

Public Hearing  
Re: New ICC Codes  
&  
Permit Fee Structure

Tuesday, August 11<sup>th</sup>, 2015, @ 5p

Sumner Co. Admin. Bldg.

Commission Chambers

Codes

At this time, Sumner is under . . .

- The 2006 ICC (International Code Council) Codes
  - No plumbing or mechanical fixture inspections
  - Less strict energy code
  - The State inspects electrical and will continue to do so

# Why can't we just keep the 2006s?

- Sumner Co. is out of compliance
- The State requires a jurisdiction to maintain codes that are within seven (7) years of the latest published code.
- This means the oldest code we can adopt are the 2009s.

# Why not adopt the 2009s?

- If we adopt the 2009s, we will have to adopt new codes in two years.
- This is not ideal because:
  - It takes time for builders and inspectors to become comfortable with a new code
  - Training costs tax dollars
  - Adopting a new code cycle requires a lot of research – we have been working on this adoption for over a year
  - Confusion/misinformation

# Why not adopt the 2012s?

- Our research suggests the 2012s are quite strict.
- The 2015s seem to relax some of the more burdensome/too stringent parts of the 2012s.

# New Codes Proposal

- *2009 International Residential Codes, Chapter 11 (Energy Efficiency) only*

# New Codes Proposal Cont.

- *2015 International Residential Codes* excluding the following:
  - Section R309.5 Fire Sprinklers
  - Section R313 Automatic Fire Sprinkler Systems
  - Section R326 Swimming Pools, Spas and Hot Tubs
  - Section R404.4 Retaining Walls
  - Chapter 11 Energy Efficiency
  - Section P2904 Dwelling Unit Fire Sprinkler Systems
  - Part VIII Electrical

# New Codes Proposal Cont.

- *No* Referenced Standards in the excluded portions are adopted
- Referenced Standards for portions not excluded *are* adopted

# New Codes Proposal Cont.

- No appendices are adopted except:
  - Appendix M Home Day Care – R-3 Occupancy

# New Codes Proposal Cont.

- *2015 International Swimming Pool and Spa Code*, Sections 305 (Barrier Requirements), 306 (Decks), and 310 (Suction Entrapment Avoidance) only

# New Codes Proposal Cont.

- *2015 International Building Codes; and*
- *2015 International Fuel Gas Code; and*
- *2015 International Mechanical Code; and*
- *2015 International Plumbing Code*
- The above are commercial codes
- Commercial permits account for approx. 2% of those issued in Sumner Co.

# When will the new codes go into effect?

- Permits applied for on or after Thursday, October 1<sup>st</sup>, 2015, will be inspected under the new codes.

# What's new?

- The energy code, in general, is new to the 2009 code cycle.
- We have proposed to adopt the 2009 to give everyone time to get comfortable with the idea of an energy code.
- The 2012 energy code is very strict; the 2015 is somewhat relaxed.

# What's new? Cont.

- Energy code cont.
- We will have to adopt a new energy code in two (2) years
- By this time, the 2017 ICC Codes will be published.
  - Hopefully, there will be some common sense adjustments to the energy code in the 2017s.

# What's new? Cont.

- Energy code cont.
- *R*-value and stud depth
- No blower door test in the 2009 energy code

# What's new? Cont.

- Plumbing and mechanical inspections by Sumner Co.
- Why?
  - The State requires this.
  - No one (that's doing it correctly in the first place) should be negatively affected by this change.
  - Cross-contamination concerns

# What's new? Cont.

- Swimming pool inspections
  - Fences around the pool with a self-closing gate are required
  - No-slip decking
  - Suction entrapment avoidance
  - These are all simply common sense, safety precautions for the pool's owner and their neighbors

# Permit Fee Structure

# At this time, Sumner is under . . .

- The Southern Code Congress (SCC) building valuation data table

SUMNER COUNTY BUILDING PERMIT FEE SCHEDULE

\$ VALUE	\$ FEE												
1,000	40.00	37,000	148.00	73,000	269.00	109,000	363.50	146,000	417.50	181,000	471.50	217,000	625.50
2,000	40.00	38,000	152.00	74,000	272.00	110,000	365.00	146,000	419.00	182,000	473.00	218,000	627.00
3,000	40.00	39,000	156.00	75,000	275.00	111,000	366.50	147,000	420.50	183,000	474.50	219,000	628.50
4,000	40.00	40,000	160.00	76,000	278.00	112,000	368.00	148,000	422.00	184,000	476.00	220,000	630.00
5,000	40.00	41,000	164.00	77,000	281.00	113,000	369.50	149,000	423.50	185,000	477.50	221,000	631.50
6,000	40.00	42,000	168.00	78,000	284.00	114,000	371.00	150,000	425.00	186,000	479.00	222,000	633.00
7,000	40.00	43,000	172.00	79,000	287.00	115,000	372.50	151,000	426.50	187,000	480.50	223,000	634.50
8,000	40.00	44,000	176.00	80,000	290.00	116,000	374.00	152,000	428.00	188,000	482.00	224,000	636.00
9,000	40.00	45,000	180.00	81,000	293.00	117,000	375.50	153,000	429.50	189,000	483.50	225,000	637.50
10,000	40.00	46,000	184.00	82,000	296.00	118,000	377.00	154,000	431.00	190,000	485.00	226,000	639.00
11,000	44.00	47,000	188.00	83,000	299.00	119,000	378.50	155,000	432.50	191,000	486.50	227,000	640.50
12,000	48.00	48,000	192.00	84,000	302.00	120,000	380.00	156,000	434.00	192,000	488.00	228,000	642.00
13,000	52.00	49,000	196.00	85,000	305.00	121,000	381.50	157,000	435.50	193,000	489.50	229,000	643.50
14,000	56.00	50,000	200.00	86,000	308.00	122,000	383.00	158,000	437.00	194,000	491.00	230,000	645.00
15,000	60.00	51,000	203.00	87,000	311.00	123,000	384.50	159,000	438.50	195,000	492.50	231,000	646.50
16,000	64.00	52,000	206.00	88,000	314.00	124,000	386.00	160,000	440.00	196,000	494.00	232,000	648.00
17,000	68.00	53,000	209.00	89,000	317.00	125,000	387.50	161,000	441.50	197,000	495.50	233,000	649.50
18,000	72.00	54,000	212.00	90,000	320.00	126,000	389.00	162,000	443.00	198,000	497.00	234,000	651.00
19,000	76.00	55,000	215.00	91,000	323.00	127,000	390.50	163,000	444.50	199,000	498.50	235,000	652.50
20,000	80.00	56,000	218.00	92,000	326.00	128,000	392.00	164,000	446.00	200,000	600.00	236,000	654.00
21,000	84.00	57,000	221.00	93,000	329.00	129,000	393.50	165,000	447.50	201,000	601.50	237,000	655.50
22,000	88.00	58,000	224.00	94,000	332.00	130,000	395.00	166,000	449.00	202,000	603.00	238,000	657.00
23,000	92.00	59,000	227.00	95,000	335.00	131,000	396.50	167,000	450.50	203,000	604.50	239,000	658.50
24,000	96.00	60,000	230.00	96,000	338.00	132,000	398.00	168,000	452.00	204,000	606.00	240,000	660.00
25,000	100.00	61,000	233.00	97,000	341.00	133,000	399.50	169,000	453.50	205,000	607.50	241,000	661.50
26,000	104.00	62,000	236.00	98,000	344.00	134,000	401.00	170,000	455.00	206,000	609.00	242,000	663.00
27,000	108.00	63,000	239.00	99,000	347.00	135,000	402.50	171,000	456.50	207,000	610.50	243,000	664.50
28,000	112.00	64,000	242.00	100,000	350.00	136,000	404.00	172,000	458.00	208,000	612.00	244,000	666.00
29,000	116.00	65,000	245.00	101,000	351.50	137,000	405.50	173,000	459.50	209,000	613.50	245,000	667.50
30,000	120.00	66,000	248.00	102,000	353.00	138,000	407.00	174,000	461.00	210,000	615.00	246,000	669.00
31,000	124.00	67,000	251.00	103,000	354.50	139,000	408.50	175,000	462.50	211,000	616.50	247,000	670.50
32,000	128.00	68,000	254.00	104,000	356.00	140,000	410.00	176,000	464.00	212,000	618.00	248,000	672.00
33,000	132.00	69,000	257.00	105,000	357.50	141,000	411.50	177,000	465.50	213,000	619.50	249,000	673.50
34,000	136.00	70,000	260.00	106,000	359.00	142,000	413.00	178,000	467.00	214,000	621.00	250,000	675.00
35,000	140.00	71,000	263.00	107,000	360.50	143,000	414.50	179,000	468.50	215,000	622.50		
36,000	144.00	72,000	266.00	108,000	362.00	144,000	416.00	180,000	470.00	216,000	624.00		

\$ 100,001 TO 500,000      \$ 350.00 FOR THE FIRST \$ 100,000 PLUS \$ 1.50 FOR EACH ADDITIONAL THOUSAND UP TO AND INCLUDING \$ 500,000.

\$ 500,000 AND UP      \$ 950.00 FOR THE FIRST \$ 500,000 PLUS \$ 1.00 FOR EACH ADDITIONAL THOUSAND THEREOF.

POOL	FLAT FEE	\$40.00
DEMOLITION	FLAT FEE	\$40.00
MOVING HOUSE ONTO PROPERTY	FLAT FEE	\$60.00
MOBILE HOME	BASED ON COST/VALUE OF MOBILE HOME	
HOUSE	\$ 70.00 PER SQ. FT.	
ROOM ADDITION	\$ 70.00 PER SQ. FT.	
INDUSTRIAL	\$ 35.00 PER SQ. FT.	
COMMERCIAL	\$ 60.00 PER SQ. FT.	
CONVERSION INTO LIVING AREA	\$ 19.00 PER SQ. FT.	

# New Permit Fee Structure Proposal

- ICC Building Valuation Data Table
  - Latest version
  - Published semi-annually (February and August)
- Internally-created schedule for misc. items

# When will the new permit fee structure go into effect?

- Permits applied for on or after Thursday, October 1<sup>st</sup>, 2015, will be subject to the new permit fee structure.

# Why do we need a new table?

- The SCC data table publication no longer exists
  - SCC was absorbed into the ICC
- The SCC table does not accurately reflect current, construction costs
  - SCC table estimates construction costs to be approx. \$70 per sq. ft.

<b>2/2015 ICC BVD Table Group (2012 International Building Code)</b>	<b>IA</b>	<b>IB</b>	<b>IIA</b>	<b>IIB</b>	<b>IIIA</b>	<b>IIIB</b>	<b>IV</b>	<b>VA</b>	<b>VB</b>
A-1 Assembly, theaters, with stage	229.03	221.51	216.1	207.06	194.68	189.07	200.1	177.95	171.21
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.9	175.62	170.01	180.94	158.89	152.15
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.8	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.8	135.68	131.99
A-3 Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3 Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125	119.26
A-4 Assembly, arenas	208.87	201.35	194.94	186.9	173.62	169.01	179.94	156.89	151.15
B Business	182.89	176.17	170.32	161.88	147.55	142	155.49	129.49	123.76
E Educational	195.85	189.1	183.56	175.25	163.21	154.58	169.21	142.63	137.99
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.5	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.5	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.2	78.6	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.2	78.6	73.79	83.19	63.73	58.67
H-5 HPM	182.89	176.17	170.32	161.88	147.55	142	155.49	129.49	123.76
I-1 Institutional, supervised environment	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
I-2 Institutional, hospitals	308.5	301.79	295.93	287.5	272.14	N.P.	281.1	254.09	N.P.
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	N.P.	186.16	161.17	N.P.
I-3 Institutional, restrained	208.37	201.66	195.8	187.37	174.54	167.98	180.97	156.48	148.74
I-4 Institutional, day care facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	182.28	175.7	170.83	162.68	150.87	146.84	162.68	135.49	131.23
R-2 Residential, multiple family	152.86	146.27	141.41	133.25	122.04	118.01	133.25	106.66	102.41
<b>R-3 Residential, one- and two-family</b>	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	<b>112.65</b>
R-4 Residential, care/assisted living facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.2	76.6	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.2	76.6	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.1	72.64	68.12	64.64	58.13	54.28	61.62	45.49	43.33

a) Private Garages use Utility, misc.

b) Unfinished Basements (all use groups) = \$15.00 per sq. ft.

c) For Shell Only Buildings Deduct 20%

d) N.P. = not permitted

Permit Fees for Miscellaneous Items Not Necessarily Addressed in the Adopted ICC BVD Table

Pool	Flat Fee \$50.00	
Demolition*	Flat Fee \$100.00	
Setback Compliance**	Flat Fee \$100.00	
Moving House onto Property	Based upon the sq. ft. construction cost according to ICC BVD Table Use Group R-3	
Mobile Home	Based upon the sq. ft. construction cost according to ICC BVD Table Use Group R-3	
House	Based upon the sq. ft. construction cost according to ICC BVD Table Use Group R-3	
Room Addition	Based upon the sq. ft. construction cost according to ICC BVD Table	
Industrial	Based upon the sq. ft. construction cost according to ICC BVD Table	
Commercial	Based upon the sq. ft. construction cost according to ICC BVD Table	
Conversion into Living Area	Apply permit fee multiplier to the construction value submitted by applicant	
Multi-story Private Garages/Sheds/Workshop***	Based upon the sq. ft. construction cost according to adopted ICC BVD Table Use Group U	
Fire Restoration	Apply permit fee multiplier to the construction value submitted by applicant	

\*Permit only required for dwelling units, commercial, and industrial structures exceeding 1,000 sq. ft.

\*\*Applies to all single-story, detached garages/sheds/workshops exceeding 200 sq. ft.

\*\*\*Multi-story constitutes 2+ main floors -- lofts, balconies, mezzanines, and similar shall not be considered multi-story buildings

# Will permit fees increase?

- The County Commission will make that decision probably at the September meeting.
- The proposal is to apply a 0.004 multiplier to the construction cost reflected on the ICC BVD Table.
  - This proposal does increase permit fees
- Fees have not increased since 2003 – 12 years

# The new data table is a must.

- Using the ICC BVD Table, the Commission can set the fee multiplier at a percentage that keeps the permit fees almost the same as the current ones
- We need to have a building valuation data table that is actually still in existence.
- The ICC BVD Table is the industry standard and many cities in the County already use it.

# How does the ICC BVD Table work?

- Sq. ft. x construction cost per sq. ft x multiplier
- $2,500 \times \$112.65 \times 0.004 = \$1,126.50$

**Jurisdictional Building Permit Fee Comparison**

**Current Fee Structure**

	<b>1500 sq. ft.</b>	<b>2500 sq. ft.</b>	<b>4000 sq. ft.</b>
<i>County</i>	<i>\$357.50</i>	<i>\$462.50</i>	<i>\$620.00</i>
<b>Gallatin</b>	\$640.00	\$995.00	\$1,515.00
<b>Hendersonville</b>	\$838.00	\$1,295.00	\$1,943.00
<b>Portland</b>	\$2,108.00	\$2,536.50	\$3,190.00

**Proposed Fee Structure**

	<b>1500 sq. ft</b>	<b>2500 sq. ft.</b>	<b>4000 sq. ft.</b>
<b>Gallatin</b>	\$640.00	\$995.00	\$1,515.00
<i>County</i>	<i>\$676.00</i>	<i>\$1,127.00</i>	<i>\$1,802.00</i>
<b>Hendersonville</b>	\$838.00	\$1,295.00	\$1,943.00
<b>Portland</b>	\$2,108.00	\$2,536.50	\$3,190.00

**Comparable Jurisdictions**

	<b>2500 sq. ft.</b>
<b>Rutherford</b>	\$1,000.00
<b>Wilson</b>	\$1,750.00

# Why increase permit fees?

- Fund plumbing and mechanical inspector
- User versus tax payers, in general
- Department improvements
- Rapid growth in the area

# How can we improve the Building & Codes Department?

- Is there anything the Building & Codes department isn't doing that you want?
  - Online permitting?
  - Faster turn around time on inspections?

# Open-Door Policy

- We want to do what is in the best interest of the citizens while staying in line with the law.
- Anyone with concerns can feel free to talk with Marshall Wright or Erika Porter.
- We want input and feedback throughout this process.

Thank you.

Marshall Wright – 615/452-1467

Erika Porter – 615/451-6060