

15.04.010 - Building permits, fees and exemptions.

- A. Before receiving a building permit to construct a structure in the city, the contractor, designer, owner or his/her agent shall meet the requirements of the building official as set forth by the building and municipal codes and pay the following fees based on valuation of the project:

Valuation	Building Permit Fee
Up to \$2,000.00	\$25.00
\$2,001.00 to \$25,000.00	\$25.00 first \$2,000.00 plus \$7.00 for each additional \$1,000.00 up to \$25,000.00
\$25,001.00 to \$50,000.00	\$186.00 first \$25,000.00 plus \$5.00 for each additional \$1,000.00 up to \$50,000.00
\$50,001.00 to \$100,000.00	\$311.00 first \$50,000.00 plus \$3.00 for each additional \$1,000.00 up to \$100,000.00
\$100,001 to \$500,000.00	\$461.00 first \$100,000.00 plus \$2.00 for each additional \$1,000.00 up to \$500,000.00
\$500,001.00 to \$1,000,000.00	\$1,251.00 first \$500,000.00 plus \$1.50 for each additional \$1,000.00 up to \$1,000,000.00
\$1,000,001 and up	\$2,001.00 first \$1,000,000.00 plus \$1.00 for each additional \$1,000.00

Building permit fees for hot water heater replacements, plumbing fixture replacements, sprinkler system installations, water, sewer or gas pipe repair, shall require a ten dollar (\$10.00) building permit fee.

- B. A plan review fee of thirty-five (35) percent shall be charged for new construction for commercial buildings; additions to commercial buildings; alterations or remodeling of commercial buildings with a work area four hundred (400) square feet or greater; and for change of occupancy type or use in a commercial building. The city may charge a plan review fee of up to sixty-five (65) percent

at the discretion of the Community Development Director for submittals requiring extensive review. Where approved third-party certified plan reviewers are used for a commercial building or one- and two-family dwelling, the fee established by the third-party certified plan reviewer shall be paid to the city who will reimburse the third-party certified plan reviewer, before the building permit is issued. A plan review fee of sixty-five (65) percent of the building permit fee may be charged for one- and two-family dwellings at the discretion of the Community Development Director based on the completeness of the construction documents submitted.

- C. The city council may waive paying the fee for a building permit to non-profit organizations, but such permit shall be required for the contractor and he/she shall comply with the provisions of this chapter.
- D. Water and sewer tap fees shall be paid no later than the time of scheduling of the final inspection.
- E. Exemptions. Exemptions from the building permit requirement shall be those listed in the permits section of the current building code as adopted by the city, along with the following stipulations:
 - 1. One (1) story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the roof area does not exceed two hundred (200) square feet and the structure is constructed on a nonpermanent foundation. This exemption from the permit requirement does not exempt the structure from building code requirements.
 - 2. Accessory structures larger than two hundred (200) square feet, and/or accessory structures of any size constructed on permanent foundations or concrete slabs, shall be subject to building permit requirements, construction code requirements and the setback requirements for the occupied zoning classification.
- F. Timing and Duration of Permits. Building permits shall be issued for a period not to exceed three hundred sixty-five (365) days or twelve (12) months. Building permits may be extended for a period of up to one hundred eighty (180) days at the request of the permit holder, with concurrence of the building official. An extension fee of fifty dollars (\$50.00) shall be charged for an extension. If more than five hundred forty-five (545) days have elapsed, the original and extended permits shall be null and void, and a completely new application with appropriate fees shall be required.

Where a project has achieved vertical construction, the project shall be fully enclosed and exterior finishes applied within three hundred sixty-five (365) calendar days, without exception. Failure to comply with this provision shall result in citations as provided for in subsection B of Section 15.04.050. until such time as the project exterior is completed.

- G. Building electrical equipment and systems (including low voltage), fire protection systems (fire alarm, fire sprinkler, fire suppression, etc.), alternative energy (solar, residential wind, generator, etc.), type 1 commercial kitchen exhaust hoods, or spray finish applications shall obtain a plan

review and inspections from the Wyoming Department of Fire Prevention and Electrical Safety in accordance with their requirements.

(Ord. 813 (part), 2008; Ord. 706, 2003; Ord. 671, 2003; prior code § 6-6)

(Ord. No. 896, § 1, 5-23-2011; Ord. No. 1014, §§ 2, 3, 12-12-2022; Ord. No. 1026, § 1, 7-24-2023)