedule.
- Section 8-6 (Building permit fees) subsection (c) is hereby repealed in its entirety.
- Section 8-6 (Building permit fees) subsection (d)

Delete: "Said plan review fee shall be in accordance in accordance with building valuation data as follows and shall be adjusted on an annual basis as BVD per the ICC is published and run concurrent with ICC calculations:"

SECTION 2

That the heretofore described Permit and Inspection fees, more specifically described in Exhibit "A", attached to this ordinance, shall become the established fees.

SECTION 3

Provisions of this section are supplemental and shall be cumulative with all other laws and ordinances applicable in any manner to building, construction, and all other related codes.

SECTION 4

All Ordinances or portions thereof in conflict with the provisions of this Ordinance, to the extent of such conflict, are hereby repealed, but only to the extent of such conflict.

SECTION 5

If any word, sentence, clause, paragraph, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such portions shall be deemed a separate, distinct, and independent provision, and such holding shall not effect validity of remaining portions thereof.

SECTION 6

This Ordinance shall take effect after being passed and approved by the City Council of Mineola, Texas and as otherwise required by law.

Duly PASSED, APPROVED, AND ADOPTED by the City Council of Mineola, Wood County, Texas on this 24th day of October 2022.

APPROVED BY:

Jayne Lankford, Mayor

ATTEST:

Cindy Karch, City Secretary

EXHIBIT “A”

Chapter 8. Buildings and Building Regulations		
8-5	Plumbing	
	Base Permit Fee	\$50.00
	New or Repair, Alterations & Additions Residential Construction	\$50.00 plus \$0.06 per sq. ft.
	New or Repair, Alterations & Additions Commercial Construction	\$50.00 plus \$0.08 per sq. ft.
	Gas pipe pressure test	\$30.00
	Grease Trap	\$50.00
	Customer Service Inspection – Residential	\$30.00
	Customer Service Inspection – Commercial	\$35.00
8-6(a)	Building Permit Fees (All Permit Fees Double for Projects Started without Permit)	
	New Residential Construction	\$0.20 per sq. ft.
	New Commercial & Industrial Construction	\$0.25 per sq. ft.
	Shell build out	80% of complete permit fee
	Interior finish out	40% of complete permit fee
	Residential Repair, Alterations & Additions	\$0.20 per sq. ft., \$50.00 minimum
	Commercial Repair, Alterations & Additions	\$0.25 per sq. ft., \$50.00 minimum
	Residential Plan Review	No Charge
	Commercial Plan Review	25% of permit fee
	Residential Roof	\$50.00
	Commercial Roof	\$100.00
Accessory Buildings (Residential or Commercial)	\$50.00	
8-6(a)	Electrical	
	Base Permit Fee	\$50.00
	New or Repair, Alterations & Additions Residential Construction	\$50.00 plus \$0.06 per sq. ft.
	New or Repair, Alterations & Additions Commercial Construction	\$50.00 plus \$0.06 per sq. ft.
	Temporary (T) Pole	\$50.00
	Meter Loop/Service Entrance (Residential or Commercial)	\$50.00 plus \$25.00 per 100 amp
	Electrical for Swimming Pool	\$125.00
	Parking Lot and Driveway Lights	\$50.00 plus \$10.00 per pole
	Electric Gates	\$50.00
	Accessory Building Electrical	\$50.00 plus meter loop fees
	Mechanical	
	Base Permit Fee	\$50.00
	New or Repair, Alterations & Additions Residential Construction	\$50.00 plus \$0.06 per sq. ft.

	New or Repair, Alterations & Additions Commercial Construction	\$50.00 plus \$0.08 per sq. ft.
	Fire Protection	
	Base Fire Alarm Fee	\$150.00
	Fire Sprinkler System	\$50.00 plus \$0.05 per sq. ft.
	Commercial Kitchen Hoods	\$100.00
	If requiring Suppression System	Additional \$100.00
	Other Permit Fees	
	Swimming Pools – Above Ground	\$50.00
	Swimming Pools – In Ground	\$150.00
	Manufactured Home Permit	\$100.00
	Demolition Permit	\$50.00
	Driveway Approach / Curb Cut	\$50.00
	Decks	\$50.00
	Fences (All)	\$50.00
	Sign Permits	\$25.00
	Retaining Walls Higher than 4 ft.	\$50.00
	Inspections outside of normal business hours	\$50.00 per hour (minimum charge – two hours)
8-6(b)	Grading review and inspection fees:	
	In addition to the building permit fees set out in this section, an additional charge for grading review and inspection fee per lot shall be paid upon application for a building permit.	\$125.00
8-6(d)	Plan Review Fee	
	Residential Plan Review	No Charge
	Commercial Plan Review	\$0.0625 per Sq. Ft.
*Table 1 (fees based on valuation) repealed entirely		
8-6(f)	Reinspection Fees. If the code official is required to make a reinspection, the following fees shall apply:	
	(1) The first reinspection fee shall be	\$50.00
	(2) The second, and any subsequent, reinspection fee shall be	\$100.00
	Failure to pay such charges as provided in this Code may result in the forfeiture of the right of such contractor to obtain other permits until such charges are paid.	