

THE COCONINO COUNTY BOARD OF SUPERVISORS DOES HEREBY RESOLVE THAT THESE FEES ARE NECESSARY AND JUSTIFIED FOR THE ENFORCEMENT AND ADMINISTRATION OF THE CODES AND ORDINANCES GOVERNING CONSTRUCTION WITHIN THIS COUNTY AS PROVIDED BY ARS 11-251.08. THE FEE SCHEDULE BELOW SHALL SUPERSEDE ANY PREVIOUSLY ADOPTED BUILDING AND SAFETY FEE SCHEDULES.

**PART I:**

**Building Permit Fees, Refunds and Valuation.**

- A. **Plan Review Deposit.** At the time of submitting plans, specifications or other data from plan review, a plan review deposit shall be collected by the Director of Community Development for each permit application as set forth in Table I. The deposit shall be deducted from the total fee due at the time of permit issuance.
- B. **Building Valuations.** Building construction and unit construction valuations, for the purpose of calculating building permit fees, shall be determined by the Director of Community Development in accordance with the 2019 International Code Council's (ICC) Building Valuation Data – February 2019 Table II or may be based on the applicant's submitted construction valuation and Tables III and IV.
- C. **Building Permit Fees.** Building permit fees based upon construction valuations shall be calculated in accordance with Table II, Valuation/permit Fee Schedule. Building permit fees for individual items of construction shall be calculated in accordance with Table IV, Unit Permit Fees, when the fees are not based upon the construction valuation.
- D. **Plan Review Fees.** The plan review fee shall be 65 percent of the building permit fee stipulated in this section when the building permit fee is based upon the ICC Valuation Data, Table II or construction valuation Table III. The plan review fee is a separate fee from the building permit fees specified in this section and is in addition to the building permit fees. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate specified in this section.
- E. **Fee Refunds.**
1. The Building Official may authorize the refunding of any fee collected pursuant to this section that was incorrectly paid and collected.
  2. The Building Official may authorize refunding of not more than 80 percent of the building permit fee paid when no work has been done under the permit issued in accordance with this code; not more than 70 percent of the building permit fee after foundation construction has commenced; and not more than 50 percent of the building permit fee after framing or above-grade wall construction has commenced. No building permit fee shall be refunded after the framing or above-grade wall construction has been inspected and approved.
  3. The Building Official may authorize refunding of not more than 80 percent of the plan review deposit when a permit application for which a plan review deposit was paid is canceled or withdrawn before any plan review is commenced; not more than 20 percent of the plan review fee when permit application is canceled or withdrawn after a plan review correction list has been completed; no plan review deposit or plan review fee shall be refunded after the permit application has been approved for issuance.

**PART II:**

**Deposit Fees and Valuations**

**TABLE I  
PLAN REVIEW DEPOSIT**

Construction Type	Deposit
<b>New Single-Family Dwelling, Townhouse and Condominium:</b>	
Up to 1,000 sq. ft.	\$200.00
1,000 to 2,500 sq. ft.	\$600.00
2,500 to 5,000 sq. ft.	\$800.00
Over 5,000 sq. ft.	\$1,000.00
<b>Garages and carports</b>	\$90.00
<b>Interior residential remodels, sunrooms, patio covers and decks</b>	\$75.00
<b>New Commercial:</b>	
Up to 1,000 sq. ft.	\$300.00
1,000 to 3,000 sq. ft.	\$600.00
3,000 to 10,000 sq. ft.	\$900.00
10,000 to 20,000 sq. ft.	\$1,500.00
Over 20,000 sq. ft.	\$2,500.00
<b>Interior commercial remodels and tenant improvements</b>	\$100.00
<b>Swimming pools, hot tubs and spas</b>	\$50.00
<b>Miscellaneous permits</b>	\$50.00

**TABLE II  
International Code Council Building Valuation Data – February 2019**

**DEFINITIONS OF TYPES OF CONSTRUCTION**

- IA - All non-combustible material with fire rated protection.
- IB - All non-combustible material without fire rated protection.
- IIA - All non-combustible material with fire rated protection.
- IIB - All non-combustible material without fire rated protection.
- IIIA- Exterior frame with non-combustible material with fire rated protection.
- IIIB- Exterior frame with non-combustible material without fire rated protection.
- IV - Heavy timber.
- VA - Any material with fire rated protection.
- VB - Any material without fire rated protection.

**Determining Your Permit Fee:**

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier of 0.010. This is a “turnkey” valuation table.

**Example:**

Type of Construction: VB, R-3 Residential, one and two-family

Area: 1<sup>st</sup> story = 1,500 sq. ft.

2<sup>nd</sup> story = 1,500 sq. ft.

Gross area of 2 stories = **3,000 sq. ft.**

Square foot Construction Costs for VB, R3 Residential, one- and two-family = **121.24**

Permit fee multiplier = **0.010**

**3,000 X 121.24 X 0.010 = \$3,637.2 Total Permit Fee**

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

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	246.61	238.50	232.82	223.18	209.86	203.80	216.12	191.69	184.50
A-1 Assembly, theaters, without stage	225.65	217.54	211.85	202.22	189.15	183.09	195.16	170.98	163.79
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	226.69	218.58	212.89	203.26	191.60	185.54	196.20	173.43	166.24
A-3 Assembly, general, community halls, libraries, museums	190.63	182.52	175.84	167.20	153.09	148.07	160.14	134.97	128.78
A-4 Assembly, arenas	224.65	216.54	209.85	201.22	187.15	182.09	194.16	168.98	162.79
B Business	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
E Educational	207.77	200.59	194.83	186.43	173.71	164.91	180.01	151.89	147.25
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	N.P.
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	330.92	323.73	317.81	308.81	292.72	N.P.	302.06	273.22	N.P.
I-2 Institutional, nursing homes	229.68	222.49	216.58	207.57	193.53	N.P.	200.83	174.02	N.P.
I-3 Institutional, restrained	224.86	217.67	211.75	202.75	188.96	181.94	196.00	169.45	161.29
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family <sup>d</sup>	154.28	150.09	146.35	142.65	137.55	133.92	140.30	128.74	121.24
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	84.66	79.81	74.65	71.30	64.01	59.80	68.04	50.69	48.30

- a. Private Garages use Utility, miscellaneous  
b. For shell only buildings deduct 20 percent  
c. N.P. = not permitted  
d. Unfinished basements (Group R-3) = \$22.45 per sq. ft.

TABLE III

**Valuation and Fee Schedule  
Per the 2019 National Construction Estimator**

TOTAL VALUATION	FEE
\$500.00 TO \$2,000.00	\$79.00 for the first \$500.00 plus \$4.24 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,000.00 TO \$25,000.00	\$142.68 for the first \$2,000.00 plus \$28.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,000.00 to \$50,000.00	\$786.85 for the first \$25,000.00 plus \$20.19 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$1,291.77 for the first \$50,000.00 plus \$13.98 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,991.17 for the first \$100,000.00 plus \$11.20 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,001.00 to 1,000,000.00	\$6,471.49 for the first \$1,000,000.00 plus \$9.49 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$1,000,001.00 and up	\$10,787.59 plus \$6.03 for each additional \$1,000.00, or fraction thereof

**TABLE IV  
Per Unit Permit Fees**

ITEM	PERMIT FEE
<b>Electrical:</b>	<b>Fee to issue electrical permit \$50.00</b>
One- and two-family residences all wiring, fixtures and outlets in or on each building	\$0.035 per sq. ft. of living area
Commercial buildings	\$0.03 per sq. ft.
Service equipment:	
120/240/ -volt, 0- to 400 ampere, single-phase	\$45.00 each
600 volt and over or greater than 400 ampere	\$60.00 each
Appliances and motor-driven equipment outlets, including all wiring, conduit and over current devices:	
Up to 1 hp or kw	\$3.00 each
Over 1 hp or kw to 10 hp or kw	\$7.50 each
Over 10hp or kw to 50 hp or kw	\$15.00 each
Over 50 hp or kw to 100 hp or kw	\$30.00 each
Over 100 hp or kw	\$45.00 each
Signs, lighting and marquees, including all wiring, conduit and over current devices:	
One branch circuit	\$15.00
Each additional branch circuit	\$3.00
Solar water heater and panels	\$50.00
Photovoltaic systems up to 10 kilowatt (kw)	\$75.00
Photovoltaic systems over 10 kilowatt (kw)	\$75.00 each plus \$5.00 for each additional kw over 10
Generator	\$45.00 each

Per Unit Permit Fees, Continued

ITEM	PERMIT FEE
<b>Mechanical:</b>	<b>Fee to issue mechanical permit \$50.00</b>

Forced air or gravity furnace unit heater, including ducts, vents and grilles: Up to 100,000 BTU/h Over 100,000 BTU/h	\$9.00 each \$11.00 each
Refrigeration, cooling system, including controls and ducts	\$9.00 each
Boilers and compressors: Up to 3 hp up to 100,000 BTU/h Over 3 hp to 15 hp over 100,000 to 500,000 BTU/h Over 15 hp Over 500,000 BTU/h	\$9.00 each \$16.00 each \$30.00 each
Air handlers, not part of a factory-assembled packaged unit, including ducts: Up to 10,000 CFM Over 10,000 CFM	\$9.00 each \$111.00 each
Appliance vents not included in an appliance permit	\$4.50 each
Evaporative cooler, including controls, no ducts or grilles	\$6.50 each
Ventilation fan connected to a single duct	\$4.50 each
Commercial kitchen hoods, including ducts; no exhaust fans or make-up-air equipment	\$6.50 each
Residential range hoods, including ducts and fans	\$6.50 each
Prefabricated metal fireplaces and wood stove installations	\$9.00 each
<b>Plumbing:</b>	<b>Fee to issue plumbing permit \$50.00</b>
Plumbing fixture or trap	\$6.00 each
Building sewer	\$15.00 each
Rainwater harvesting systems	\$6.00 each roof drain
Water heater	\$7.50 each
Water piping system	\$3.00 each system
Backflow devices and atmospheric vacuum breakers	\$7.50 each
Gas piping system: 1 to 4 outlets For each outlet over 4	\$3.00 each system Add \$0.75 per outlet
<b>Building:</b>	
Prefabricated wood or metal storage sheds, skid set and ground anchored, between 200 sq. ft. and 400 sq. ft. <b>No electrical, mechanical or plumbing</b>	\$200.00 each
Prefabricated wood or metal storage sheds and buildings between 400 sq. ft. and 600 sq. ft. supported on concrete footings.	Shall be evaluated as private garages/utility/miscellaneous as per Valuation Table I
Masonry fireplaces	\$80.00 each
Fences over 7 ft. in height	\$50.00 per parcel
Swimming pools, including all related electrical, plumbing, mechanical work and fences	\$200.00 each
Spas, hot tubs, fountains and above ground pools	\$50.00
Re-roofing involving 100 sq. ft. or more of structural panel replacement	\$75.00 each
Membrane structures	\$150.00 each
Temporary structures	\$120.00 each
Awnings and canopies	\$75.00 each
Demolition of an existing building or manufactured home	\$100.00 each

Permitting Unit Fees, Continued

<b>Building:</b>	
Stairs	\$11.00 per linear foot
Carport Conversions	\$22.00 per sq. ft.
Manufactured home cabana	\$22.00 per sq. ft.

Manufactured home foundations	\$4.40 per linear ft.
Residential foundations	\$4.40 per linear ft.
Remodel	\$33.00 per sq. ft.
Deck	\$11.00 per sq. ft.
Covered Deck	\$22.00 per sq. ft.
Room addition (less than 400 sq. ft. no plumbing)	\$49.50 per sq. ft.
Attic storage room 7 ft. ceiling height or greater	\$49.50 per sq. ft.
Attic space storage less than 7 ft. ceiling height	\$22.00 per sq. ft.
Barn	\$24.00 per sq. ft.
Loafing sheds/shad structures	\$8.00 per sq. ft.
Masonry Garage	\$30.14 per sq. ft.
Greenhouse greater than 400 sq. ft. with utilities	\$20.00 per sq. ft.
Garage into habitable space	\$33.00 per sq. ft.
Enclose porch	\$22.00 per sq. ft.
New enclosed porch	\$33.00 per sq. ft.
Pump house	\$22.00 per sq. ft.
Ramada	\$22.00 per sq. ft.
Attached storage building	\$26.73 per sq. ft.
Detached storage building	\$22.00 per sq. ft.
Solar shed	\$22.00 per sq. ft.
Studio detached	\$49.50 per sq. ft.
Retaining walls	\$11.00 per sq. ft.
Sign permit	\$68.01 each
Gas conversion	\$45.00 each
Tanks and cisterns	\$75.00 each
Residential fire suppression system	\$150.00 each
Residential Misc.	\$75.00
Commercial Misc.	\$100.00

<b>Commercial Fire Safety:</b>	<b>Fee to Issue permit \$50</b>
Fire protection system (Sprinklers/alarm etc.)	\$150.00 each
Commercial Hoods (Type I & II)	\$100.00 each
Commercial Mis. (Spray booths/ovens etc.)	\$100.00 each

**Bid Value Will Be Used for Any Commercial Project Valuation in Excess of \$5,000.00**

<b>Other Inspections</b>	<b>Fees:</b>
Change in tenant occupancies	\$120.00
Tenant improvements	Per bid value
Inspections outside of normal business hours (minimum charge of – two hours)	\$50.00 per hour

Re-inspection fee assessed for work that was incomplete, not ready, or third/subsequent inspection for the same inspection type	\$120.00
Inspection for which no fee is specifically indicated; site investigation, courtesy, special inspections (two-hour minimum)	\$50.00 per hour
Additional plan review required by changes, additions, or revisions to approved plans or required by incomplete plan or plan correction submittals, including all plan reviews beyond the first recheck (minimum charge – one hour)	\$55.00 per hour
Fee for temporary certificate of occupancy – residential	\$120.00
Fee for temporary certificate of occupancy – commercial	\$300.00
Investigation fee for work commenced, under construction or completed prior to issuance of a permit	Equal to the building permit fee or \$100.00, whichever is greater

Notes:

1. The minimum fee for any single permit shall be \$50.00. All fees include the plan review fee.
2. Construction valuations for work described in this table shall be the actual construction cost submitted by the applicant or as determined by the Building Official, whichever is greater.
3. Where no fees are listed, submitted valuation can be used.

**The Plan Check Fee as a Percentage of the Building Permit Fees Is 65%**

PART III:

**Manufactured Homes and Factory Built Building Permit Fees**

<b>Description:</b>	<b>Fees:</b>
Mobile/Manufactured Home <i>(Includes 3 inspections)</i>	\$360.00
Factory Built Building – Residential <i>(Includes 3 inspections)</i>	\$450.00 per story
Factory Built Building – Commercial <i>(Includes 3 inspections)</i>	\$4.50 per linear foot/per story
Factory Built Building – Classroom <i>(Includes 3 inspections)</i>	\$4.50 per linear foot/per story
Installation re-inspection additional not covered by permit	\$120.00 per inspection