

SECTION 109 TEMPORARY STRUCTURES AND USES

109.1 General

The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service.

109.2 Conformance

Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this Code as necessary to ensure the public health, safety and general welfare.

109.3 Temporary Power

The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed.

109.4 Termination of Approval

The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 110 FEES

110.1 Payment of Fees

A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

110.2 Schedule of Permit Fees

On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the following:

(A) Issuance

All permits shall have an issuance fee of forty dollars (\$40).

(B) Building and Swimming Pool/Spa Permit Fee

Building permit and swimming pool/spa permit fees shall be determined by applying the total project valuation as defined in this Code, validated or calculated by the Building Official by using Table A of this Code. Final building permit valuation shall be set by the Building Official.

(C) Non-Refundable Plan Review Deposit

At the discretion of the Building Official, a plan review deposit may be required at the time of submittal for certain residential and commercial construction projects. The amount of the deposit shall be determined by the Building Official by using Table B of this Code. This deposit is non-refundable but will be applied to the total fee for plan review upon issuance of a permit.

(D) Building Plan Review Fees

The plan review fee for buildings, structures, or swimming pools/spas shall be sixty-five percent (65%) of the building permit fee, less any plan review deposit, if required. The plan review fees for individual building sites within a new subdivision where a master plan review fee has already been paid will be charged a minimum of one (1) hour plan review at the rate of \$90 per hour, per Table I of this Code.

(E) Express Processing Plan Review Fee

All plan review fees for express plan processing shall be two times the normal building plan review fees or as negotiated between the Building Official and the permit applicant.

(F) Electrical, Plumbing, and Mechanical Permit Fees

Fees for electrical, plumbing, and mechanical permits shall be determined by the Building Official using the following methods:

1. For projects where the electrical, mechanical, and plumbing work is associated with a building permit, the fee shall be calculated as a percentage of the building permit fee as determined by applying the total project valuation or the total declared value to Table A of this Code. The percentages of the building permit fee utilized for this calculation shall be: electrical - 18.00%; plumbing - 16.50%; and mechanical - 15.00%.
2. For projects where the electrical, mechanical or plumbing work is not associated with a building permit, the fee shall be calculated by using Table D, Table E or Table F of this Code.

(G) Electrical, Plumbing, and Mechanical Plan Review Fees

A plan review fee for electrical, plumbing, and mechanical work will not be charged when the electrical, mechanical and plumbing work is associated with a building permit. When electrical, plumbing or mechanical permit applications are submitted individually rather than as a total package with the building plans, the plan review fee shall be thirty-five percent (35%) of the permit fee as determined by using Table A of this Code.

(H) Sign Construction Permit Fees

Fees for sign construction permits shall be determined by applying the total sign valuation to Table A of this Code. The value to be used shall include total value of the work including materials and labor. Final building permit valuation shall be set by the Building Official.

Exception: Temporary signs for a Grand Opening Period, Special Promotions Period, and Going Out of Business/Bankruptcy Period have a flat permit fee of forty dollars (\$40) and are subject to the expiration dates as listed in Municipal Code Section 11-24-13.D.

(I) Sign Construction Plan Review Fee

The plan review fee for sign construction permits shall be sixty-five percent (65%) of the total sign construction permit fee.

(J) Grading Permit Fee

Grading permit fees shall be calculated by applying the total number of cubic yards of grading to Table G of this Code.

(K) Grading Plan Review Fee

The grading plan review fee shall be as set forth in Table H of this Code.

(L) Demolition Permit Fee

A demolition permit shall be obtained prior to the demolition or relocation of any building or structure or portion thereof. The fee for a demolition permit shall be determined by applying Table I of this Code.

(M) Plan Review Fee and Express Plan Review Fee for Revisions

The plan review fees for revisions submitted for projects that have been issued a permit shall be determined by applying Table I of this Code.

(N) Work Done Without Permit Fee

Whenever any work for which a permit is required by this Code has been commenced without first obtaining a permit or exceeds the scope of a valid permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee equal to the appropriate permit fee shall be assessed.

(O) Permit Fee Refunds

The Building Official may authorize the refunding of any fee imposed by this Code, which was erroneously paid or collected. Limits placed on refunds include:

1. Not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this Code.
2. Not more than eighty percent (80%) of the plan review fee when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
3. The Building Official may authorize credit towards the purchase of replacement permits for work destroyed during construction by a natural or manmade catastrophe of up to one-half of the original permit fee paid.

(P) Authority to Waive Permit Fees

Any fee or partial fee imposed by this Code may be waived at the discretion of the Building Official. The waiver is dependent upon the applicant providing satisfactory evidence to the Building Official that the waiver is justified due to extenuating circumstances beyond the applicant's control.

**SECTION 111
FEE TABLES**

**TABLE A
BUILDING PERMIT FEES
(based on valuation)***

Total Valuation	Fee Calculation
\$1 to \$500	\$27.00
\$501 to \$1,000	\$36.00
\$1,001 to \$2,000	\$45.00
\$2,001 to \$25,000	\$45.00 for the first \$2,000 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$252.00 for the first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$639.50 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof

**Where appropriate, validated valuations supplied by the applicant may be utilized by the Building Official. The Building Official reserves the option of requesting appropriate documentation of stated valuations supplied by the applicant. Final building permit valuations shall be set by the Building Official.*

**TABLE B
NON-REFUNDABLE PLAN REVIEW DEPOSIT**

Type of Project	Plan Review Deposit
New Residential	\$500.00
New Commercial	\$1,000.00

TABLE C
SQUARE FOOT CONSTRUCTION COSTS^{a, b, c, d}

Provided courtesy of the International Code Council (Building Valuation Data as of June 2016)

Group (2015 IBC)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.92	219.10	213.80	205.04	192.95	187.36	198.56	176.18	169.73
A-1 Assembly, theaters, without stage	207.97	200.15	194.85	186.09	174.15	168.55	179.61	157.38	150.92
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	209.94	202.13	196.83	188.07	176.32	170.72	181.59	159.54	153.09
A-3 Assembly, gen., comm. halls, libraries, museums	175.12	167.31	161.01	153.25	140.50	135.90	146.77	123.72	118.27
A-4 Assembly, arenas	206.97	199.15	192.85	185.09	172.15	167.55	178.61	155.38	149.92
B Business	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
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	304.80	298.11	292.36	283.95	268.92	N.P.	277.65	251.09	N.P.
I-2 Institutional, nursing homes	211.20	204.51	198.75	190.34	177.26	N.P.	184.05	159.42	N.P.
I-3 Institutional, restrained	206.08	199.38	193.63	185.22	172.62	166.14	178.93	154.78	147.16
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	175.70	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
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
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	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63

- 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 D
ELECTRICAL PERMIT FEES**

Fee Type	Fee Amount
Permit Issuance	\$40.00
Unit Fee Schedule Receptacle, switch and lighting outlet (each)	\$1.00
Appliance Outlets Residential or commercial (each)	\$5.00
Services 600 volts or less and not over 200 amperes, includes Temporary Power (each)	\$40.00
600 volts or less and over 200 amperes up to 1,000 amperes (each)	\$60.00
Over 600 volts and/or over 1,000 amperes (each)	\$85.00
Each additional meter	\$10.00
Each sub panel or distribution panel	\$25.00

Fees for projects not specified in this schedule shall be determined by the Building Official by applying the total value of the scope of work being done (including labor and materials) to Table A. The Building Official may require validated documentation of declared values supplied by the applicant.

**TABLE E
MECHANICAL PERMIT FEES**

Fee Type	Fee Amount
Permit Issuance	\$40.00
Unit Fee Schedule Duct work only, each register	\$5.00
Mechanical Exhaust Hood Residential or commercial (each)	\$30.00
Furnaces and Air Handlers Install or relocate up to 100,000 BTU/hr (each) - includes duct work	\$35.00
Install or relocate over 100,000 BTU/hr (each) - includes duct work	\$60.00
Boilers, Condensers and Heat Pumps Install or relocate up to 100,000 BTU/hr or 3 HP (each)	\$35.00
Install or relocate over 100,000 BTU/hr or 3 HP (each)	\$60.00

Fees for projects not specified in this schedule shall be determined by the Building Official by applying the total value of the scope of work being done (including labor and materials) to Table A. The Building Official may require validated documentation of declared values supplied by the applicant.

**TABLE F
PLUMBING PERMIT FEES**

Fee Type	Fee Amount
Permit Issuance	\$40.00
Unit Fee Schedule Drain, Waste Vent	
For each fixture or trap	\$10.00
For each building sewer	\$25.00
For each vent	\$10.00
Unit Fee Schedule Water	
Residential distribution system - single-family	\$30.00
Residential multi-family each additional unit (first add the fee above)	\$20.00
Commercial distribution system - each floor	\$30.00
Commercial distribution system - each unit (leased space)	\$30.00
Gas Piping System	\$30.00
Water Heater	
Install new or replacement, per each unit <i>(issuance fee already included)</i>	\$50.00
Water Softener	
Install new or replacement, per each unit <i>(issuance fee already included)</i>	\$40.00
Grease or Sand Interceptor	\$50.00
Rainwater system (roof and balcony drains)	\$20.00

Fees for projects not specified in this schedule shall be determined by the Building Official by applying the total value of the scope of work being done (including labor and materials) to Table A. The Building Official may require validated documentation of declared values supplied by the applicant.

TABLE G
GRADING/EXCAVATION PERMIT FEES^{1,2,3,4}

Quantity	Fee Calculation
Permit Issuance	\$40.00
50 cubic yards or less	\$25.00
51 to 100 cubic yards	\$30.00
101 to 1,000 cubic yards	\$30.00 for the first 100 cubic yards and \$11.50 for each additional 100 cubic yards or fraction thereof, up to 1,000 cubic yards
1,001 to 10,000 cubic yards	\$133.50 for the first 1,000 cubic yards and \$9.00 for each additional 1,000 cubic yards or fraction thereof, up to 10,000 cubic yards
10,001 to 100,000 cubic yards	\$214.50 for the first 10,000 cubic yards and \$41.00 for each additional 10,000 cubic yards or fraction thereof, up to 100,000 cubic yards
100,001 cubic yards or more	\$583.50 for the first 100,000 cubic yards and \$22.50 for each 10,000 cubic yards or fraction thereof

TABLE H
GRADING/EXCAVATION PLAN REVIEW FEES^{1,3}

Quantity	Fee Calculation
50 cubic yards or less	No Fee
51 to 100 cubic yards	\$15.00
101 to 1,000 cubic yards	\$20.00
1,001 to 10,000 cubic yards	\$30.00
10,001 to 100,000 cubic yards	\$30.00 for the first 10,000 cubic yards and \$15.00 for each additional 10,000 cubic yards or fraction thereof, up to 100,000 cubic yards
100,001 cubic yards or more	\$165.00 for the first 100,000 cubic yards and \$4.50 for each 10,000 cubic yards or fraction thereof

1. Use Table J for commercial grid renewable energy systems.
2. Boulder City Land Disturbance Fee applies to all grading within city limits unless otherwise exempted by City Council resolution. See Table I for calculation of fees.
3. Total cubic yardage is calculated by adding the excavation (cut) and fill.
4. A tortoise fee **may** be assessed.

TABLE I
MISCELLANEOUS VALUATIONS AND FEES

Fee Type	Fee Amount¹
Boulder City Land Disturbance Fee	\$100.00 per acre (min. charge of 1 acre), then \$25 for each additional ¼ acre
Clark County Desert Conservation Program Fee	\$550.00 per acre; plus a flat compliance report fee of \$50 for commercial projects and \$25 for residential projects
Permit Issuance Fee (<i>all permits</i>)	\$40.00 per permit
Electronic Media Access Fee (Internet)	\$20.00 per permit
Parking of Modular Building	\$50.00 per modular building
Structure Moving Permit Fee	\$200.00 per structure
Demolition (fee based upon square footage of structure(s) being demolished) (<i>includes issuance fee</i>)	\$85.00 if 1,000 square feet or less; \$115.00 if 1,001 square feet or more
Amusement Ride or Device Operation Certificate	\$125.00 per ride or device, per year
Temporary Sign for Grand Opening Period (45 Days)	\$40.00 each (1 sign only)
Temporary Electrical Service Fee (Temp Power) ⁵	\$290.00 each permit (\$40 issuance plus \$250.00 utility connection fee)
Residential Renewable System	\$260.00 each permit (\$200 plus \$60 Plan Review Fee)
Re-inspection Fee	\$90.00 each
Same Day/After Hours Inspection Fee (late call in)	\$90.00 per hour (1 hour min)
Overtime Inspection Fee (Friday/Saturday)	\$90.00 per hour (2 hour min)
Inspections or Plan Review Services for Which No Fee is Specifically Indicated and for individual building sites within a new subdivision where a master plan review fee has already been paid	\$90.00 per hour (1 hour min)
Plan Review Fee - for Miscellaneous Reviews Performed by Community Development Personnel, Including Revisions	\$45.00 per ½ hour (½ hour min)
Express Plan Review Fee - for Miscellaneous Reviews Performed by Community Development Personnel, Including Revisions	\$90.00 per ½ hour (½ hour min)
Certificate of Business Occupancy (includes inspection and preparation of document) ⁷	\$60.00 each
Utility (sewer) Fee for Pool or Spa	\$100.00 each permit

Private Swimming Pool and/or Spa	Valued at \$90.00 per square foot of surface area ¹
Dwelling – Wood-Framed with A/C	Valued at \$112.65 per square foot ¹
Attached or Detached Garage	Valued at \$44.63 per square foot ¹
Porch, Patio Cover or Carport (Wood)	Valued at \$20.00 per square foot ¹
Porch, Patio Cover or Carport (Metal)	Valued at \$10.00 per square foot ¹
Unfinished Basement with SFR Above	Valued at \$15.00 per square foot ¹
Storage Shed (Wood or Steel)	Valued at \$20.00 per square foot ¹
Finish Existing Basement or Repair Interior R Occupancy Fire Damage	Valued at \$50.00 per square foot ¹
Room Addition	Valued at \$65.00 per square foot ¹
Convert Garage to Living Space	Valued at \$35.00 per square foot ¹
Convert Carport or Covered Patio to Living Space	Valued at \$45.00 per square foot ¹
Convert Carport to Garage	Valued at \$15.00 per square foot ¹
Ornamental Iron and Chain Link Fence	Valued at \$5.00 per square foot ¹
Wood and Vinyl Fence	Valued at \$4.00 per square foot ¹
CMU Block Fence	Valued at \$6.50 per square foot ¹
CMU or Concrete Retaining Wall	Valued at \$15.00 per square foot ¹
Commercial Grid Renewable Energy System Value per megawatt (other than photovoltaic) ^{2, 3, 6}	\$1,000,000 per MW minimum ⁴
Transportation Privilege Tax – Commercial Dev.	\$0.90 per square foot ⁸
Transportation Privilege Tax – Residential Dev.	\$900.00 per house ⁸
Residential Tax	1% of nearest dollar of the building valuation OR \$1,000.00 per residential dwelling unit, mobile home unit, or remodeling of any non-residential structure for residential use, whichever is less ⁹
Water Meter Installation and Connection Fees ¹⁰	¾" - \$7,450 1" - \$13,332 1 ½" - \$25,698 2" - \$74,088
Sewer Installation and Connection Fees	4" - \$1,800 (residential); \$10,000 (commercial) 6" - \$10,000 (commercial) Over 6" - \$15,000 (commercial)

Electric Service Installation and Connection Fee (Residential and Commercial)	Up to 200 AMPs - \$2,500 201 to 400 AMPs - \$3,500 401 to 600 AMPs - \$5,000 601 to 800 AMPs - \$6,500 801 to 1200 AMPs - \$7,500 Over 1200 AMPs - \$6.25 / AMP
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1. Where a value is stated, refer to Table A to calculate the permit fee.
2. Declared value with supporting documents such as copies of contracts, purchase orders, etc., shall be required to the satisfaction of the Building Official.
3. Continuous dedicated inspections shall be required. See Section 112.3.1 of this Code.
4. Exempt proprietary design items are not subtracted from this minimum valuation. See Section 120 of this Code.
5. A connection fee of \$250 will be assessed for each temporary power pole installed.
6. Use Table K for commercial grid photovoltaic systems.
7. Does not apply to license hang or home-based businesses.
8. Rate in effect until July 1, 2020, after which, rates are subject to change.
9. Minimum residential construction tax fee shall be no less than two hundred fifty dollars (\$250.00) per Municipal Code Section 11-42-3.
10. Reference Resolution 6570 for water meter connection fees over 2"

TABLE J
GRADING/EXCAVATING PERMIT FEES FOR
COMMERCIAL GRID RENEWABLE ENERGY SYSTEMS

Fee Type	Fee Amount
Permit Issuance	\$40.00
Grading and Excavation ^{1, 2, 3} (Calculation based on gross acreage. Includes plan review fee.)	\$20.00 per acre

1. Boulder City Land Disturbance Fee applies to all grading within city limits unless otherwise exempted by City Council resolution. See Table I for calculation of fees.
2. A tortoise fee **may** be assessed.
3. Item 1 under Table K may also be applied to this table at the discretion of the Building Official.

TABLE K
RENEWABLE ENERGY PERMIT FEES FOR
COMMERCIAL GRID PHOTOVOLTAIC SYSTEMS

Fee Type	Fee Amount
Permit Issuance	\$40.00
All-Inclusive Permit ^{1, 2, 3, 4, 5, 6, 7, 8} (Calculation based on total megawatts)	\$6,000.00 per megawatt (Alternating Current)

1. The permit is all-inclusive in that it covers all of the following and their associated fees: plan review; building, electrical and mechanical; parking of temporary trailers and generators; temporary signs; permanent signs; flag poles; canopies; decks; fences; footings; support structures; miscellaneous concrete; modules; fuel tanks; temporary water; temporary power; electrical conductors and all electrical components terminating at the substation or grid distribution point.
2. The Permit also includes incidental pre-manufactured or site-built buildings related to the housing of electrical distribution equipment commonly referred to as "Power Control Structures" (PCS).
3. Pre-manufactured buildings such as PCS require approval by the Nevada Manufactured Housing Division.
4. All of the items referenced in number 1 must be represented on a complete site plan indicating locations of all work to be permitted and must be submitted for approval. Items not indicated, or items which have been modified from the originally approved site plan, will be subject to a separate permit and fees. Deferred submittals will be accepted as long as they are approved **prior** to the inspection(s).
5. This permit **does not include** an express plan review as part of the plan review fee. If an express plan review is required, the fee shall be negotiated with the Building Official or it shall be double the regular plan review fee.
6. A separate permit and fees will be required for the following: buildings used for administration, meetings, offices, repair work or storage; plumbing, water connection, and water meter; fire protection; and grading/excavation.
7. Septic systems and dust control permits are subject to permits and fees from other jurisdictions.
8. Continuous dedicated inspections shall be required. See Section 112.3.1 of this Code.

111.1 Building Permit Valuations

The applicant for a permit may provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

SECTION 112 INSPECTIONS

112.1 General

Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

112.2 Preliminary Inspection

Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

112.3 Required Inspections

The Building Official, upon notification, shall make the inspections set forth on the Inspection Record assigned to each permit.

112.3.1 Continuous Dedicated Inspections

In addition to the inspections specified on the Inspection Record, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this Code and other laws and codes that are enforced by the Building and Safety Division.

1. **General** - A continuous dedicated inspection program may be required at the discretion of the Building Official. The City shall employ a continuous dedicated inspector who shall perform inspections for the types of work specified in the approved construction documents. Any and all costs associated with the dedicated inspection program shall be paid for by the contractor of record or the owner of record of the project.