



Item No. 24

TOWN OF LAUDERDALE-BY-THE-SEA

ROUNDTABLE ITEM REQUEST FORM

Executive/Administration

**Connie Hoffmann, Interim Town
Manager**

Department Submitting Request

Name/Title

Meeting Date / Time

Deadline w/o Backup

Deadline w/ Backup

- July 14, 2010 / 7:00 PM
- July 28, 2010 / 7:00 PM
- Oct 13, 2010 / 7:00 PM
- Oct 26, 2010 / 7:00 PM

- July 2, 2010 / Noon
- July 26, 2010 / Noon
- Oct 11, 2010 / Noon
- Oct 24, 2010 / Noon

- June 25, 2010 / Noon
- July 16, 2010 / Noon
- Oct 1, 2010 / Noon
- Oct 15, 2010 / Noon

ITEM/ITEMS*: BUILDING SERVICES CONTRACT

A review of the current arrangements with Broward County for building permitting and inspection services and alternative options.

ACTION OR OUTCOME EXPECTED: Commission discussion on whether to stay with the current arrangement or to seek proposals from additional service providers.

Exhibits: Cover memo from Town Manager dtd 6/8/2010 and Report from consultant Kathleen Margoles

Town of Lauderdale-by-the-Sea

OFFICE OF THE TOWN MANAGER

Memorandum

Date: July 8, 2010

To: Mayor Roseann Minnet
Commissioner Stuart Dodd
Commissioner Birute Clotney
Commissioner Scot Sasser
Commissioner Chris Vincent

From: Connie Hoffmann, Interim Town Manager 

Subject: Building Services Contract

As part of our examination of budget issues and overtures the Town has had from various contractors who provide building services, I had one of the consultants assisting me take a look at the contract we have with Broward County for building services and evaluate what other cities were doing. Her report is attached.

Development Director Jeff Bowman is very pleased with the quality of service we receive from Broward County and does not see anything to be gained in that respect from going with another service provider. The consultant's report indicates that the permit fees we are charging are not out of line with many other Broward municipalities. There is the possibility that we might be able to reduce fees through an RFP/negotiating process, however, this will take a good deal of staff time, as would any transition to another service provider.

It is my recommendation that, if the Commission wishes to go out to the market to determine if we can reduce our permit fees by contracting with a different vendor, that we defer action on preparing an RFP until we have significantly reduced the large number of projects and assignments currently on our plate.

To: Connie Hoffmann, Interim Town Manager

From: Kathleen S. Margoles 

Date: July 8, 2010

Re: Report on Building Services Analysis

ISSUE

Analysis of Broward County Contractual Services

What are other cities doing?

BACKGROUND

SERVICES PROVIDED BY BROWARD COUNTY

As of 4/15/2010, twenty (20) cities and the Broward County School Board contract with the Broward County Building Code Services Division for different levels of service, including

- Full Service at Town Hall- (2- Hillsboro Beach and Lauderdale-By-The-Sea)
- Full Service at County's Permit Center (1-Lazy Lake)
- Non Guaranteed Partial Service
- Guaranteed Partial Service
- Unsafe Structures
- Zoning and Code Enforcement

(Attachment A, Summary of Broward County Interlocal Agreements)

Lauderdale-By-The-Sea (LBTS) currently contracts with Broward County for issuance of permits, including inspections, plan review and building official services. The Interlocal Agreement was executed August 20, 1996. A First Amendment was executed December 2004 to provide for a 10% surcharge on permit fees charged in LBTS to offset the Town's costs for services of a part time County Permit Clerk to process applications for permits, do data entry, set up inspections, greet walk-ins and answer phone calls. A Second Amendment was executed March 2006 to amend the agreement to eliminate the additional costs for the staff to perform those clerical services. The 10% surcharge is still collected and remitted back to the Town.

Broward County provides a turnkey service to LBTS, Broward County staff reviews applications for building permits, issues the permits, collects all permits fees and provides the inspection services. The fees charged are established by Broward County

by Broward County ordinance, with the 10% surcharge added for permits issued in LBTS.

LBTS STAFFING

The levels of staffing are mutually determined by Broward County and the Town by assessing workload and conformance to performance standards. Currently the Building Official, Zoning Official, Structural, Plumbing, Electrical, Mechanical Plan Reviewers are in the office daily. The Building Official is also on 24 hour call for emergencies. One Permitting & Licensing Customer Service Specialist (clerical staff) is currently scheduled for a daily eight hour shift, Monday through Friday.

There are several considerations regarding our current agreement with Broward County.

- How do the permits fees compare to other jurisdictions?
- Is the service up to our standards?
- Is the current fee based scenario (versus an hourly fee) the best choice for LBTS?

Broward County Permit Fees Vs. Other Jurisdictions

Broward County periodically conducts a review of the Broward County permit fee schedule. The last review was done in February 2008 by PMG Associates, Inc. (See Attachment B) The review included:

1. A comparison with Palm Beach and Miami Dade counties
2. Actual Cost Determination
3. Fee Analysis
4. Analysis of the (hourly) fee charged to Contract Cities
5. Examination of alternative methods of fee structures

The analysis and recommendations are important to LBTS because as a Full Service City our permits fees are based on the Broward County Fee Schedule, which is determined by the average cost of service by Broward County staff.

Review Findings

The PMG Study determined that the current County fee structure is adequate to fully recover operating costs. The average cost of service for the issuance of Building Permits includes all personnel costs associated with providing the permit and all indirect costs.

An adjustment for some hourly fees for future contractual arrangements to the fee charged to Contract Cities was recommended based on the true expense to Broward County for providing the service.

The study found that Broward County fees are comparable to Palm Beach and Miami Dade counties

The County does not do a comparison with municipalities' fee schedules within the County because the permits fee categories are very inconsistent.

A review of was done of building fee schedules for a number of cities in Broward County. Fees are often not categorized the same from city to city making comparison difficult. A review found the County fees and LBTS fees to be higher or lower in some cases but comparable to surrounding cities. (See Attachment C)

Quality of Services Received

Jeff Bowman, Development Services Director, states LBTS receives very few complaints regarding permitting and inspection service. The stated goal is to have an application in and out within 2 days or less. Most are completed in 2 days. Mr. Bowman monitors the customer service interaction daily and has frequent staff meetings to discuss operations.

Is the current fee based scenario (versus an hourly fee) the best choice for LBTS?

As explained earlier, LBTS operates under a schedule where the County issues the permits and retains the fees, except for the 10% surcharge remitted back to the Town. This allows the County to adjust staffing levels to meet demand. For example, the County just reduced staffing in LBTS, going from two to one Customer Service Specialists to one because the workload did not require two Specialists. There are two factors, permit fees collected and permits issued. If permit issuance is low, fees collected would generally be lower. This has been the case since FY05. Both the Broward County report and our current in house experience substantiate the current trend that small dollar amount permits are being issued for home repairs/renovations and smaller construction jobs.

The current fee based scenario works well for LBTS. Broward County staff is available on a daily basis to meet the workload. An hourly arrangement may not provide the optimal level of service because you would not be guaranteed the same staff on a consistent daily basis. We would also need to adopt a building fee schedule.

This year has seen a significant decrease in permit issuance. More analysis will need to be done to see if this trend will continue and the impact of decreased revenues. Broward County is facing significant budget deficits and may be reluctant to negotiate hourly contracts at this point.

CURRENT REVENUES

REVENUE (10% Surcharge) RECEIVED FROM BROWARD COUNTY

	FY05	FY06	FY07	FY08	FY09	FY10 thru May
Building Permits		16,000	120,044	94,125	51,313	19,446
Fire Review Permit Fees				27,279	33,264	9,257
Zoning Permits & Fees		6,635	11,605	7,900	600	375
TOTAL		24,733	135,356	132,154	87,789	29,078

FEEES COLLECTED BY BROWARD COUNTY

Revenue Description	Total FY05	Total FY06	Total FY07	Total FY08	Total FY09	FY10 thru May
Permit Fee	321,372.88	852,017.08	993,230.69	886,197.18	954,766.48	224,797.06
Plan Review	136,951.51	288,810.28	206,530.17	253,784.79	161,079.84	47,838.00
Overtime	43,750.44	13,834.83	11,714.98	1,338.00	0	0
Application fee	24,110.56	39,327.48	45,006.03	0	0	0
Re-inspection	47,119.73	20,153.12	30,804.11	24,612.88	29,038.64	5,068.95
Education	8,124.90	21,984.06	23,576.82	5,475.02	20,421.18	5,052.16
Public awareness	1,663.89	5,547.79	6,246.16	5,475.02	5,121.58	1,267.70
TOTAL	583,093.91	1,241,674.64	1,317,108.96	1,176,882.89	1,170,427.72	284,023.91
# of permits	1198	2229	2405	1899	1766	911

ALTERNATIVE-SERVICES PROVIDED BY OTHERS

Another option is to contract with a private company. There are primarily two companies that provide that service in Broward County: C.A.P. Government, Inc. and Calvin, Giordano and Associates, Inc.

In Broward County, C.A.P. provides full Building Department services to the City of Weston and the Town of Southwest Ranches. The City of Weston has contracted with CAP for five (5) years. Weston previously contracted with Broward County but was dissatisfied with the cost and the level of customer service. The City Manager, John Flynt, stated customer complaints have been reduced to zero since Weston switched to C.A.P. Similar to the LTBS agreement with the County, the contractual compensation for CAP is based on collection of permit fees collected.

The Assistant to the Town Manager in the Town of Southwest Ranches stated they switched from the County to CAP because of issues with the level of service and time to process applications and inspections. The Town felt CAP would be more local and a smaller agency could be more responsive. They are more satisfied with CAP than they had been with the County.

C.A.P also provides building services to North Bay Village in Miami Dade County. They were chosen through a RFP process in 2009. The Village was concerned about the increasing costs of the Village building services department. The proposals submitted included Calvin, Giordano, CAP Government, Inc and two other vendors. The Village agreement with CAP allows for compensation as a percentage of gross revenues. The Village Clerk stated the contract was working well.

Calvin, Giordano has been providing full Building Department Services to the City of Pembroke Pines since July 2009. According to Pembroke Pines staff, the City was losing money on its own building department. Pembroke Pines issued a Request for Proposal in 2009 to provide plan review, inspection and other building related services. Three respondents were shortlisted, C.A.P. Government , Broward County Building Services and Calvin, Giordano. Calvin, Giordano was chosen by the City Commission.

Calvin, Giordano collects the building fees but remits an annual fee of \$150,000 to the City, and a monthly rental fee for the office space utilized by the building services staff .In addition the City is entitled to collect 10% of the gross revenues collected in excess of \$4,000,000.

Calvin, Giordano also provides building services, as well as other staffing, for the City of West Park. No one responded from the City regarding the service.

OPTIONS

- 1. The Town can continue the agreement with Broward. Mr. Bowman feels strongly the service we receive from Broward County is excellent. The analysis has determined that the permit fees are comparable with other municipalities. He feels our long standing contractual relationship with Broward County has been effective in both lean and boom construction times. The downside of continuing with the County is that we could possibly lower our fees with a private provider. (See Attachment D)**
- 2. The Town can develop a RFP for building services that solicits responses that provide revenue to the Town and keeps building fees in a comparable range with surrounding cities and the County. The County and private providers would be welcome to submit a competitive proposal that addresses the Town's desire for excellent customer service, reasonable fees and revenues to defray Town expenses to support the building services function.**



BUILDING CODE SERVICES DIVISION

SUMMARY AS OF 04/15/2010 OF "EXECUTED" OR "IN PROCESS" INTERLOCAL AGREEMENTS

Municipality	Type of Contract	Expiration Date	Status
BC Airport Division	Full Service at County's Permit Center	Continuous	Executed
BC Airport Division	Guaranteed Partial Service	09/30/11	Executed
BC Transportation Dept	Memorandum of Understanding	09/30/13	Executed
Coconut Creek	NonGuaranteed Partial Service	09/30/11	Executed
Coconut Creek	Unsafe Structures	09/30/11	Executed
Cooper City	Guaranteed Partial Service	09/30/11	Executed
Cooper City	Unsafe Structures	09/30/11	Executed
Coral Springs	NonGuaranteed Partial Service	09/30/11	Executed
Dania Beach	Guaranteed Partial Service	09/30/11	Executed
Dania Beach	Unsafe Structures	09/30/10	Renewing
Hallandale Beach	Guaranteed Partial Service	09/30/11	Executed
Hillsboro Beach	Full Service at Town Hall (includes Zoning & Code Enforcement)	09/30/14	Executed
Lauderdale by the Sea	Full Service at City Hall	Continuous	Executed
Lauderdale Lakes	Unsafe Structures	09/30/11	Executed
Lazy Lake	Full Service at County's Permit Center	09/30/12	Executed
Lazy Lake	Zoning & Code Enforcement	09/30/12	Executed
Lighthouse Point	Unsafe Structures	09/30/10	Renewing
Margate	NonGuaranteed Partial Service	09/30/11	Executed
Miramar	Guaranteed Partial Service (including Zoning & Code Enforcement)	09/30/11	Executed
Miramar	Unsafe Structures	09/30/11	Executed
North Lauderdale	Guaranteed Partial Service	09/30/11	Executed
North Lauderdale	Unsafe Structures	09/30/11	Executed
Oakland Park	Guaranteed Partial Service	09/30/11	Executed
Parkland	NonGuaranteed Partial Service	09/30/11	Executed
Parkland	Unsafe Structures	09/30/11	Executed
Pembroke Park	Unsafe Structures	09/30/12	Executed
Plantation	NonGuaranteed Partial Service	09/30/11	Executed
School Board	NonGuaranteed Partial Service	09/30/11	Executed
Southwest Ranches	Unsafe Structures	09/30/12	Executed
Sunrise	NonGuaranteed Partial Service	09/30/11	Executed
Tamarac	NonGuaranteed Partial Service	09/30/11	Executed
Tamarac	Unsafe Structures	09/30/11	Executed
West Park	Unsafe Structures	09/30/11	Executed
Wilton Manors	Guaranteed Partial Service	09/30/11	Executed

Attachment A



**BUILDING PERMIT FEE ANALYSIS
BROWARD COUNTY BUILDING CODE
SERVICES DIVISION
BROWARD COUNTY, FLORIDA**

FEBRUARY 2008

**PMG Associates, Inc.
4171 West Hillsboro Boulevard
Suite 8
Coconut Creek, Florida 33073**

INTRODUCTION

PMG Associates, Inc. (PMGA) was engaged by the Broward County Building Code Services Division to conduct a review of the current Building Permit Fee Schedule and make the necessary recommendations for revision.

The functions to be included are:

- Comparison with other governmental jurisdictions
- Actual cost determination
- Fee Analysis
- Analysis of the fee charged to Contract Cities
- Examine alternative methods of fee structure

The methodology used for this analysis identifies the costs required to perform the service and the fees charged for the provision of that service. Any discrepancies between the costs incurred and the revenue generated is defined.

The following sections describe the methodology in detail, perform the calculations and provide findings and recommendations.

ADEQUACY OF CURRENT RATE STRUCTURE

The Broward County Building Code Services Division imposes a fee for the issuance of Building Permits. This fee applies to all persons or entities that secure a permit for any construction, modification or major repair project.

Fee Methodology:

The fee is levied based primarily on the value of the construction effort to be undertaken. To avoid any conflict regarding the establishment of the estimated value of the construction, Broward County uses the RS MEANS Manual, Latest Edition, which provides a cost estimate based on local conditions and labor rates. The factors concerning the proposed construction (type, size, materials) used to determine the estimated cost, which is then entered into the Division's permitting system, POSSE.

The Building Permit Fee is then established as a percentage of the job value at 1.60% of the estimated construction cost.

Average Fee 2007:

A review of all Building Permits issued during this past Fiscal Year was conducted for this analysis. The tracking software used by the Division was able to produce a spreadsheet with all permit types, fee amounts, job values and average fees.

Based on this review, it is determined that the Average Building Permit Fee is \$548.22. This average includes all permit types from large residential and commercial construction to small additions and fences.

Average Cost of Service:

The Methodology used to determine the service costs for the issuance of Building Permits required the identification of all of the personnel costs associated with an average fee and all of the indirect costs that are necessary to provide service.

Personnel Costs include all of the employees that contribute to the issuance of a permit. This listing includes the Clerks who take the application and file all records. The next employee class is the Plans Examiners who are responsible for insuring that the plans comply with all regulations. The Inspectors are the personnel who actually travel to the construction site, make the required inspections and complete the paperwork necessary permit. In addition, supervisory personnel are necessary to insure that all policies are met and the permit is issued accurately.

To establish the amount of time spent on the average Building Permit, records were examined and interviews conducted with the appropriate personnel. This process led to the determination of the average amount of time required by each employee class for the average permit.

The amount of time required for the average permit is as follows:

Clerk	3.0 hours
Inspector	3.5 hours
Plans Examiner	2.0 hours
Supervisory Services	0.5 hours

Direct Costs are established by multiplying the hours by the average salary rate for the employee class. This average salary rate was provided using the records system of the County.

Indirect Costs are defined as those charges that assist in the provision of services. Indirect costs include Fringe Benefits/Salary Overhead, Indirect Overhead Costs and Support Services from the Building Code Services Division.

Fringe Benefits/Salary Overhead:

This category is defined as the fees that are added to the Direct Salary Cost due to Government regulation or benefits granted to employees. The fees include:

- FICA
- Social Security
- Unemployment Tax
- Worker's Compensation Tax
- Health Insurance
- Life Insurance

The typical method for estimating these costs, especially for planning purposes, is as a percentage of Direct Salary Costs. The appropriate rates were obtained from the Finance Department of Broward County and through review of the Division Budget. For this study, the Fringe Benefit/Salary Overhead rate is 35.80%. The calculation of the rate is as follows:

Category	Measurement	Calculation	Rate
FICA	Statutory	N/A	7.65%
Retirement	Contract	N/A	9.85%
Insurance (Group/Life)	Contract	\$7,935 per person/Average Salary of \$63,670	12.48%
Worker's Compensation/Unemployment	Budget	\$372,170 cost/\$6,398,910 regular pay	5.82%
Total			35.80%

Indirect Overhead Costs:

Other Departments and Divisions of Broward County supply Internal Support Services to the Building Code Services Division. These services include items such as:

- Administration
- Accounting
- Budget
- Information Technology
- Mail center
- Human Resources
- Maintenance
- Other services

Costs are allocated throughout the County Departments and Divisions proportionally based on the services provided. A review of the "Group Cost Allocation System" which is performed by the Office of Management and Budget was conducted; however, for this analysis, the actual expenses for these items for fiscal year 2007 were computed and analyzed.

The cost allocated to the Building Code Services Division was divided by the Direct Personnel Costs to arrive at an average percentage of Salary Costs. The percentage used in this analysis for Indirect Overhead Costs is 17.34% of Direct Salary Costs.

Category	Line Item	Total
Cost Allocation Chargeback	\$628,820	
County Attorney Chargeback	\$ 8,213	
Debt Service	\$317,930	
Payment to other agencies	\$154,756	\$1,109,719
Salaries		\$6,398,910
Percent of Salaries		17.34%

Support Services from the Building Code Services Division:

The annual budget for the Division includes many items that necessary for the provision of the service. These budget items should also be allocated to the performance of the services and include:

- Administration
- Motor Pool and Mileage Charges
- Education
- Communications
- Uniforms
- Equipment

- Communications and Utilities
- Hardware/Software Support and Maintenance

The FY 2007 Budget was reviewed for the cost for these items. The costs were divided by the Direct Salary Costs of the personnel to arrive at an average percentage of the personnel costs. For this study, the support from the Building Code Services Division Budget is 36.35% of Salary Costs.

Total cost of support items	\$2,062,200
Cost of Inspection Salaries	\$5,673,084
Rate for support services	36.35%

Total Cost:

The total cost of issuing the average permit is determined by adding all of the various cost items to arrive at a total. The following table provides the calculation.

**TABLE 1
DIVISION COST TO COMPLETE SERVICES FOR THE TYPICAL PERMIT**

CATEGORY	RATE	HOURS	COST
Personnel Costs			
Clerk	\$25.44	3.0	\$ 76.32
Inspector	\$31.32	3.5	\$109.62
Plans Examiner	\$36.12	2.0	\$ 72.24
Supervisory Personnel	\$41.12	0.5	\$ 20.56
Subtotal		9.0	\$278.74
Indirect Costs			
Fringe Benefits/Salary Overhead	35.80%		\$ 99.79
Indirect Overhead Costs	17.34%		\$ 46.41
Support Services Cost	36.35%		\$101.32
Total Cost			\$526.26

Limited Service Permits

Recent experience of the Building Code Services Division has illustrated a change in the type of Permit Applicant in Broward County. A trend has emerged where homeowners obtaining permits for repairs to their homes is increasing. Many of these repairs are minor in nature including "change outs" of items such as water heaters, doors and similar fixtures.

One significant change would be to restructure the Minimum Fee. Currently, the permit applicant must pay the minimum fee established in the Rate Ordinance plus the charge generated by multiplying the Project Value by the multiplier. By increasing the minimum fee to a figure of \$125 and making a charge at “the higher of the calculated rate or the Minimum Fee” a more equitable structure will exist for the smaller projects.

Another issue of equity arises from the inclusion of a first plan review fee of \$52 on all permits regardless of size. For the smaller projects (Under \$10,000 of Project Value) that would be included in the Limited Service Permits, this fee could be eliminated since plan reviews are generic and standardized and can generally be handles with expediency. All other plan review fees are appropriate at their current levels.

As the fee schedule is currently deemed adequate to fully recover operating costs, and its ability to recover fully costs, any adjustment for the Limited Service Permits should be recovered through other avenues.

Future Rates:

This analysis covers the current time frame and reflects the charges and costs that are in effect today. One of the important questions is the appropriateness of this fee schedule in future years.

This fee schedule is based on the estimated cost of construction. The program developed by RS MEANS is updated quarterly and any increases in labor and material costs are included. Therefore, the fees charged will be constantly revised due to the increased construction costs. This process is appropriate for the future as well as currently.

There is a shift throughout many other governmental jurisdictions toward the method used in Broward County. This method reduces confusion and provides an automatic revision.

One change to the system would be to shift from use of the RS MEANS manual to the on-line software method. This system would include the updated cost data in a more timely manner. The on-line software system should only be implemented if there is no conflict with the current Broward County cost tracking system.

The current fee system in Broward County relies on the application of a multiplier to the Project Value based on the RS MEANS system. This multiplier is currently 1.60%. As costs continue to rise, the adequacy of this multiplier must be analyzed. The earlier analysis of the current fee structure and the average cost to provide the service, indicated that the current multiplier of 1.60% was adequate, at this time. However, the Division must monitor the revenue generation that results from the application of the multiplier. Additionally, any action taken by the Division to address the Limited Service Permit issue above will more than likely have implications on the level of the multiplier.

The proposed changes in the smaller permit fees will have a negative impact on the revenue stream due to the reduction in the fees. To offset this loss, the increase in the multiplier is appropriate. The loss of revenue to the smaller projects is estimated to be approximately 16%

based on a review of the most recent permit applications. To recover this loss, an increase in the multiplier from 1.60% to 1.85% of Project Value is required.

In an effort to insure that the fees charged in Broward County are reasonable compared to other jurisdictions, the research conducted for this study was reviewed. The multiplier of 1.85% is in-line with the other jurisdictions that are comparable to Broward County. This increase will not put Broward County into an adverse position regarding the competition.

There are two methods to perform an annual review of the adequacy of the multiplier.

The first is to compare the average fee generated by the permits to the cost calculated in Table 1 (Division Cost To Complete Services For The Typical Permit) with the average fee of all permits. If this ratio becomes negative (Costs higher than Fees), the multiplier should be increased.

The second method is to compare the increase in values from the RS MEANS system with the increase in labor costs for the Division. If the labor costs increase at a faster rate than the Project Value, an increase in the multiplier is warranted.

An annual review of the multiplier and the Minimum Fee figure should be conducted to insure that the Fees are adequate and meet the cost recovery goal of the Division.

The current fee ordinance should be amended to allow for this review and an increase in the multiplier, if so warranted.

Conclusion:

- Continued use of the RS MEANS system for calculation of Project Value
- Establishment of a Minimum Fee of \$125 that eliminates the current double counting of a Minimum Fee plus the calculated rate based on the application of the multiplier to the Project Value
- Elimination of the Plan Review Fee for projects under \$10,000
- Increase the multiplier from 1.60% to 1.85% of Project Value
- Conduct an annual review of the Minimum Fee and the multiplier based on the actual cost conditions that occur in the previous year

CONTRACT CITIES

Broward County government, through the Building Code Services Division, provides inspection services to municipalities throughout the County under a contractual agreement between the parties. Article 3 – Compensation from the Interlocal Agreement used for this purpose, provides the billing rate that applies for these agreements. In this analysis, the level of the charges are examined to determine if the amounts should be adjusted for future contractual arrangements.

Section 3.1 of the Agreement lists the services and hourly rates as follows:

SERVICE	RATE
Building Code Inspector	\$65.00
Plans Examiner	\$75.00
Chief Building Code Inspector	\$77.00
Building Official	\$90.00

METHODOLOGY

The basis for the charge is the average hourly rate for employees in the job titles specified in the Agreement. In addition, charges should be included for Supervisory Personnel, Fringe Benefits/Salary Overhead, Indirect Overhead Costs and Support Services from the Building Code Services Division. This combination of costs reflects the true expense to Broward County for providing the services.

Personnel Costs:

The personnel costs for the individual job titles are obtained from a report of the average salary by position as of December 2007. This report provided salary data on all Division personnel aggregated by Position. The average salary for that Position included all of the appropriate personnel.

This figure was used as the Base Cost for the determination of the total cost for the service provided by Broward County.

Supervisory Costs:

Although the personnel that provide the field services to the Contract Cities generally perform their duties without direct supervision and for the municipalities under contract, there is some supervisory functions of the Division that apply. Assigning the personnel to the contract, Quality Control and other functions must be considered when identifying costs.

For this analysis, the supervisory function is determined to be 10% of the time expended by the field personnel. This time allocation is charged at the Supervisor's salary rate.

Fringe Benefits/Salary Overhead:

The methodology for determining the rate is the same as for the Current Rate Analysis in the previous section of this report. For this study, the Fringe Benefit/Salary Overhead rate is 35.80%.

Indirect Overhead Costs:

The methodology for determining the rate is the same as for the Current Rate Analysis in the previous section of this report. The percentage used in this analysis for Indirect Overhead Costs is 17.34% of Direct Salary Costs.

Support Services from the Building Code Services Division:

The methodology for determining the rate is the same as for the Current Rate Analysis in the previous section of this report. For this study, the Support services from the Building Code services division Budget is 36.35% of Salary Costs

Total Cost:

The total cost is a summation of the five elements listed above. This figure represents the cost to the Building Code Services Division for the services provided. The fees that are established in the Interlocal Agreement should reflect these costs.

**TABLE 2
CALCULATION OF COSTS BY SERVICE CLASSIFICATION**

Category	Inspector	Plan Examiner	Chief Building Code Inspector	Building Official
Hourly Rate	\$31.32	\$36.12	\$41.12	\$45.17
Supervisory Services	3.13	3.61	2.06	2.26
Total Personnel Cost	34.45	39.73	43.18	47.43
Fringe Benefits/Salary Overhead @35.800%	12.33	14.22	15.46	16.98
Indirect overhead Costs @17.34%	5.97	6.89	7.49	8.22
Support Services Cost @ 36.35%	12.52	14.44	15.70	17.24
Total Cost	\$65.28	\$75.28	\$81.82	\$89.86

Recommendation:

The fees for the Contract Cities should be adjusted as following hourly rates:

SERVICE	RATE
Building Code Inspector	\$66.00
Plans Examiner	\$76.00
Chief Building Code Inspector	\$82.00
Building Official	\$90.00

Future Cost Considerations:

Due to the rising costs that impact the Budget for the Building Code Services Division on an annual basis, the rates identified in this analysis should be revised periodically to reflect this burden. PMG Associates, in the course of this analysis, generated a mathematical model that reflects the various components of this fee. An annual adjustment can be made by simply adding the new salary rates to the model. The remainder of the calculations will then be automatically generated.

A more detailed analysis of the components of the Overhead and Support Rates should be accomplished on a cycle of, at least, every three years. This detailed evaluation will examine the individual components to determine if the percentages used in this analysis are still valid. Rapid costs in items such as fuel, insurance and other charges may occur at a higher rate than the increase in personnel costs.

COMPARISON OF BUILDING FEES

A comparison of the fees that are currently charged by the three county governments in South Florida was undertaken by PMG Associates, Inc. (PMGA). Those counties included; Miami-Dade, Palm Beach and Broward Counties. This examination showed that there were some differences in the types of fees (services/work to be completed) and the amounts that were charged in the three counties.

Many times the name of the fee is different, but upon an in-depth examination it was found that the intent of the work was the same.

The other area that was examined was the pricing of like permits and whether or not Broward County was actually had a fee in place for services rendered that the other counties had in place and were charging for.

No changes to the current fee structure are warranted based on this review.

Matrix of findings:

A matrix that identifies the fee schedules for all three South Florida counties is found in the Appendix.

BUILDING PERMIT FEES

BROWARD COUNTY

PALM BEACH COUNTY

MIAMI-DADE COUNTY

BUILDING PERMIT FEES

Accessory Buildings/Sheds

Broward County	Included under other specialty permits
Palm Beach County	Prefabricated to 36 sq. ft. floor area (no inspections) \$50.00, Larger per 400 sq. ft. area or portion \$100.00; Site built to 36 sq. ft. floor area (no inspections) \$50.00, above 36 to 400 sq. ft. area \$200, larger than 400 sq. ft. area on valuation, not fixed
Miami-Dade County	Fabricated utility sheds w/slab (max. 100 sq. ft. of floor area) \$36.64, Residential Professional Certification Program Fee \$15.76; Single Family and Duplex (group I or R-3) Attached Structures Residential, 0-500 sf in floor area \$120.00, 501 to 1,000 sf in floor area \$203.80; 1,000sf and above per sf \$0.275; Professional Certification Program Fee per square foot \$0.193

Agricultural Exemption Processing

Broward County	N/A
Palm Beach County	\$150.00
Miami-Dade County	N/A

Airport Overlay Special Review

Broward County	N/A
Palm Beach County	\$50 per permit
Miami-Dade County	N/A

Alterations or Repairs

Broward County	Included under other specialty permits
Palm Beach County	N/A
Miami-Dade County	Single family residence/duplex per \$1.00 of estimated cost or fractional part \$0.046; Professional Certification Program Fee \$0.013; Minimum \$113.25/maximum \$542.69; Fire damage repairs per \$1.00 of estimated cost or fractional part \$0.057, Professional Certification Fee \$0.017 (minimum fee \$203.90/maximum fee \$542.69 Storage or industrial use (SFBC), (FBC) occupancies 100 square feet or fractional part of floor area- commercial - \$8.38; Professional Certification Fee - \$2.53. Alterations and repairs to buildings and other structures for each \$100 of estimated cost or fractional part - \$1.13; Professional Certification Fee - \$ 0.34; minimum fee \$180.90.

Annual Permit Programs

Broward County	N/A
Palm Beach County	File creation & monitoring annually \$250.00; Registration Documents (with Master Plan or review) Random inspections (each decal) \$15.00; Annual Permits - Per Sec. II.E.
Miami-Dade County	Calculation of the initial master facility permit fee \$57.25 (times the number of employees by fee) page 25; minimum fee \$ 1,081.94 Initial subsidiary facility permit fee \$57.25 (times the number of employees by fee) page 25; minimum fee \$ 303.40 Renewal of facility permit 40 year recertification fee \$300.00, at every ten year interval another \$303.00 and \$50.00 for every extension Structural glazing systems recertification fees \$283.46 Recording fees; Contractor equipment see page 26-27

Attached Structures

Broward County	Included under other specialty permits
Palm Beach County	N/A
Miami-Dade County	Single family/duplex attached structures 0 to 500 sq. ft. in floor area \$120.00, 501-1,000 sq. ft. in floor area \$203.80, 1,000 sq. ft. and above per sq. ft. \$0.275; Professional Certification Program Fee per sq. ft. \$0.193

Awnings/Canopies/Tents/Screen Enclosures/Membrane Structures

Broward County	Included under other specialty permits
Palm Beach County	<u>Per 2,000 sq. ft. or portion thereof (excludes electric) \$100.00;</u> Screens: Carport or porch with open wall or screened \$150.00; Pool enclosures \$200.00; Wall screen, doors or flexible plastic inserts (non-structural) with individual plan review \$100.00, with Master Plan or product approval \$50.00; Repairs to existing construction \$75.00
Miami-Dade County	Tents-0-5,000 sq. ft. \$45.80, Professional Certification Fee \$13.83; Over 5,000 sq. ft. \$136.25, Professional Certification Fee \$41.15; All others per 100 sq. ft. or fractional part of floor area \$9.42, Professional Certification Fee \$2.84; Screen enclosures; Screen enclosures \$7.91; Free standing canopies each \$1,000 of estimated cost or fractional part thereof \$7.23 (minimum fee \$53.80); Awnings & canopies: Horizontal projection per sq. ft. covered area \$0.068 (minimum fee \$83.00); Storm shutters per sq. ft. covered area \$0.068 (minimum fee \$83.00); (also category 101)

Base Permit

Broward County	See individual types of permits
Palm Beach County	Valuation Range: To \$2000 - \$75.00; Next to \$8,000 plus 2.25%; Next to \$90,000 plus 1.25%; Next to \$400,000 plus 0.60%; All remainder plus 0.40% Valuation is per FBC Section 108.3 Exhibit B for SF home and Exhibit C for others. Valuation shall not be used if Fixed Fee is set. A 10% discount is given on re-permit of 1 & 2 Family Dwelling.
Miami-Dade County	N/A

Concrete Slabs, Hard Surfacing, Paving or Repaving

Broward County	Included under other specialty permits
Palm Beach County	Per 20,000 sq. ft. or portion thereof (if scope of work is not in a Primary Permit) but without inspections \$50.00, with inspections \$100.00. Same as above with Inspections \$100.
Miami-Dade County	Residential and commercial \$62.97, Residential Certification Program Fee \$18.45 – Commercial Certification Program Fee \$19.02

Demolition Permits

Broward County	Included under other specialty permits
Palm Beach County	SFD \$250; Accessory buildings and vacant lot landscaping \$150.00; Commercial (per 50,000 sq. ft. area or increment) \$250.00; Interior demolition (non-structural) \$150.00
Miami-Dade County	Each structure \$137.39, Professional Certification Program Fee each structure \$68.70

Door & Window Installation/Replacements/Shutters

Broward County	Included under other specialty permits
Palm Beach County	Windows and/or entry doors per 20 opening or increment (Does not include shutters) (or random for 1 and 2 family Dwelling, per section II.E.2.a when shutters are not required) \$100.00; Windows and/or entry doors with shutters per 20 openings or increment \$200.00; Shutters per 20 openings or increment \$150.00; Garage doors per 3 openings or increment \$100.00
Miami-Dade County	Commercial Minimum Fee \$120.00, Residential Minimum Fee \$85.00; Residential & commercial window installation, alteration or repair per sq. ft. of window/door area \$0.056, Professional Certification Program Fee \$0.017; Installation/Replacement of windows/exterior doors in buildings exceeding 2 stories: Storefronts and fixed glass exceeding 8 feet high or 4 feet vertical mullion spacing (residential and commercial) \$8.31; Curtain walls including windows/doors therein \$8.31, Each 100 sq. feet or fractional part \$8.31, Professional Certification Program Fee \$2.43

Miami-Dade County	<p>Minimum permit fee including repair work per permit \$51.50; Permanent service to buildings each 100 amp. or fractional part \$5.16; Feeders each \$13.74; Agricultural service per service (permanent) and temporary service for construction \$57.25; construction field office – \$137.39 Construction installation and additions per sq. ft. of floor area \$0.08, alterations or repairs per \$1.00 estimated cost or fraction part \$0.046 (minimum fee \$68.70) Mobile homes or RV service Resident each \$68.70 Commercial Service temporary Service test/equipment and service (30 day limit \$103.05 Residential wiring new construction and additional for each sf of floor area \$0.08 Alterations or repairs per \$1.00 estimated cost or fractional part \$0.046; Minimum fee \$68.70; Wiring and outlets of common areas/lounges/pumps/AC/lights/house and emergency service –boxes/receptacles/signs, etc. \$ 1.84; Special outlets \$8.02; Commercial equipment (KWA rated) \$8.02; Motors installed, repaired replaced \$10.31; ac work and refig system new work; electrical equipment replacement \$22.90 Lighting fixtures common areas/per fixture \$1.84; plug mold light track each 5 feet or fractional part \$3.56; light pole \$11.45; commercial light pole \$17.18; Signs and architectural features (indoor neon) per sf of sign \$ 1.13; minimum fee \$ 76.71; Repairs and re-connection each \$ 67.55; Neon strips each 5 foot or fractional part of \$2.29; Temporary work on circuses fairs etc. per ride or structure \$ 57.25 Fire Detection system \$143.12; per system (for new and upgrades) \$68.70 Master TV Antenna and radio system master control \$22.90; each device \$1.37 Burglar Alarm system residential and commercial installation wiring \$51.53; installation devices \$51.53; complete system \$103.05; repair per system \$51.53 Intercom system (residential/call nurse/paging) \$68.70; other groups \$103.05; repair each system \$68.70 Energy management system per floor \$ 120.22; repair per floor \$68.70 Swimming pool electrical fees are based on the culmative cost of the following components; residential spa or pool \$68.70; residential pool/spa package \$103.05; commercial and multifamily dwelling pool or spa \$ 160.29; repair residential \$ 160.29; Free standing service new meter and service requires processing \$103.05 Conduit ductbank-per linear foot residential and commercial \$ 2.07; Ground for screen bonding per installation \$68.70 Underground manholes \$114.49</p>
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Elevators, Escalators and Other Apparatus

Broward County	<p>Permit fees for new elevator construction (includes initial inspection and certification): New elevator traction-each \$685.00; New elevator hydraulic-each \$515.00; Freight elevator-each \$685.00; Residential elevator-each \$410.00; Escalator-each \$270.00 Dumbwaiters-each \$170.00; Wheelchair lift-each \$205.00; Lift-each \$340.00; Conveyors and all other lifting and transporting apparatus-each drive \$110.00; Major alterations and remodeling for an elevator-1st 2 landings \$110.00; Each landing thereafter-per floor \$10.00; Refinish cab interior (no electrical work) \$170.00; Vertical conveyor-each \$205.00; Elevator construction use only, 30 day limit-each \$170.00; Key box-each \$55.00; Re-inspection Fee \$200.00</p> <p>Existing elevator inspections and renewals (fees for annual certificate of operation renewal and reinspection): Chairlift-each \$100.00; Dumbwaiter: 1 to 4 landings \$72.00; 5 to 10 landings \$102.00; Escalator/Moving Walks-each \$143.00; Hydraulic Elevator: 2 to 3 landings \$100.00; 4 to 6 landings \$108.00; 7 to 15 landings \$115.00; Traction Elevator: 2 to 3 landings \$93.00; 4 to 6 landings \$101.00 7 to 15 landings \$115.00; 16 to 25 landings \$143.00; 26 and higher landings \$157.00; Additional charge for late Renewal of Certificate of Operation \$75.00</p>
Palm Beach County	N/A
Miami-Dade County	N/A

Excavation with 1 & 2 Family Dwellings

Broward County	N/A
Palm Beach County	\$75.00 with inspections
Miami-Dade County	N/A

Fences, Barriers, Railings & Site Walls

Broward County	Minimum Fee \$111; \$56 per inspection to finalize.
Palm Beach County	<p>Residential fence (no inspection) \$75.00; Residential fencing with inspection required \$125.00; On deck pool barrier (with plan review and inspection) \$100.00, In yard pool barrier (with plan review and inspection) \$150.00, Existing wall or fence as barrier \$75.00; Commercial fences with inspection per 500L.F. or portion \$100.00; Railings on balconies (with inspection or prepay if Master Plan) \$75.00; Site walls per 500L.F. or increment \$150.00</p>
Miami-Dade County	<p>Chain link; 0-500 linear feet \$53.81, 501-1,000 liner feet \$72.13, Each additional linear foot over 1,000 = \$0.046; Wood each linear ft. \$0.56; Concrete each linear ft. \$1.04</p>

Fire Protection Systems

Broward County	See Electrical
Palm Beach County	\$75.00
Miami-Dade County	N/A

Gas or Fuel Tank and Lines

Broward County	Included under other specialty permits
Palm Beach County	Below 501 gal. per new tank and/or lines only and/or remove \$100.00; Larger capacities per tank \$150.00; Replacements (Or Prepay per II.E.2.b) \$100.00
Miami-Dade County	N/A

Hood, Commercial (Excludes Suppression System)

Broward County	Included under other specialty permits
Palm Beach County	\$100.00 each
Miami-Dade County	Commercial kitchen hoods each, \$ 143.12

Inspection Special Fees

Broward County	See overtime
Palm Beach County	Completion Agreements \$75.00; Extra inspection fees for any unproductive inspector trip \$75.00 (work not ready, locked out, plans absent, etc.); Re-inspection under Primary Permit Fees: 1 st re-inspection no charge, 2 nd re-inspection without "Correction" done \$75.00, 3 rd re-inspection without "Correction" done \$300.00; Re-inspection under fixed permit fees, each \$75.00 (to be charged upon first, and all subsequent, failures); Final inspections by Affidavit (per PBO-078) \$75.00; General or special inspections advisory, each onsite hour or part \$75.00, Electrical waiver power release inspection (1 meter) \$75.00, Each additional meter at same trip \$15.00; Overtime inspections each onsite hour or part \$100.00 (must be arranged by noon of previous work day)
Miami-Dade County	N/A

Mechanical (Air-Conditioning and Ventilation)

Broward County	Minimum Base permit fee (Minimum base permit fee will be added to the accounts listed for values below) \$111.00 The mechanical permit shall be charged at the rate of 1.60% on the job value
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Palm Beach County	(Change out) Residential (when hard-wiring is required) \$100.00; (or random per II.E.2a or prepay per II E.2.b when hard wiring is required) Commercial (per 10 units) \$150.00
Miami-Dade County	<p>Minimum fee \$51.50; New construction and additions single family/duplex residences per sq. ft. \$0.08 (minimum fee \$68.70); A/C and Refrigeration including relocation of equipment for each ton or fractional part of \$17.18; Minimum fee \$68.70; Room A/C wall unit \$40.08</p> <p>Furnaces and heating equipment for vented and unvented wall heaters for each KA \$3.44; minimum fee \$ 51.53</p> <p>Storage tanks for flammable liquids, per tank \$ 171.74</p> <p>Internal combustion engines each stationary one \$85.87</p> <p>Fire chemical halon and spray booths for each, per system \$ 120.22</p> <p>Insulation, pneumatic tube, conveyor systems, for each \$1,000 or fractional of contract cost \$ 12.03; minimum cost \$68.70; ductless fan each, \$34.35.</p> <p>Boiler less than 837 MBTU each \$85.87; from 837 to 6,695 \$103.05; from 6,695 and up each \$ 143.12; steam driven prime movers each \$ 68.70; steam actuated machinery each \$ 68.70; Unfired pressure vessels operating less than 60 PSI with volume of less than 5 cubic feet – each pressure vessel \$ 85.87;</p> <p>Fees for periodic re-inspections Annual steam boilers \$143.12</p> <p>Unfired pressure vessels annual \$52.67</p> <p>Hot water heaters annual \$59.54</p> <p>Miniature boilers annual \$52.61</p> <p>CO (where inspected by insurance company) \$85.87</p> <p>Shop inspection of boilers or pressure vessels per complete vessel \$85.87; For each \$1,000 or fractional part thereof of contract cost \$12.03; minimum cost \$68.70</p> <p>Pneumatic tube conveyor system for each \$1,000 \$12.03; minimum fee \$68.70</p> <p>Pressure Process Piping, for each \$1,000 \$12.03; minimum fee \$68.70;</p> <p>A/C Duct Work for each \$1,000 \$12.03; minimum fee \$68.70;</p> <p>Cooling Tower for each \$1,000 \$12.03; minimum fee \$68.70;</p> <p>Mechanical Ventilation for each \$1,000 \$12.03; minimum fee \$68.70;</p> <p>Ductless Ventilation for each \$1,000 \$12.03; minimum fee \$68.70;</p>

Mobile Homes

Broward County	Included under other specialty permits
Palm Beach County	Tie-down, steps & landing \$200.00; Repair or trade permits, each \$50.00; Additions per FBC on valuation, not fixed
Miami-Dade County	Additions each 100 sq. ft. or fractional part of floor plan \$6.31; Professional Certification Fee \$1.65; Tie Down Inspection Fee \$67.55 (does not include installation of meter mounts and service equipment. Separate mech., plumbing, and electrical permits are required)

Moving Buildings or other Structures

Broward County	Included under other specialty permits
Palm Beach County	N/A
Miami-Dade County	Residential and commercial for each 100 sq. ft. or fraction part thereof \$62.97, Residential Professional Certificate Fee \$2.35 – Commercial Professional Certification Fee \$2.42

Natural Gas or Liquefied Petroleum

Broward County	Included under other specialty permits
Palm Beach County	N/A
Miami-Dade County	For each outlet (included meters and regulators) \$6.87; Each appliance \$6.87, each outlet \$11.45; each heater and unvented wall heater no duct work \$ 11.45; Each meter \$4.58; Major repairs to gas pipe where no fixture or appliance is involved \$40.08; Underground or aboveground LP gas tanks per group of tanks at a single location \$68.70 Gas mains each 50 feet or part thereof \$8.02, minimum fee \$91.60

New Buildings or Additions

Broward County	See individual minimum permits
Palm Beach County	See individual permits
Miami-Dade County	New construction single family and duplex over 1,000 sq. ft.- Group I or R-3 - \$0.275, Professional Certification Program fee \$0.081

New Construction for Unusual Building Structures (Water Towers, Pylons, Bulk Storage-Tank Foundations, Marquees & Similar Construction)

Broward County	See individual types of permits
Palm Beach County	N/A
Miami-Dade County	For each \$1,000 of estimated cost or fractional part \$7.71, Professional Certification Program Fee \$2.33 ½ of one percent of the estimates cost of construction for unusual size or nature such as arenas, stadiums, water and sewer plants, etc., Professional Certification Fee 1.4 of one percent of the estimated cost of construction.

Ornamental Iron

Broward County	Included under other specialty permits
Palm Beach County	N/A
Miami-Dade County	Per sq. ft. of coverage \$0.046 (Minimum fee \$45.80)

Renew or Extend Permit (May require incremental impact or other fees)

Broward County	Permit extension - \$46.00; Expired permit – minimum \$111.00. If within 180 days of expiration, fee will be ½ of permit fee or the minimum original fee. After 180 days, must get new permit and all associated stamps and approvals, including any changes in the FBC. Extensions, additions, carports enclosures, pools fences, driveways, roofs etc. the fee will be determined on the number of inspections required by the FBC to finalize the improvement at the rate per inspection of \$56.00 If the total monies for the number of inspections exceed the cost of the permit renewals, then the greater value shall be applied.
Palm Beach County	Building permits \$75.00; Sub or trade permits \$50.00
Miami-Dade County	N/A

Replacement Document

Broward County	Replacement of Plans, review each trade \$46.00 Permit card replacement \$46.00
Palm Beach County	Permit duplicate \$20.00; C/O or C/C (after initial free copy) \$20.00
Miami-Dade County	Lost plans – 30% of the original building permit fee with minimums of \$57.24 for SF; and \$103.04 for all others Lost plans see microfilm residential \$0.30 minimum fee \$57.25; lost plans commercial microfilm \$0.30, minimum fee \$ 103.04 Lost permit card - \$25.00 Records of inspections results in excess of 5 pages - \$1.00

Plumbing

Broward County	Minimum Base permit fee (Minimum base permit fee will be added to the accounts listed for values below - \$111.00 The mechanical permit shall be charged at the rate of 1.60% on the job value
Palm Beach County	1 & 2 family dwellings (or random or Prepay-when hard-wiring is required) \$100.00; Other, each -\$150.00

Miami-Dade County	<p>Minimum plumbing or gas fee per permit \$51.50; (does not apply to supplemental plumbing permits) New single family/duplex per sq. ft. \$0.103 (minimum fee \$68.70); Additional to SF or duplex per SF \$0.103, minimum \$68.70; alterations or repairs \$1.00 of estimated cost or fractional part. Commercial \$38.22; Each roughing-in or plugged outlet \$6.87 (minimum \$68.70); Settling tanks, gas & oil interceptors & grease traps (residential/commercial) \$36.07; Sewer (all groups) \$34.35; storm sewer and each connection; sewer capping/demolition \$34.35 A/C condensate drain not exceeding 5 tons \$3.62; Water service connection (each meter/each lot) \$6.87; water service for each connection for outlets i.e.; appliances or installations not covered by above \$ 6.87; Irrigation systems/underground sprinkler system each zone- \$19.24; Solar water heater installation or replacement \$103.05; Residential swimming pool piping \$68.70, Commercial swimming pool piping \$108.77; Swimming pool heater each \$ 57.25; swimming pool maintenance each \$ 68.70 Sump pump \$9.16; 2" or less backflow assembly \$40.08; 2 ½" or larger backflow assembly \$62.97; Water piping repairs each \$1,000 estimated cost or fractional part \$6.60; Residential wells per well \$60.12, Commercial wells per well \$91.60; Water mains each 50 feet or part thereof \$8.02, minimum fee \$ 91.60; Commercial each 50 feet for part thereof \$8.02 each manhole or catch basin \$11.45; minimum fee \$91.60 1st temporary toilets \$51.53, each additional \$9.45; Mobile home connections each unit \$68.70. Dental vacuum lines each system \$ 68.70</p>
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Retroactive Permitting after Construction Start/ Violations (work without permits):

Broward County	Double Fee
Palm Beach County	Double Fee
Miami-Dade County	Double Fee

Revision of Record

Broward County	Change of contractor - \$75.00
Palm Beach County	Contractor change or "To Be Determined" \$50.00; Owner change \$50.00; Lot change (within plat, after Tech review of original plan) \$250.00 (Lot change outside plat involves refund & new application)
Miami-Dade County	N/A

Roofing

Broward County	On valuation, not fixed, see minimum fee.
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Palm Beach County	New roofs on valuation, not fixed; Residential roof-over (shingle over shingle) per dwelling unit roof \$100.00; Penetrations, vents, skylights with individual plan review \$100.00, Under approved Master Plan or product approval \$75.00; Repairs (or Prepay), under 2 squares and less than \$2500 value) \$75.00
Miami-Dade County	(Includes reproofing) Shingle and other roofing types per sq. ft. of roof coverage including overhangs \$0.08, Professional Certification Program \$0.04; Tile roofing per sq. ft. of roof coverage including overhang \$0.013, Professional Certification Program Fee \$0.05 (minimum fee per roofing category \$68.69); Professional Certification Program Fee \$34.35; Roofing shingle & other roof types not listed per foot up to 30,000 sq. ft. - \$0.08; each sq. ft. thereafter \$0.046; Professional Certification Program Fee \$.0.32; Residential roofing tile 30,000 sq. ft. \$0.103 each sq. ft. thereafter \$0.056, Professional Certification Program Fee \$0.041; Low slope roof per sq. ft. \$0.080

Satellite Dish

Broward County	Included under other specialty permits
Palm Beach County	N/A
Miami-Dade County	All trades each \$135.10

Shade/Greenhouses

Broward County	Included under other specialty permits
Palm Beach County	N/A
Miami-Dade County	Shade houses per 100 sq. ft. or fractional part of floor area \$0.32, Professional Certification Program Fee \$0.09; Greenhouses/agricultural buildings when located on the premises so used per 100 sq. ft. or fractional part of floor area \$5.21, Professional Certification Program Fee \$1.57

Signs

Broward County	Included under other specialty permits
Palm Beach County	Painted onto or wall supported, each \$100.00; Freestanding, non-billboard, each \$150;00; Billboards (new or replacement) \$500.00; Face panel change, maintenance or repair \$100.00; Demolition (with pre & post inspection) \$100.00

Miami-Dade County	Minimum sign fee \$76.71; Non-illuminated signs per sq. ft. \$1.14; Annual Renewal of Class C signs per sign \$27.48
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Special Processing of Permits (Extra Fee)

Broward County	N/A
Palm Beach County	Extra fee \$150.00 (Affidavit process with Building Official approval, Special Foundation Permits and approved RUSH tracking)
Miami-Dade County	N/A per plan sheet or attachment

State Radon & Certification Maintenance (per square foot under roof)

Broward County	N/A
Palm Beach County	Radon half cent; Certification Maintenance (no refund on state mandated fees) half cent
Miami-Dade County	\$0.01 per square foot added to building permits for radon gas and certification and regulation of building code administrators, plans examiners and inspectors.

Submittal/Up-Front Fees

Broward County	N/A
Palm Beach County	Detached single family home applications (Unit floor area heated/cooled or enclosing living area): 0-800 sq. ft. \$500.00 (due with application-credited toward permit fees-forfeited if not permitted), 801-1399 sq. ft. \$750.00 (due with application-credited toward permit fees-forfeited if not permitted), 1400-1999 sq. ft. \$1000.00 (due with application-credited toward permit fees-forfeited if not permitted), 2000-3599 \$1500.00 (due with application-credited toward permit fees-forfeited if not permitted), 3600 & larger \$2500.00 (due with application-credited toward permit fees-forfeited if not permitted)
Miami-Dade County	New single family or duplex residence fees are based on sq. ft. or fraction part thereof \$0.12 per square foot OR Per dollar in estimated value or fractional part when sq. ft. does not apply \$0.01; Commercial project is based on per 100 sq. ft. or fractional part \$4.12 OR per 100 sq. ft. or fractional part for each \$100.00 of estimated value or fractional part thereof \$0.68; Minimum building fee permit \$53.80

Swimming Pools, Spas & Hot Tubs

Broward County	See type of work need for permit(s)
Palm Beach County	New w/supply lines (w/plan review and inspections)- \$150.00
Miami-Dade County	Residential/Commercial installation of swimming pool or spa - \$108.77; Residential/Commercial repairs of swimming pool or spa - \$53.81; Maintenance \$68.70

Swimming Pool & Spa Heaters

Broward County	See type of work need for permit (s)
Palm Beach County	New w/supply lines (w/plan review and inspections) \$150.00
Miami-Dade County	Swimming pool heater each \$57.25

Temporary Certificate of Occupancy

Broward County	Certificate of Completion/Temporary Certificate of Occupancy/Partial Certificate of Occupancy per discipline for inspection - \$46.00 Minimum Base permit fee (Minimum base permit fee will be added to the accounts listed for values below) \$111.00 The structural permit shall be charged at the rate of 1.60% on the job value
Palm Beach County	Residential dwelling each unit \$100; commercial work each building \$300
Miami-Dade County	\$39.90 (temporary and perm)

Structural:

Broward County	Minimum Base permit fee (Minimum base permit fee will be added to the accounts listed for values below) \$111.00 The structural permit shall be charged at the rate of 1.60% on the job value
Palm Beach County	N/A
Miami-Dade County	N/A

Temporary Platforms/Bleachers for Public Assembly

Broward County	N/A
Palm Beach County	N/A
Miami-Dade County	Each 100 sq. ft. or fractional part of platform area \$4.75; Each 100 linear feet or fractional part of seats \$4.12

Walls Infill (Under existing roof, including electric)

Broward County	N/A
Palm Beach County	\$150.00
Miami-Dade County	N/A

Water Treatment Plants, Pumping Stations, Sewer Treatments, Life Stations, Utility Connections

Broward County	Included under other specialty permits
Palm Beach County	Water or Sewer line, house & main connection \$75.00; Water meters (if not set by utility) each 1 & 2 family dwellings \$75.00; Others - on valuation, not fixed
Miami-Dade County	Interior plant piping water treatment plant \$240.43; Interior plant piping sewage treatment plant \$171.74; Interior station piping lift station \$274.78; Sewer ejector \$80.15

Copying/Reproduction

Broward County	Non-standard size Records 11x17 inches; Fee \$1.00 Microfilm prints, per sheet, fee \$1.00 Photostat copies, first 50 (no larger than 8.5 x 14) N/C; Each additional copy - \$0.15 each; 2 sided copies (duplex)- \$0.15 first side; second side - \$0.05; Scanned copies – per sheet- \$3.00
Palm Beach County	N/A
Miami-Dade County	Reproduced records per page \$0.15; double sided per page \$0.20 Certified copies per page \$1.00 Notary public service per page \$1.00 Plan reproduction from microfilm per sheet \$5.00 Microfilm certification cost per page \$1.00 Lost plans see microfilm residential \$0.30 minimum fee \$57.25; lost plans commercial microfilm \$0.30, minimum fee \$ 103.04 Open permit search per address or folio \$35.00

Research

Broward County	\$52.00/hour for each address-each request; Assistance at the rate of \$42/hour or research, processing, formulating or printing computer generated reports from automated data, including but not limited to chronological listings of permit applications, historical reports, etc.
Palm Beach County	File investigation and research fees; must be accepted by customer non-supervisory at \$50.00/hour; Supervisory at \$75.00/hour; licensed per 468 FS Non-supervisory -\$80/hour; and \$100/hour for supervisory.
Miami-Dade County	Research and ordering plans per address or permit address \$15.00

Fees for Other Requested Work & Unique Permits

Broward County	N/A
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Palm Beach County	Customer requests for files investigation or research or unique permits shall be estimated (for customer acceptance before service) and charged at these fully loaded hourly costs: Non-Supervisory: Administrative Staff \$50/Hr., Licensed per 468FS \$80/Hr. Supervisory: Administrative Staff \$75/Hr., Licensed per 468FS \$100/Hr.
Miami-Dade County	Fee is to equal actual staff time and related costs for special projects requiring research. A minimum charge shall be charged equal to \$2.00 per page for pre-programmed computer reports \$60.00. Minimum of \$50.00.

Overtime

Broward County	Inspector - \$116.00 – each hour or fraction thereof, for each trade and added to each permit fee Plan Examiner - \$116.00 – each hour or fraction thereof, for each trade and added to each permit fee Professionals for Municipalities and Agencies per Inter-local Agreement (FBC) Florida Building Code. For time before 8AM or after 4:30PM (M-F), holidays
Palm Beach County	N/A
Miami-Dade County	Construction inspections overtime on a regular day - \$ 67.50; on a holiday \$90.00. After normal working hours, alternative plan services for an expedited review will be equal to the pay supplement est'd for this service and appropriate overhead rates.

Misc:

Application Processing and Plan Review Fee Schedule:

Training and continuing education fees:

Broward County	\$0.02m per \$1.00 of permit and plan review fee. Shall include any material, equipment, code books, code reference materials attending conferences and any other miscellaneous expenses including travel expenditures. \$0.005 per \$1.00 of permit and plan review fee for public awareness fee; all fees are reserved for the public awareness of the Florida building code.
Palm Beach County	N/A
Miami-Dade County	See individual fees

All Permits:

Broward County	Preapplication Plan review based on time consumed (per hour) \$ 77.00; Preinspection- \$ 56.00 (per hour) Reinspection- \$ 56.00 (per hour); subsequent reinspection for the same violation will be charged in multiples of \$56.00 for the 2 nd , 3 rd , and so on. 2 nd reinspection - \$112.00; 3 rd reinspection \$168.00; 4 th reinspection \$224.00.
Palm Beach County	N/A
Miami-Dade County	N/A

Changes (minor or major) of plans after permits are issued:

Broward County	\$77.00 per hour or fraction thereof. If change represents a major alteration of floor plan and/or the configuration of the structure extension re-examination computation the original permit shall be voided and a new permit applied for one-half of the original fee may be applied to the new permit.
Palm Beach County	N/A
Miami-Dade County	Major Revision after permit is issued 50% of original up to \$114.90; minor at a rate of \$1.00 per minute of time for each review that takes longer than 5 minutes. \$85.27-entitles permit holder to an initial plan review per discipline. The re-work fee shall be charged for each additional follow-up plan review.

Conference with Plan Reviewers, per hour, per discipline:

Broward County	Conference with Plan Reviewers, per hour, per discipline - \$77.00
Palm Beach County	N/A
Miami-Dade County	N/A

Permit Application Process Fee per Job:

Broward County	Work valued up to \$1,000 - \$29.00 Over \$1,000 (non-refundable)- \$29.00
Palm Beach County	N/A
Miami-Dade County	N/A

Special Fees:

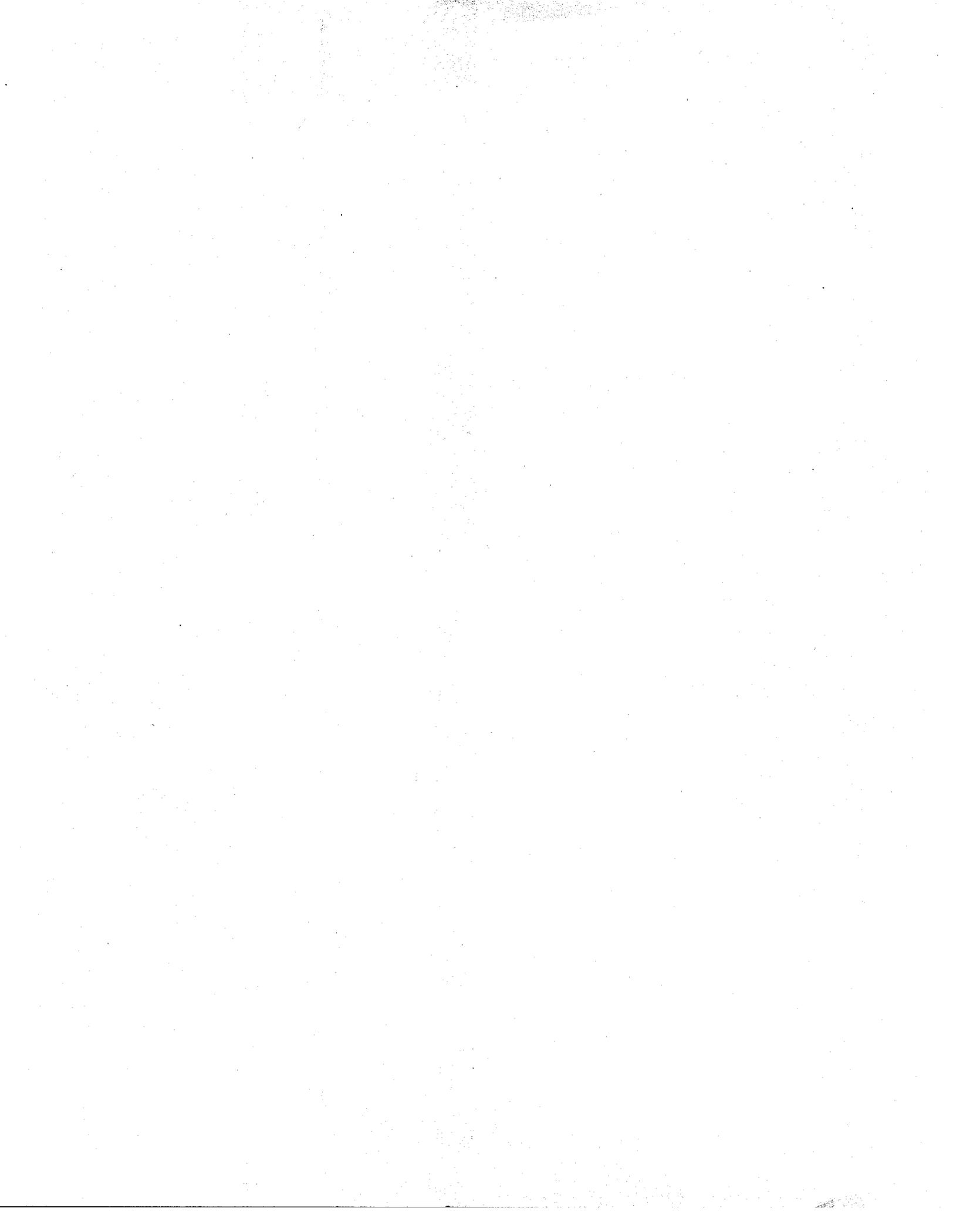
Broward County	<p>\$6.00 will be collected per transaction where the BCSD collects fees on behalf of municipalities no related to building activities including but not limited to special assessments or development fees.</p> <p>\$0.35 per \$1,000 surcharge of job value permitted shall be collected on behalf of the BC Board of Rules and Appeals.</p> <p>\$0.005 per square foot surcharge under roof floor space permitted shall be collected on behalf of the Florida State Department of Community Affairs.</p> <p>\$0.005 per square foot surcharge under roof floor space permitted shall be collected on behalf of the Florida State Bureau of Business and Professional Regulation.</p> <p>\$116.00/per hour premium service fee for customer who wish to benefit from the enhanced plan review and or inspection services. This fee is in addition to any other applicable permit and plan review fees.</p>
Palm Beach County	N/A
Miami-Dade County	Any fee that is not described in the current fee structure can be invoiced by the Director or their designee. Will be actual costs and all fringe benefits. Also will have all indirect costs.

Pre-sale Survey Fee:

Broward County	\$77.00
Palm Beach County	N/A
Miami-Dade County	N/A

Administrative Service Fees:

Broward County	N/A
Palm Beach County	Fax Program – Annual for no-fee permits - \$200
Miami-Dade County	N/A



FEE COMPARISONS

Attachment C

Item	County Fee	LBTS Fee	Pompano Beach	Fort Lauderdale	Oakland Park
Research / Hour		\$50	\$55		\$105
Inspector		\$107	\$118		
Plans Examiner		\$107	\$118		
Preapplication Plan Review / Hour		\$76	\$84		
Pre-Inspection		\$66	\$73		\$90
Re-Inspection		\$66	\$73	\$30	\$58 \$66
2nd Re-Inspection		\$132	\$14	4Xinitial inspection	
3rd Re-Inspection		\$198	\$198		
4th Re-Inspection		\$264	\$290		
Minor Change of Plans after Permit Issued		\$76	\$84		see plan review fee
Major Change of Plan after Permit Issued	One half original permit fee	One half original permit fee		50% of orig fee	difference
Replacement of Plans		\$50	\$55 \$100 + cost of reproduction		\$75
Permit Card Replacement		\$50	\$55	\$15	\$0
Permit Extensions		\$50	\$55	\$50 50% of orig fee	
Expired Permit - Minimum		\$165	\$182		50% of original fee
Expired Permits Inspection		\$66	\$73		
Change of Contractor		\$75	\$83	121.48/241.88	\$165
Conference with Plan Reviewers		\$76	\$84		
Property Research Fee		\$50	\$55		
Violations (work without permits)	Double Fee	Double Fee	Double fee + \$200		Double fee
Minimum permit fee		\$125	\$138	\$95/\$102/	
Pre-Sale Surveys		\$76	\$84		
Enhanced Plan Review		\$105	\$116		
Enhanced Inspection Services		\$98	\$108		
Certificate of Occupancy		\$50	\$50	\$247/0.10/sqft/	\$165
Remodeling, Alterations, General Repairs (Structural, Electrical, Plumbing, Mechanical)				\$115-\$124 up to \$,1000	49.50 addl 9.90 per \$500
Structural Permit Minimum Fee		\$50	\$55	\$50 \$51/\$95/\$102/	\$90
Structural Permit Rate per Job Value		1.85%	2.04%	2.60% per type of job	330.00 1st 1000 sf + .24 add sf
Electrical Permit Minimum Fee		\$125	\$138	\$50	\$51 \$90
Electrical Permit Rate per Job Value		1.85%	2.04%	2.60% per type of job	per type of job
Plumbing Permit Minimum Fee		\$125	\$138	\$50	\$51 \$90
Plumbing Permit Rate per Job Value		1.85%	2.04%	2.60% per type of job	per type of job
Mechanical Permit Minimum Fee		\$125	\$138	\$50	\$51 \$90
Mechanical Permit Rate per Job Value		1.85%	2.04%	2.60% per type of job	per type of job
Plan Review	Per Job Value	Per Job Value	2.6% up to \$1000		
Application Fee (non-refundable)			50% of permit fee		

CAP vs Broward County Fee Structure

Attachment D

Item	CAP Price	County Price	Davie Price	Weston Price
Research / Hour	\$42	\$50		\$131
Inspector	\$98	\$107		
Plans Examiner	\$105	\$107		
Preapplication Plan Review / Hour	\$77	\$76	\$150.00	\$224
Pre-inspection	\$56	\$66	\$75.83	
Re-Inspection	\$56	\$66	\$50.55	\$131
2nd Re-Inspection	\$112	\$132	\$75.83	\$162
3rd Re-Inspection	\$168	\$198	\$101.10	4x the amount
4th Re-Inspection	\$224	\$264	\$101.10	4x the amount
Minor Change of Plans after Permit Issued	\$77	\$76	\$50.55	\$131
Major Change of Plan after Permit Issued	One half original permit fee	One half original permit fee	One half original permit fee	\$162
Replacement of Plans	\$46	\$50	\$50.55	\$131
Permit Card Replacement	\$46	\$50	\$25.28	\$43
Permit Extensions	\$46	\$50		\$98
Expired Permit - Minimum	\$111	\$165	50% of orginal fee before 90 c	50% of orginal f
Expired Permits Inspection	\$98	\$66		
Change of Contractor	\$75	\$75	\$75.83	\$140
Conference with Plan Reviewers	\$77	\$76		
Property Research Fee	\$52	\$50		
Violations (work without permits)	Double Fee	Double Fee	Double Fee	Double Fee +
Minimum permit fee	\$111	\$125	\$75.83	\$131
Pre-Sale Surveys	\$77	\$76		
Enhanced Plan Review	\$107	\$105	\$303.32	
Enhanced Inspection Services	\$107	\$98	\$262.88	
Certificate of Occupancy	\$46	\$50	\$151.65	\$131
Remodeling, Alterations, General Repairs (Structural, Electrical, Plumbing, Mechanical)			2.01%	
Structural Permit Minimum Fee	\$46	\$50	\$75.83	\$131
Structural Permit Rate per Job Value	1.60%	1.85%	1.01%	2.03%
Electrical Permit Miimum Fee	\$111	\$125	\$75.83	\$131
Electrical Permit Rate per Job Value	1.60%	1.85%	0.37%	2.03%
Plumbing Permit Minimum Fee	\$111	\$125	\$75.83	\$131
Plumbing Permit Rate per Job Value	1.60%	1.85%	0.22%	2.03%
Mechanical Permit Minimum Fee	\$111	\$125	\$75.83	\$131
Mechanical Permit Rate per Job Value	1.60%	1.85%	0.14%	2.03%
Plan Review	Per Square Footage	Per Job Value		\$131
Application Fee (non-refundable)			\$202.20	