

**RESOLUTION NO. 2113**

**A RESOLUTION ESTABLISHING THE SCHEDULE OF FEES AND CHARGES FOR TITLES 8; 12; 13; 15 AND 17 OF THE GARDNER MUNICIPAL CODE**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDNER, KANSAS:

**SECTION ONE:** The following fees and charges shall be established as authorized by the Municipal Code:

**Title 8 – Property Maintenance**

1. Structure maintenance fees (8.60.020)

Fence permit (8.60.020(J))

Residential

\$30.00

Commercial

\$100.00

**Title 12 – Streets, Sidewalks and Public Property**

1. Plans and specifications – cost of inspection (12.10.040)

Public infrastructure inspection fee

4% of construction cost

Plan Review Fee for Public Infrastructure Improvements

\$350.00

**Title 13 – Utilities**

1. Service Termination fee (13.05.100(B))

\$15.00

2. Connection of services (13.05.140)

Connection fee (electric and/or water service)

\$10.00 or \$15.00 for both if connected at same time

Service Termination Fee (electric and/or water service)

\$10.00 or \$15.00 for both if terminated at same time

Service Termination Fee (commercial customers backflow

\$75.00

Annual inspection – water service)

3. Electric Service Standards (13.20.020)

\$2,300 per lot

Residential Service Connection: Underground - New

permanent underground construction (single family or

duplex) in a platted subdivision; **Developer** installed

conduit for distribution system by City of Gardner qualified

electric contractor – paragraphs 509 and 510

**Title 15 – Buildings and Construction**

1. See Table A –Square Foot Construction Cost Table (per 15.05.020 and 15.50.020)

Building Valuation Data (BVD labeled Table A - square foot construction costs table) Adjustment for the City of Gardner, Kansas. Annually, on January 1, and without any further Governing body

action, the construction cost table shall be automatically adjusted to reflect 100% of the most recent (BVD) Building Valuation Data published by the (ICC) International Code Council. Table A sets the building valuation based on the occupancy and type of construction and is to include the total value of all construction work. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work, for which the permit is issued as well as all finish work, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment. For the factory built structures, the determination of value shall be based the same as for a built on site structure. Commercial shell buildings shall qualify for a discount. The Codes Administrator shall determine the occupancy and construction type for Table A which is supplied by the ICC.

For Residential projects, Plan Review Fees are calculated at 10% of the building permit fee in Table A, with a \$15.00 minimum. For Commercial projects, Plan Review Fees are calculated at 60% of the building permit fee in Table A, with a \$30.00 minimum. All permit fees are regulated by the Community Development Department. Outside third party plan reviews will be paid by the owner or applicant.

2. Tables B-1 and B-2 are to be used for establishing the building permit fees for residential and commercial construction, respectively, based on valuation determined by Table A. The initial building permit fee is inclusive of electric, fuel gas, mechanical, and plumbing trade permit fees.

3. Electric permit fees (15.15.020(G)(c))	
Residential	\$50.00
Commercial	\$100.00
4. Fuel gas permit fees (15.30.020(B))	
Residential	\$50.00
Commercial	\$100.00
5. Mechanical code permit fees (15.40.020(B))	
Residential	\$50.00
Commercial	\$100.00
6. Plumbing code (15.45.020(D))	
Residential	\$50.00
Commercial	\$100.00
7. Residential code permit fees (15.50.020(D))	
Residential	\$50.00
Commercial	\$100.00
8. Certificate of occupancy (15.50.020(H))	
Residential	No charge
Commercial	No charge
9. Temporary certificate of occupancy (15.50.020(I))	
Residential	\$100.00 / unit
Residential one-time extension	\$250.00 / unit
Commercial	\$250.00 / unit
Commercial one-time extension	\$500.00 / unit
10. Retaining wall permit fee (15.50.020(X))	
Residential	\$50.00
Commercial	\$100.00

11. Deck permit - residential (15.50.020(Z))	
Uncovered	\$50.00
Covered	\$1.00/ sq. ft.
12. Swimming pool permit fees (15.60.020)	
Residential	\$50.00
Commercial	\$100.00

**Title 17 – Land Development Code**

1. Park Fee in Lieu of dedication (17.04.050(D)(1))	
Residential	
1 Bedroom or less	\$400.00
2 Bedrooms	\$500.00
3 Bedrooms	\$600.00
4 Bedrooms	\$700.00
5 Bedrooms +	\$700.000 plus \$100.00 per bedroom for each bedroom over 4
Commercial	\$0.13 / sq. ft. - Gross floor area
Industrial	\$0.13 / sq. ft. - Gross floor area
2. Deck permit – commercial (17.05.030(B))	
Uncovered	\$100.00
Covered	\$1.50/ sq. ft.

**SECTION TWO:** Those fees established by Resolution Nos. 1956 and 2059 which are not altered or amended herein shall remain in full force and effect. All other resolutions or respective portions thereof which are not in conformity herewith are hereby repealed or amended to conform hereto.

**SECTION THREE:** This Resolution shall take effect November 1, 2022.

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ADOPTED by the City Council this 3<sup>rd</sup> day of October, 2022.

SIGNED by the Mayor this 3<sup>rd</sup> day of October, 2022.

(SEAL)

CITY OF GARDNER, KANSAS

\_\_\_\_\_  
/s/  
Todd Winters, Mayor

Attest:

\_\_\_\_\_  
/s/  
Sharon Rose, City Clerk

Approved as to form:

\_\_\_\_\_  
/s/  
Ryan B. Denk, City Attorney

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	298.55	288.43	280.93	269.54	253.09	245.77	260.87	235.34	226.84
A-1 Assembly, theaters, without stage	273.51	263.39	255.89	244.51	228.06	220.73	235.84	210.31	201.80
A-2 Assembly, nightclubs	233.39	226.42	220.85	211.80	199.64	194.14	204.26	180.65	174.48
A-2 Assembly, restaurants, bars, banquet halls	232.39	225.42	218.85	210.80	197.64	193.14	203.26	178.65	173.48
A-3 Assembly, churches	276.84	266.72	259.22	247.83	231.83	225.68	239.17	214.08	205.57
A-3 Assembly, general, community halls, libraries, museums	231.62	221.50	213.00	202.61	185.16	178.84	193.94	167.42	159.91
A-4 Assembly, arenas	272.51	262.39	253.89	243.51	226.06	219.73	234.84	208.31	200.80
B Business	240.93	232.14	224.41	213.38	194.94	187.44	204.97	171.50	163.65
E Educational	253.16	244.50	238.07	227.82	212.65	201.92	219.97	185.88	180.09
F-1 Factory and industrial, moderate hazard	142.51	135.81	128.20	123.31	110.60	105.32	118.02	91.13	85.44
F-2 Factory and industrial, low hazard	141.51	134.81	128.20	122.31	110.60	104.32	117.02	91.13	84.44
H-1 High Hazard, explosives	133.05	126.35	119.74	113.85	102.42	96.14	108.56	82.95	0
H234 High Hazard	133.05	126.35	119.74	113.85	102.42	96.14	108.56	82.95	76.26
H-5 HPM	240.93	232.14	224.41	213.38	194.94	187.44	204.97	171.50	163.65
I-1 Institutional, supervised environment	240.35	232.11	225.21	216.12	198.77	193.28	216.40	178.22	172.87
I-2 Institutional, hospitals	403.60	394.81	387.08	376.05	356.54	0	367.65	333.11	0
I-2 Institutional, nursing homes	280.29	271.50	263.77	252.74	235.00	0	244.34	211.57	0
I-3 Institutional, restrained	273.98	265.19	257.46	246.43	229.58	221.08	238.03	206.14	196.29
I-4 Institutional, day care facilities	240.35	232.11	225.21	216.12	198.77	193.28	216.40	178.22	172.87
M Mercantile	174.08	167.12	160.55	152.50	140.10	135.60	144.96	121.12	115.94
R-1 Residential, hotels	242.77	234.53	227.63	218.55	200.90	195.42	218.82	180.35	175.00
R-2 Residential, multiple family	203.34	195.11	188.20	179.12	162.64	157.15	179.40	142.08	136.73
R-3 Residential, one- and two-family	189.34	184.22	179.47	175.04	169.94	163.79	172.07	157.66	148.33
R-4 Residential, care/assisted living facilities	240.35	232.11	225.21	216.12	198.77	193.28	216.40	178.22	172.87
S-1 Storage, moderate hazard	132.05	125.35	117.74	112.85	100.42	95.14	107.56	80.95	75.26
S-2 Storage, low hazard	131.05	124.35	117.74	111.85	100.42	94.14	106.56	80.95	74.26
U Utility, miscellaneous	104.03	98.14	92.46	88.40	79.71	73.77	84.55	62.84	59.88

Building permit fees for new construction shall be calculated by the following method:

1. Multiply the total square footage of the structure by the applicable square footage construction cost set out in Table A1 or A2 (below).
2. Determine the estimated actual construction cost.
3. Apply whichever is greater (construction cost determined in #1 and #2) to the fee table set out below as Table B1 (Residential) or Table B2 (Commercial), whichever is applicable.

Construction permit fees for remodels, alterations, tenant finishes, additions, accessory structures and demolitions shall be calculated by applying the estimated actual construction cost provided by the applicant to Table B1 for residential projects and Table B2 for commercial projects.

**For commercial projects, Plan Review Fees are an additional 60% of the calculated permit fee; \$30 minimum.**

**For residential projects, Plan Review Fees are an additional 10% of the calculated permit fee; \$15 minimum.**

Square Foot Construction Costs a, b, c, d

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

**TABLE A1 – Square Foot Construction Cost Table**

This Building Valuation Data (BVD) for the City of Gardner, Kansas is effective 11/01/2022.

On January 1 of each year and without further Governing Body action this table shall be automatically adjusted to reflect the most recent BVD published by the International Code Council (ICC).

**Table B-1 Residential**

Total Valuation	Fee
\$1.00 to \$2,000.00	\$15.00
\$2,001.00 to \$5,000.00	\$15.00 for the first \$2,000 plus \$10.00 for each additional \$1,000.00 or fraction thereof to and including \$5,000.00
\$5,001.00 to \$25,000.00	\$60.00 for the first \$5,000 plus \$8.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00
\$25,001.00 to \$100,000.00	\$220.00 for the first \$25,000 plus \$6.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00
\$100,001.00 to \$1,000,000.00	\$670.00 for the first \$100,000 plus \$3.00 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00
\$1,000,001.00 and up	\$3,370.00 for the first \$1,000,000 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

Residential plan review fees are an additional 10% of the calculated permit fee – \$15.00 minimum.

**Table B-2 Commercial**

Total Valuation	Fee
\$1.00 to \$2,000.00	\$30.00
\$2,001.00 to \$5,000.00	\$30.00 for the first \$2,000 plus \$25.00 for each additional \$1,000.00 or fraction thereof to and including \$5,000.00
\$5,001.00 to \$25,000.00	\$130.00 for the first \$5,000 plus \$12.50 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00
\$25,001.00 to \$100,000.00	\$380.00 for the first \$25,000 plus \$6.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$830.00 for the first \$100,000 plus \$4.00 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00
\$500,001.00 to \$5,000,000.00	\$2,430.00 for the first \$500,000 plus \$3.00 for each additional \$1,000.00 or fraction thereof to and including \$5,000,000.00
\$5,000,001.00 and up	\$15,930.00 for the first \$5,000,000 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

Shell buildings, discount construction valuation 20% before applying to Table B2.

Plan review fees are an additional 60% of the calculated permit fee – \$30.00 minimum.

\* The fee is calculated by taking a base fee (for example, \$30 for the 1st \$2,000) and adding thereto an additional amount for every additional \$1,000 or portion thereof.

\*\*Commercial re-roofing permits refer to Table B2, minimum \$100. Residential re-roofing permits refer to Table B1, minimum \$50.