

183.

AN ORDINANCE ESTABLISHING FEES FOR BUILDING PERMITS, AN AMENDMENT TO ORDINANCE #133 (INITIALLY APPROVED SEPTEMBER 7, 2010; FINALLY APPROVED OCTOBER 4)

WHEREAS, the State of Connecticut has adopted a Connecticut Basic Building Code; and

WHEREAS, said code proposes that the fee schedule for permits be calculated to defray municipal costs of administering the code; and

WHEREAS, costs of administering said code have increased substantially since Ordinance #133 was approved on May 21, 2001 and the Zoning and Building Official recommends a new fee schedule be established as follows:

BUILDING PERMIT FEES

All building permit fees shall be based on the estimated value of construction. Building permit fees include electrical, plumbing, HVAC, sprinkler and demolition* permits. The fees are based on estimated cost of project:

First \$1,000.00	\$20.00
Each additional \$1,000.00	\$10.00

Note: An additional fee must be added to cover the mandated State Education Fee. The fee will be calculated based on the amount set forth by State Statute 29-252, as amended from time to time, at the time of application.

REFUND POLICY FOR PERMITS

<u>Status of Application</u>	<u>Fees to be Refunded</u>
No Action taken on application	Total fee less \$25.00 administrative fee
Plan Review complete–letter of denial issued	25% of Total permit fee
Plan Review complete–permit issued	50% of Total permit fee
Plan Review complete–permit issued work started	No Refund

If after 180 days of no work performed since last inspection or no work has been performed on permitted project after 180 days of permit issuance, no refund will be issued.

NOTE: A Plan Review Fee is considered 25% of the above permit fees. Plan Review portion of the permit fee is not refundable.

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VIOLATION - PENALTY

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee that will be equal to and in addition to the required permit fee.

*Demolition permit fees shall be based on the cost of demolition.

CERTIFICATE OF USE AND OCCUPANCY

Certificates of Use and Occupancy and re-inspections must be applied for in writing and paid for at the time of request.

	<u>Fee</u>	<u>Per re-inspection</u>
Residential, new constructions, 1 and 2 family:	\$50.00	\$25.00
Commercial, multi-family, other uses:	\$100.00	\$50.00
Temporary Certificate of Occupancy:	\$50.00 per TCO.	Final as per above.

A Temporary Certificate of Occupancy will only be issued for commercial work at the discretion of the Zoning and Building Official, based on the scope of work being done.

LAPSED PERMITS

A permit will lapse if construction is not commenced or work is suspended for six (6) months.

Reinstatement Permit Fee	50% of Building
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Permits will not be reinstated if the Building Codes have changed since the permit was issued.

ROOMING HOUSE INSPECTION

The rooming house inspection fee in the amount of \$50.00 must be paid for prior to the scheduling of the inspection.

WHEREAS, this Ordinance was published in The Day, a newspaper having general circulation in the City of Groton on September 13, 2010 and September 14, 2010;

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THEREFORE, BE IT RESOLVED, that the Mayor and Council **finally** approve an amendment to Ordinance #133 An “Ordinance Establishing Fees for Building Permits” and that this Ordinance become effective upon passage.

Initially Approved: September 7, 2010

Finally Approved: October 4, 2010


Dennis L. Popp, Mayor


Debra Patrick, City Clerk