

ORDINANCE

2005-29

(as amended by Ordinance 2006-07, 2007-38, 2007-43 & 2008-22)

AN ORDINANCE REPLACING WALTON COUNTY ORDINANCE 1989-05, PROVIDING A TABLE OF CONTENTS, PROVIDING A TITLE, PROVIDING FOR ADOPTION OF NATIONAL AND STANDARD CODES RELATING TO BUILDING, FIRE SUPPRESSION, LIFE SAFETY, PLUMBING, MECHANICAL, ELECTRICAL, GAS AND SWIMMING POOLS BY REFERENCE, PROVIDING FOR AUTHORITY AND AUTHORIZATION TO COLLECT FEES, CHARGES AND EXPENSES FOR PLANS REVIEW AND PERMITS, MOVING OF BUILDINGS AND STRUCTURES, DEMOLITION OF BUILDINGS AND STRUCTURES, MANUFACTURED BUILDING SET UP, AND OTHER PERMITS, REINSPECTION FEES, FAX FEES, AND UPDATING OF PERMITS, PROVIDING DEFINITIONS, PROVIDING FOR THE WALTON COUNTY BUILDING VALUATION TABLES AND FEE SCHEDULES, PROVIDING FOR THE COLLECTION OF SURCHARGES AS REQUIRED BY STATE LAW, PROVIDING REQUIREMENTS FOR CALCULATING MULTIPLE USE FACILITIES, PROVIDING THE PROCEDURE FOR CALCULATING FEES FOR PERMITS NOT BASED ON THE VALUATION TABLES, PROVIDING FOR COMPLIANCE, PROVIDING FOR FEE SCHEDULES AND TABLES, PROVIDING FOR SEVERABILITY, PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS, PROVIDING FOR AN EFFECTIVE DATE.

DIVISION 1.0 GENERAL

SECTION 1.1 SHORT TITLE.

This ordinance shall be known as the Walton County Construction Permit Fee Authorization Ordinance.

SECTION 1.2 AUTHORITY.

Whereas, pursuant to Florida Statutes 125.01, the Board of County Commissioners of Walton County, Florida, is authorized to adopt codes by reference for the construction of buildings and structures;

Whereas the adoption of these codes is necessary to facilitate the proper construction and maintenance activities of buildings and structures within the limits of Walton County, Florida, to protect the health, safety and welfare of citizens and visitors;

Whereas, pursuant to Florida Statutes 125.56, the Board of County Commissioners of Walton County is authorized to set and collect reasonable fees for the review and issuance of construction permits and;

Whereas, pursuant to Florida Statutes 468.631 and 553.721, the Board of County Commissioners of Walton County is required to collect surcharges mandated by the State of Florida;

Whereas, current construction permit fees have been in effect within the county for sometime and;

Whereas, heretofore there has been no fees to cover the cost of plans review and other aspects of plans review and the issuance of permits;

Whereas, permit fees have not kept pace with the cost of conducting plans reviews and issuing permits;

Therefore, it is hereby declared by the Board of County Commissioners of Walton County that the following codes and requirements and the authorization of fees are in full force and effect upon adoption.

SECTION 1.3 CODES ADOPTED BY REFERENCE.

A. The permittee will be responsible for compliance to all codes and ordinances adopted by local, state and federal agencies. The following specific codes and subsequent amendments and updates thereto are hereby adopted by reference and are to be considered the minimum standards with which compliance is required for construction of any improvements in Walton County, Florida:

1. The Building Code shall be the Florida Building Code - Building, 2004 edition, including the appendix.
2. The Residential Code shall be the Florida Building Code – Residential, 2004 edition.
3. The Existing Building Code shall be the Florida Building Code – Existing Building, 2004 edition.
4. The Accessibility Code shall be Chapter 11 of the Florida Building Code - Building, 2004 edition.
5. The Energy Efficiency Code shall be Chapter 13 of the Florida Building Code - Building, 2004 edition.
6. The Electrical Code shall be the National Electric Code, 2002 edition.
7. The Plumbing Code shall be the Florida Building Code - Plumbing, 2004 edition.
8. The Mechanical Code shall be the Florida Building Code - Mechanical, 2004 edition.
9. The Gas Code shall be the Florida Building Code - Fuel Gas, 2004 edition.
10. The Swimming Pool Code shall be Chapter 4, Section 424 of the Florida Building Code – Building, 2004 edition.
11. The Irrigation and Lawn Sprinkler Code shall be the Florida Building Code – Plumbing, 2004 edition and the Florida Irrigation Society Standards, 2002 edition.
12. Coastal Construction Code shall be the FEMA-55 Publication, June 2000 edition, Coastal Construction Manual.
13. The Unsafe Building Code shall be the International Code Council (ICC) Property Maintenance Code, 2006 Edition.
14. The Fire / Life / Safety Code shall be the Florida Fire Prevention Code, 2004 edition.
15. The Walton County Wind-Borne Debris Regions and Basic Wind Speeds Map. (Exhibit A)

SECTION 1.4 FEES, CHARGES AND EXPENSES.

A. A permit is required when:

1. An owner, authorized agent or contractor desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Structure: Anything constructed or erected with a fixed location on and / or below the ground, measuring thirty (30) inches above natural grade. May be a building, wall, deck, sign, billboard, liquid storage tank, antenna, or tower. Exception: Fences not requiring a foundation.

2. An owner, authorized agent or contractor desires to erect, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, plumbing system, fire prevention system or swimming pool, the installation which is regulated by the technical codes.

B. Schedule of plans review and permit fees.

1. The schedule of plans review and building permit fees shall be as listed in Section 2.0 of this ordinance.
2. The fee schedule for building permit fees may include a base fee for building permits and sub-permits which may be assessed for any required permit. Plans review fees shall be collected at the time of submittal and permit fees will be collected at the time of permit issuance. Residential and Commercial re-submittals and addendums will require the assessment of fees pursuant to Section 2.0 of this ordinance.

A re-submittal occurs when previously submitted plans or portions thereof have been rejected and being submitted for continuing review.

An addendum occurs when changes are presented for an existing permitted project.

3. Any construction plans or documents deemed necessary for ICC review shall be assessed a fee in addition to the actual ICC review fee, pursuant to the fee schedule. The electrical review of these plans or documents shall be assessed an additional surcharge to the ICC plan review, pursuant to Section 2.0 of this ordinance.
4. Moving of building or structure.

Fees will be assessed pursuant to Section 2.0 Fee Schedules and Tables.
5. Demolition of building or structure.

Fees will be assessed pursuant to Section 2.0 Fee Schedules and Tables for demolition of any building or structure.
6. Manufactured building / Mobile home setup.

Fees will be assessed for the placement or replacement of any manufactured

building / Mobile home for other than temporary storage use, pursuant to Section 2.0 Fee Schedules and Tables.

7. Other permit fees.

Fees will be assessed pursuant to Section 2.0 Fee Schedules and Tables for plumbing, gas, electrical, mechanical, fire suppression, swimming pool, and irrigation and lawn sprinkler permits.

8. Reinspection fees.

Fees will be assessed pursuant to Section 2.0 Fee Schedules and Tables for reinspections based on a per trip per trade basis.

9. Fax fee charge.

(Upon implementation), a fee will be assessed for faxing pursuant to Section 2.0 Fee Schedules and Tables.

10. Updating permits.

Another permit will be issued for the update and the base fee plus permit fees will be assessed pursuant to Section 2.0 Fee Schedules and Tables.

C. Work commencing before the issuance of a permit.

Any person who commences any work on a building, structure, electrical, gas, mechanical, plumbing, fire prevention system or swimming pool before obtaining the necessary permits shall be subject to a penalty of one hundred percent (100%) of the usual permit fee in addition to the required permit fees.

D. Building permit valuation.

If in the opinion of the Building Official, the building, alteration, or structure appears to be underestimated on the application, the permit may be denied until recalculated, unless the applicant can show detailed cost estimates which meet the approval of the Building Official.

E. Compliance with codes.

In all construction matters, the permit holder and owner are responsible for compliance with all the technical and land development codes adopted by Walton County.

F. Right of termination.

This ordinance provides the owner of property the right to terminate a contract with a contractor and to designate a separate contractor provided an additional building permit is obtained. A new permit will be based on the valuation of work remaining.

SECTION 2.0 FEE SCHEDULES AND TABLES.

1. Building Permit Fee Schedule.

- A. All sub-permits will be assessed a base fee of \$10.00 (per unit for multiple units). For the purposes of this ordinance, a sub-permit is any permit that is not a Master Permit. The minimum fee for any permit will be \$35.00.
- B. The construction cost of all new buildings and additions shall be calculated using the contract amount, estimated cost of construction, or the valuation table developed and updated annually by Walton County based on the Building Valuation Data Table published each February in the Building Safety Journal by the International Code Congress (ICC). See Attachment “A”.
- C. Multiple use construction plans review and building permit fees shall be calculated as described in “B” above, based on the primary use of the building or structure.
- D. Building permits for other than new construction: (i.e. remodeling, renovations, re-roofs, pools, docks, fences, decks, seawalls, siding, change out of windows and/or doors, boathouses detached garages, etc.) shall be calculated using the contractor’s contract cost or estimated cost of construction.
- E. The table below shall be used to assess fees based on the total valuation.

TOTAL VALUATION	FEE
1,000.00 and less	No building permit required unless an inspection is required. (\$1001.00 minimum valuation if an inspection is required.)
\$1,001.00 to \$15,000.00	\$35.00 for the first \$7,000 plus \$5.00 for each additional thousand or fraction thereof, up to and including \$15,000.00.
\$15,001.00 to \$ 50,000.00	\$75.00 for the first \$15,000 plus \$4.00 for each additional thousand or fraction thereof, up to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$215.00 for the first \$50,000 plus \$3.00 for each additional thousand or fraction thereof, up to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$365.00 for the first \$100,000 plus \$2.00 for each additional thousand or fraction thereof, up to and including \$500,000.00.
\$500,001.00 and up	\$1,165.00 for the first \$500,000 plus \$1.25 for each additional thousand or fraction thereof.

2. Plan Review Fee.

Fees for review of plans will be assessed at 10% of the calculated permit fee. A minimum fee of \$25.00 shall be collected for any plan submittal. A deposit of \$25.00 for this fee shall be collected at the time of submittal and is non-refundable. Residential re-submittals, addenda, and additional copies will be assessed a fee of \$25.00. Commercial re-submittals and addenda will be assessed a fee of \$50.00. Additional reviews of previously approved plans due to lost, stolen, or misplaced jobsite copies will be assessed a fee equal to the original plan review fee.

3. Any construction documents deemed by the Building Official necessary for ICC review shall be assessed a fee of \$200.00, plus the cost of ICC review. The electrical review fee for these documents shall be 25% of the ICC plan review fee.

4. Moving of building or structure: \$75.00

5. Demolition of building or structure:

0 to 5,000 square feet	\$ 50.00
5,001 square feet and up	\$ 100.00

6. Manufactured building setup: Shall be the same as determined in # 1 above.

7. Mobile Home:

\$35.00 for Set-up
\$35.00 for Pre-inspection if required

8. Other permit fees.

Plumbing and Gas:	See Attachment "B"
Electrical:	See Attachments "C" and "D"
Mechanical:	The permit fee for all new heating, ventilating, air conditioning and refrigeration systems and repairs to existing systems shall be \$35.00 for the first \$4,000.00 or fraction thereof, of valuations of the installation plus \$5.00 for each additional \$1,000.00 or fraction thereof, plus the base fee for each unit in building.
Miscellaneous Permit:	Used when a permit is issued to obtain an inspection by the technical Codes but there is not any work being done that would require a licensed contractor (i.e. existing pool fence, existing shutters, insurance verification, FEMA compliance, etc.) The flat rate fee shall be \$50.00 and re-inspection fees shall apply.
Annual Fire Inspection:	\$35.00 fee for inspections in North Walton. (South Walton inspections are under the jurisdiction of the South Walton Fire Department).

9. Fire Sprinkler System Permit: \$1.00 per head plus \$10.00 base fee per unit in the building. Minimum fee for Sprinkler Permit is \$35.00.

10. Reinspection fees: \$30.00 per trip per trade

11. Fax fee / mail-in charge: \$10.00 each

12. Updating permits.

Another permit will be issued for the update and fees will be assessed for the new permit plus the base fee.

Attachment "A"

Walton County Valuation Table for Square Footage Construction Costs ^{a,b,c,d}

Group	(Florida Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters with stage	196.11	189.78	185.37	177.60	167.20	162.27	171.92	152.56	146.94
	Assembly, theaters without stage	177.62	171.29	166.88	159.10	148.75	143.82	153.43	134.10	128.49
A-2	Assembly, nightclubs	149.94	145.74	142.04	136.49	128.53	124.91	134.71	116.50	112.58
	Assembly, restaurants, bars, banquet halls	148.94	144.74	140.04	135.49	126.53	123.91	130.71	114.50	111.58
A-3	Assembly, churches	180.72	174.39	169.98	162.21	151.82	146.89	156.54	137.18	131.57
	Assembly, general, community halls, libraries, museums	152.81	146.48	141.07	134.30	122.33	118.97	128.63	108.26	103.65
A-4	Assembly, arenas	176.62	170.29	164.88	158.10	146.75	142.82	152.43	132.10	127.49
A-5	Assembly, park, bleachers, grandstands, stadium	176.62	170.29	164.88	158.10	146.75	142.82	152.43	132.10	127.49
B	Business	154.16	148.70	144.00	137.27	125.07	120.41	131.97	109.81	105.37
D	Day Care	152.30	147.08	143.14	137.34	128.24	124.73	138.61	116.09	111.54
E	Educational	166.52	160.91	156.34	149.52	140.14	132.98	144.59	123.34	118.69
F-1	Factory and industrial, moderate hazard	92.68	88.42	83.70	80.93	72.45	69.29	77.68	59.67	56.50
F-2	Factory and industrial, low hazard	91.68	87.42	83.70	79.93	72.45	68.29	76.68	59.67	55.50
H-1	High hazard, explosives	86.84	82.58	78.86	75.09	67.79	63.63	71.84	55.02	N.P.
H234	High hazard	86.84	82.58	78.86	75.09	67.79	63.63	71.84	55.02	50.85
H-5	HPM	154.16	148.70	144.00	137.27	125.07	120.41	131.97	109.81	105.37
I-1	Institutional, supervised environment	152.30	147.08	143.14	137.34	128.24	124.73	138.61	116.09	111.54
I-2	Institutional, hospitals	256.26	250.80	246.11	239.38	226.55	N.P.	234.08	211.31	N.P.
I-2	Institutional, nursing homes	179.18	173.72	169.02	162.30	150.51	N.P.	157.00	135.27	N.P.
I-3	Institutional, restrained	174.99	169.52	164.83	158.10	147.16	141.52	152.80	131.92	125.48
M	Mercantile	111.44	107.24	102.53	97.99	89.62	87.00	93.21	77.59	74.67
R-1	Residential, hotels	154.24	149.02	145.08	139.28	129.95	126.44	140.32	117.80	113.25
R-2	Residential, multiple family	129.33	124.11	120.17	114.37	105.16	101.65	115.53	93.01	88.46
R-3	Residential, one- and two-family	122.11	118.76	115.86	112.68	108.62	105.77	110.77	101.74	95.91
R-4	Residential, care / assisted living facilities	152.30	147.08	143.14	137.34	128.24	124.73	138.61	116.09	111.54
S-1	Storage, moderate hazard	85.84	81.58	76.86	74.09	65.79	62.63	70.84	53.02	49.85
S-2	Storage, low hazard	84.84	80.58	76.86	73.09	65.79	61.63	69.84	53.02	48.85
U	Utility, miscellaneous	65.15	61.60	57.92	55.03	49.70	46.33	51.94	39.23	37.34

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

Note: Data taken from the Building Valuation Data Table published each February by the International Code Congress (ICC) in the Building Safety Journal.

Attachment "B"

Plumbing and Gas Fee Schedule

Master Permit #

Plumbing Permit #

Gas Permit #

Fixture Type	# of Fixtures	Fee per Fixture	Fee
Water Closet (toilet, bidet)		\$4.00	
Bath Tub		\$4.00	
Shower (not with tub)		\$4.00	
Kitchen Sink		\$4.00	
Disposal		\$4.00	
Dishwasher		\$4.00	
Laundry Tub		\$4.00	
Washing Machine		\$4.00	
Water Heater		\$4.00	
Urinal / Bidet		\$4.00	
Floor or Hub Drain		\$4.00	
Floor or Mop Sink		\$4.00	
Waste Interceptor		\$4.00	
Lavatory		\$4.00	
Gas Fired Equipment (per outlet)		\$4.00	
Drinking Fountain		\$4.00	
Vacuum Breaker		\$2.00	
Grease Trap		\$15.00	
Sewer or Septic Tank Connection		\$15.00	
Sewer Lift Station		\$15.00	
Water Connection		\$12.00	
Base Fee		\$10.00	
(Note: Minimum Permit Fee is \$35.00)		TOTAL	

Note: When calculating fees, add the base fee for each unit in the building for which the permit is being purchased. If an existing fixture is replaced with a similar or like fixture without altering any of the water or drain system, no permit is required.

Attachment "C"

Commercial Electrical Fee Schedule

Master Permit #

Electrical Permit #

Main Service Size	Qty.	Fee per Item	Fee
Main Service Size up to and including 100 amp.		\$25.00	
Main Service Size 101 up to and including 200 amp.		\$50.00	
Main Service Size 201 up to and including 400 amp.		\$60.00	
Main Service Size 401 up to and including 600 amp.		\$75.00	
Main Service Size 601 up to and including 800 amp.		\$100.00	
Main Service Size 801 amp. and up: \$35.00 for ea. 200 amp. interval			

When calculating Main Service, include feeders and branch circuits.

Feeder and Branch Circuits (Each over circuit protection device / breaker / fuse)

Each Circuit up to and including 60 amp.	\$1.00
Each Circuit 61 amp. up to and including 200 amp.	\$3.00
Each Circuit 201 amp. up to and including 800 amp.	\$5.00
Each Circuit 801 amp. and up: \$3.00 for ea. 200 amp. interval	

Temporary Service Pole (up to 200 amp. Over 200 amp see "*" below.)	\$20.00
Temporary Wiring (see "*" below)	\$50.00
Pre-wiring (see "*" below)	\$25.00
Service Connect and Re-connect Fee (see "*" below)	\$25.00
Commercial Pools	\$50.00
Commercial Dock (charge main service size, feeders and branch circuits)	

Burglar / Fire Alarm System up to and including \$999.00 valuation	\$70.00
Burglar / Fire Alarm System \$1000.00 up to and incl. \$4999.00 val.	\$100.00
Burglar / Fire Alarm System \$5000.00 up to and incl. \$9999.00 val.	\$150.00
Burglar / Fire Alarm system greater than \$10,000.00 valuation	\$200.00

*** When calculating fees, add the base fee for each unit in the building for which the permit is permit being purchased. \$10.00**

(Note: Minimum Permit Fee is \$35.00.)

Attachment "C"

Commercial Electrical Fee Schedule

CONTINUED

Master Permit #

Electrical Permit #

***Temporary Service Poles over 200 amp: fee for main size and include feeders and branch circuits**

***Temporary wiring means any wiring that is not going to remain permanent (example: special events)**

*** Pre-wiring means wiring installed for future use (example: alarms, sound systems, telephones, data, tv, etc.)**

*** Service connect and re-connect includes replacement of lugs, service mask, meter base, and replace service at same size**

SERVICE SIZE:

PHASE AND VOLTAGE:

Attachment “D”

Residential Electrical Fee Schedule

Master Permit #	Electrical Permit #
Main Service Size	Qty. Fee per Item Fee
Main Service Size up to and including 100 amp.	\$25.00
Main Service Size 101 up to and including 200 amp.	\$35.00
Main Service Size 201 up to and including 400 amp.	\$50.00
Main Service Size 401 up to and including 600 amp.	\$75.00
Main Service Size 601 and up.	\$35.00 for ea. 200 amp. interval
Dwelling Unit Size Total Square Footage	
Up to and including 1,000 square feet	\$25.00
1,001 up to and including 2,000 square feet	\$45.00
2,001 up to and including 3,000 square feet	\$75.00
3,001 up to and including 4,000 square feet	\$100.00
Every 1000 square feet, <i>or fraction thereof</i> over 4,000 square feet	\$25.00
Service Pole	\$20.00
Pre-wiring (see “*” below)	\$25.00
Service Connect and Re-connect Fee (see “*” below)	\$25.00
Miscellaneous Wiring (\$2.00 per circuit. If not included in new construction, see “*” below)	
Mobile Home—Service Upgrade	\$25.00
Pools and Spas	\$50.00
Service Change (based on size of service)	
Accessory Structures (see “*” below) Assessed as Dwelling sq. ft. above	
Burglar / Fire Alarm System up to and including \$999.00 valuation	\$70.00
Burglar / Fire Alarm System \$1000.00 up to and incl. \$4999.00 val.	\$100.00
Burglar / Fire Alarm System \$5000.00 up to and incl. \$9999.00 val.	\$150.00
Burglar / Fire Alarm system greater than \$10,000.00 valuation	\$200.00
* When calculating fees, add the base fee for each unit in the building for which the permit is being purchased	\$10.00
(Note: Minimum permit fee is \$35.00)	

Attachment "D"

Residential Electrical Fee Schedule

CONTINUED

Master Permit #

Electrical Permit #

* **Accessory Structures based on square footage will include:
equipment / storage buildings, sheds, barns, detached garages and boat houses**

* **Pre-wiring means wiring installed for future use
(example: alarms, sound systems, telephones, data, tv, etc.)**

* **Service connect and re-connect includes replacement of
lugs, service mask, meter base, and replace service at same size**

* **Miscellaneous wiring: Additional circuits or repair, yard pumps, fountains, yard
lights, security lights, dock lighting and boat lifts**

SERVICE SIZE:

PHASE AND VOLTAGE:

SECTION 3.0 SEVERABILITY.

If any part of this ordinance is found to be unconstitutional by a court of competent jurisdiction, that part may be stricken without effect upon the balance of the ordinance.

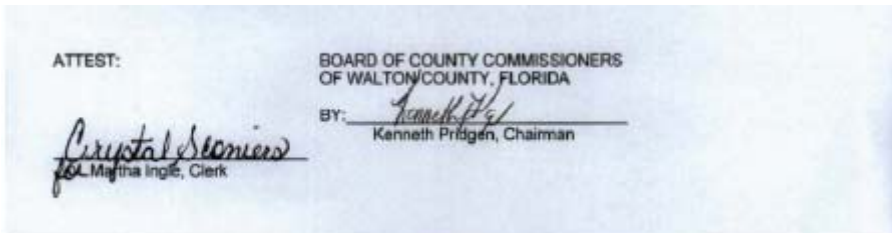
SECTION 4.0 REPEALING CLAUSE.

All ordinances or parts thereof in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

SECTION 5.0 EFFECTIVE DATE.

This ordinance shall take effect on January 1, 2006.

ADOPTED this 25th day of October, 2005.



Editorial Notes: Original Ordinance 2005-29 was adopted on October 25, 2005
 Amended by Ordinance 2006-07 on June 13, 2006
 Amended by Ordinance 2007-38 on September 25, 2007
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