

Fee Schedule B - Commercial Building Plan Review

Plan Examination Fees for **new construction, additions, and alterations** of commercial buildings, structures, and parking lots, which are computed according to the following fee table. For new construction and additions, fees are calculated based on the total gross floor area of the building or addition. A separate fee is charged for each type of plan review.

Area (Square Feet)	Building Plans	HVAC Plans
Less than 2,500	\$250*	\$150*
2,500 - 5,000	300	200
5,001 - 10,000	500	300
10,001 - 20,000	700	400
20,001 - 30,000	1,100	500
30,001 - 40,000	1,400	800
40,001 - 50,000	1,900	1,100
50,001 - 75,000	2,600	1,400
75,001 - 100,000	3,300	2,000
100,001 - 200,000	5,400	2,600
200,001 - 300,000	9,500	6,100
300,001 - 400,000	14,000	8,800
400,001 - 500,000	16,700	10,800
Over 500,000	18,000	12,100

Note: A Plan Entry Fee of \$100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees. This fee shall be waived for construction areas less than 2,500 square feet.

**If deemed by the reviewer as a minor plan review – Fee shall be minimum fee of \$60.00
Plan Reviewer may waive review fee.*

Determination of Area:

The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.

Structural Plans and other Component Submittals

When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other façade features or other structural elements, the review fee is \$250.00 per plan with an additional \$100.00 plan entry fee per each plan set.

Accessory Buildings

The plan review fee for accessory buildings less than 500 square feet shall be \$125.00 with the plan entry fee waived.

Early Start Permits

The fee for permission to start construction shall be \$75.00 for all structures less than 2,500 sf. All other structures shall be \$150.00. The square footage shall be computed as the first floor of the building or structure.

Transmission Towers

The total fee for review of transmission tower plans shall be \$350.00 (with an additional \$100.00 plan entry fee) and shall include the review of plans for buildings accessory to the tower that are submitted with the tower plans.

Plan Examination Extensions

The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed \$3,000.00.

Plan review resubmittals/revisions to an already approved plan

When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. All other reviews shall be \$150.00.

Submittal of plans after construction

Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed, as well as the \$100.00 plan entry fee, for a total of \$350.00. (Per DSPS 302.31(1)(d)(6).)

Expedited Priority Plan Review

The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.