

A RESOLUTION OF THE GWINNETT COUNTY BOARD OF COMMISSIONERS

**A RESOLUTION TO AMEND THE GWINNETT COUNTY LAND DEVELOPMENT AND
OTHER SERVICES FEE SCHEDULE**

WHEREAS, the Gwinnett County Board of Commissioners adopted the “Gwinnett County Land Development and Other Services Fee Schedule” on December 15, 2009; and

WHEREAS, it is incumbent upon Gwinnett County to cause land disturbance, site development and building construction plans to be submitted for review, to require land disturbance, building, and fire permits to be issued, and to require that inspections occur, thus ensuring compliance with the Development Regulations, the Zoning Resolution, the Buffer, Landscape, and Tree Ordinance, the Soil Erosion, Sedimentation and Pollution Control Ordinance, the Floodplain Management Ordinance, the Construction Code, the Fire Protection and Life Safety Ordinance, the Georgia Accessibility Code, the Life Safety Code, and State Fire Law; and

WHEREAS, in order to ensure that Gwinnett County’s regulatory fees approximate the reasonable costs associated with regulatory activities and to ensure that Gwinnett County’s regulatory fees are in harmony with legislation passed by the Georgia General Assembly, periodic revision of the fee schedule is necessary; and

WHEREAS, since the development industry benefits directly from the plan review, permitting, and inspection process, it is proper for the industry to bear the costs for these governmental services;

NOW, THEREFORE, BE IT RESOLVED BY THE GWINNETT COUNTY BOARD OF COMMISSIONERS this the 5th day of October, 2010 that the fee schedule entitled the "Gwinnett County Land Development and Other Services Fee Schedule" is hereby amended by deleting the existing fee schedule in its entirety and inserting in lieu thereof the following:

ZONING FEES

Z1. Application Fee for Rezoning / Special Use Permit / Change-in-Conditions
- (RA-200, R-140, R-LL, R-100, R-75, RL, MHS)

0 – 5 Acres	\$ 500.00
5.01 – 10 Acres	\$1,000.00
10.01 – 20 Acres	\$1,500.00
20.01 – 100 Acres	\$2,000.00
Over 100 Acres	\$2,500.00 + \$40.00 per acre for each additional acre (or any portion thereof) over 100, not to exceed \$10,000.00

(Note: No additional fee is required for a Special Use Permit related to a rezoning application.)

Z2. Application Fee for Rezoning / Special Use Permit / Change-in-Conditions
- (R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT,

R-75 MOD/CSO, R-100 MOD/CSO) – (Applicable fee is the greater amount determined for Base Fee #1 or Base Fee #2.)

Base Fee #1:

0 - 5 Acres	\$ 750.00
5.01 - 10 Acres	\$1,500.00
10.01 - 20 Acres	\$2,000.00
20.01 - 100 Acres	\$2,500.00
Over 100 Acres	\$3,000.00 + \$40.00 per acre (or any portion thereof) over 100 acres, not to exceed \$10,000.00

Base Fee #2:

\$15.00 per unit, not to exceed \$10,000.00

(Note: No additional fee is required for a Special Use Permit related to a rezoning application.)

- Z3. Application Fee for Rezoning / Special Use Permit / Change-in-Conditions - (C-1, C-2, C-3, O-I, OBP, M-1, M-2, HS, NS) - (Applicable fee is the greater amount determined for Base Fee #1 or Base Fee #2.)

Base Fee #1:

0 - 5 Acres	\$ 750.00
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5.01 – 10 Acres	\$1,500.00
10.01 – 20 Acres	\$2,000.00
20.01 – 100 Acres	\$2,500.00
Over 100 Acres	\$3,000.00 + \$50.00 per acre for each additional acre (or any portion thereof) over 100, not to exceed \$10,000.00

Base Fee #2:

0 - 20,000 square feet (floor area)	\$ 750.00
20,001 - 50,000 square feet	\$1,500.00
50,001 - 100,000 square feet	\$2,000.00
100,001 - 500,000 square feet	\$2,500.00
Over 500,000 square feet	\$3,000.00 + \$100.00 per 100,000 square feet over 500,000 square feet, not to exceed \$10,000.00

(Note: No additional fee is required for a Special Use Permit related to a rezoning application.)

Z4. Buffer Reduction (greater than 50%) Application Fee
\$500.00

- Z5. Moved-In-House Application Fee
\$300.00
- Z6. Rezoning Application Fee for Mixed-Use Overlay Zoning District
\$1,000.00 + \$50.00 per acre (or any portion thereof), not to exceed
\$10,000.00
- Z7. Rezoning Application Fee for Mixed-Use Development and High-Rise
Residential Zoning Districts
\$1,000.00 + \$50.00 per acre (or any portion thereof), not to exceed
\$10,000.00
- Z8. Zoning Certification Letter Fee
\$25.00 (per non-contiguous parcel)
- Z9. Public Notice Sign Deposit Fee (Rezoning, Special Use Permit,
Change-in-Conditions, Zoning Variance, Tall Structure Permit)
\$150.00 (\$100.00 refundable; \$50.00 non-refundable)

VARIANCE FEES

- V1. Administrative Variance Application Fee – (Stormwater Management,
Water and Sewer)

\$100.00

V2. Stream Buffer Protection Ordinance Variance Application Fee

\$200.00

V3. Soil Erosion, Sedimentation and Pollution Control Ordinance
Variance Application Fee

\$200.00

V4. Modification Application Fee for Development Regulations or Buffer,
Landscape and Tree Ordinance

\$100.00

V5. Application Fee for Appeal of Development Administration Decisions

\$100.00

V6. Development Waiver Application Fee

\$250.00

V7. Zoning Variance Application Fee – (Single-Family Residential)

\$350.00

- V8. Zoning Variance Application Fee – (Multifamily Residential)
\$450.00

- V9. Zoning Variance Application Fee – (Commercial)
\$700.00

- V10. Development Administrative Variance Application Fee

Single-Family Residential	\$250.00
Multifamily Residential	\$350.00
Commercial	\$600.00

- V11. Construction and Life Safety Codes Variance Application Fee (Board of
Construction Adjustments and Appeals)
\$300.00

- V12. Administrative Variance Application Fee - (Fire Plan Review)
\$100.00

DEVELOPMENT FEES

A. PLAN REVIEW FEES

- D1. Specimen Tree Concept Plan Review Fee
\$200.00

D2. Concept Plan Review Fee (Residential & Nonresidential)
\$50.00 + \$15.00 per lot

D3. Exemption Plat Review Fee (Residential)
\$50.00 + \$15.00 per lot

D4. Final Plat Review Fee (Residential & Nonresidential)
\$150.00 + \$15.00 per lot

D5. Subdivision Development Plan Review Fee
\$250.00 + \$15.00 per lot

D6. Development Plan Review Fee – (Nonresidential & Multi-Family)

0 - 1 Acre	\$250.00
1.01 - 5 Acres	\$500.00
5.01 - 10 Acres	\$750.00
More than 10 Acres	\$1,000.00

D7. Soil Erosion, Sedimentation and Pollution Control Plan Review Fee
\$15.00 per disturbed acre

(Note: This fee is in addition to the Development, Subdivision and Land Disturbance Plan Review Fee)

D8. Land Disturbance Plan Review Fee
\$200.00

D9. Plan Re-submittal / Re-review Fee – (After 3rd review) 50% of total plan review fee

B. PERMIT FEES

D10. Utility Construction Permit Fee – (each for water and sewer)
\$200.00

D11. Manhole Core Inspection Permit Fee
\$50.00

D12. Grease Trap Permit Fee – (incorporated jurisdictions only)
\$50.00

D13. Land Disturbance Permit Fee for Clearing
Minimum \$50.00 or \$25.00 per acre

D14. Land Disturbance Permit Fee for Clearing - Grubbing
Minimum \$50.00 or \$50.00 per acre

- D15. Land Disturbance Permit Fee for Grading
Minimum \$50.00 or \$50.00 per disturbed acre
- D16. Land Disturbance Permit Fee for Timber Harvesting
Minimum \$50.00 or \$5.00 per acre
- D17. Development Permit Fee – (Residential)
Minimum \$500.00 or \$20.00 per lot
- D18. Development Permit Fee – (Nonresidential)
Minimum \$600.00 or \$100.00 per acre
- D19. Temporary Outdoor Activity Permit Fee
\$100.00

C. AUTHORIZATION FEES

- D20. Final Plat Authorization Fee – (Residential and Nonresidential)
Minimum \$500.00 or \$10.00 per lot
- D21. Exemption Plat Authorization Fee – (Residential)
\$50.00 per lot

D. REVISION FEES

D22. Plan Revision Fee - (After permit issuance and/ or plat authorization)

Major Revision: 50% of total plan review fee

Minor Revision: 20% of total plan review fee

(Note: For plats approved prior to December 15, 2009 the Plan Revision Fee is based on a percentage of the Plat Authorization Fees as listed above for minor and major revisions.)

E. RENEWAL FEES

D23. Utility Construction Permit Renewal Fee – (each for water and sewer)

\$50.00

D24. Land Disturbance Permit Renewal Fee

\$50.00

D25. Land Disturbance Permit Extension Fee

\$50.00 (One 3-month extension prior to expiration)

D26. Development Permit Renewal Fee

\$150.00

D27. Development, Subdivision Permit Extension Fee

\$150.00

F. MISCELLANEOUS FEES

- D28. Development Permit Reinspection Fee – (Refer to paragraph A19 of Exhibit A.)
\$25.00 (first follow-up inspection)
\$50.00 (second follow-up inspection)
\$100.00 (third and each subsequent follow-up inspection)
- D29. Penalty Fee for Site Activity Prior to Issuance of Permit (Land Disturbance, Development, Utility Construction, Grease Trap)
100% of the Permit Fee
- D30. Development Certification Letter Fee
\$50.00

BUILDING FEES

- B1. Complete Building Permit Fee - (Commercial and Multifamily - New Building, Structure, Building/Structure Addition)
(Refer to paragraphs A1, A4, A5, A6, A9 and Table A of Exhibit A.)

- B2. Foundation Building Permit Fee - (Commercial and Multifamily – New Building, Structure, Building/Structure Addition) – (Refer to paragraphs A1, A2, A5, A6, A9 and Table A of Exhibit A.)
10% of total building permit fee + \$30 administrative process fee
- B3. Structural Frame Building Permit Fee - (Commercial and Multifamily – New Building, Structure, Building/Structure Addition) – (Refer to paragraphs A1, A3, A4, A5, A6, A9 and Table A of Exhibit A.)
50% of total building permit fee + \$30 administrative process fee
- B4. Shell Building Permit Fee - (Commercial and Multifamily – New Building, Structure, Building/Structure Addition)
(Refer to paragraphs A1, A4, A5, A9 and Table A of Exhibit A.)
- B5. Spec Space Complete Building Permit Fee - (Commercial and Multifamily)
(Refer to paragraphs A1, A5, A6, A9 and Table A of Exhibit A.)
- B6. Spec Space Incomplete Building Permit Fee - (Commercial and Multifamily)
(Refer to paragraphs A1, A5, A6, A9 and Table A of Exhibit A.)
- B7. Interior Finish Building Permit Fee - (Commercial and Multifamily)
(Refer to paragraphs A1, A5, A6, A9 and Table A of Exhibit A.)

- B8. Miscellaneous Building Permit Fee - (Commercial and Multifamily) –
(Refer to paragraphs A7 and A9 of Exhibit A.)
\$0.005 x Construction Valuation (Except as noted otherwise)
\$0.005 x Installation Cost (Rack/Conveyor/Shelving Systems)
\$0.006 x Construction Valuation (Christmas Tree Lot; Electrical,
Mechanical, or Plumbing Only or combination thereof; Ground Sign;
Landscape Irrigation System; Retaining Wall; Swimming Pool;
Tennis Courts)
- B9. Complete Building Permit Fee - (Commercial and Multifamily – Renovation
and/or Alteration of Existing Buildings, Existing Structures, Existing Interior
Finish Construction, Existing Spec Space Construction)
\$0.005 x Construction Valuation – (Refer to paragraph A8 of Exhibit A.)
- B10. Complete Building Permit Fee – (Industrialized building approved by
Georgia Department of Community Affairs)
\$0.005 x Total Value of Lease Agreement or Retail Purchase Price
- (Except as noted otherwise)
\$30.00 (Construction Office)
- B11. Minimum Building Permit Fee – (Commercial and Multifamily)
\$30.00

- B12. Tenant Change Permit Fee
\$30.00
- B13. Certificate of Occupancy (C.O.) Fee – (Commercial and Multifamily Building Permits – Refer to paragraph A10 of Exhibit A)
\$50.00 (Complete Building Permit; Interior Finish Permit; Tenant Change Permit) - Except as noted otherwise)
\$25.00 (Complete Building Permit - Construction Office for One- and Two-Family Dwelling Construction)
- B14. Certificate of Completion (C.C.) Fee – (Commercial and Multifamily Building Permits)
\$50.00 (Shell Building Permit; Spec Space Complete Building Permit; Spec Space Incomplete Building Permit; Miscellaneous Building Permit – Except as noted otherwise)
\$0.00 (Miscellaneous Building Permit - Electrical Only; Ground Sign; Landscape Irrigation System; Mechanical Only; Plumbing Only; Retaining Wall; Tennis Courts)
- B15. Temporary Certificate of Occupancy (T.C.O.) Fee – (Commercial and Multifamily Building Permits)
\$50.00 (Refer to paragraph A11 of Exhibit A.)

- B16. Temporary Certificate of Completion (T.C.C.) Fee – (Commercial and Multifamily Building Permits)
\$50.00 (Refer to paragraph A12 of Exhibit A.)
- B17. Building Permit Plan Review Fee – (New building, structure, or building/structure addition)
50% of total building permit fee – (Refer to paragraph A13 of Exhibit A.)
- B18. Building Permit Plan Resubmittal / Re-review Fee – (After 3rd Review Prior to Permit Issuance)
25% of total building permit fee
- B19. Building Permit Plan Revision Fee – (After Permit Issuance – Refer to paragraph A14 of Exhibit A)
\$50.00 (up to 10 plan sheets) + Construction Valuation-based Fee
\$100.00 (more than 10 plan sheets) + Construction Valuation-based Fee
- B20. Complete Building Permit Fee - (One- and Two-Family - New Dwellings and Additions to Dwellings)
\$0.25 per square foot x Heated Floor Area (square feet) – (Refer to paragraph A15 of Exhibit A.)

\$6.00 per \$1,000 of Construction value for unheated floor area (square feet) (Minimum \$30.00)

\$75.00 (Each Mobile Home)

- B21. Complete Building Permit Fee - (One- and Two-Family - Renovation and/or Alteration of Existing Dwellings) – (Refer to paragraphs A15 and A16 of Exhibit A.)

\$0.006 x Construction Valuation – (Except as noted otherwise)

\$0.25 per square foot x Heated Floor Area (square feet) – (Conversion of unheated to heated space only)

- B22. Complete Building Permit Fee - (One- and Two-Family - New Dwellings and Additions to Dwellings with Expired Building Permit) – (Refer to paragraph A17 of Exhibit A.)

25% of total building permit fee (Complete rough inspections)

50% of total building permit fee (Partial rough inspections)

- B23. Miscellaneous Building Permit Fee - (One- and Two-Family) – (Refer to paragraph A18 of Exhibit A.)

\$0.006 x Construction Valuation – (Except as noted otherwise)

\$0.005 x Construction Valuation (Demolition)

- B24. Minimum Building Permit Fee – (One- and Two-Family)
\$30.00
- B25. Certificate of Occupancy (C.O.) Fee – (One- and Two-Family Complete Building Permits)
\$25.00 (Single-Family Residence; Two-Family Residence – Duplex; Townhouse – per unit; Mobile Home; Swimming Pool)
- B26. Certificate of Completion (C.C.) Fee – (One- and Two-Family Miscellaneous Building Permits)
\$25.00 (Demolition; Combination of Electrical, Mechanical, and/or Plumbing; Exterior Deck; Single-Family Model Residence)
\$0.00 (Accessory Storage Building; Detached Garage; Electrical Only; Farm Building; Gazebo; Landscape Irrigation System; Mechanical Only; Plumbing Only; Retaining Wall)
- B27. Temporary Certificate of Occupancy (T.C.O.) or Temporary Certificate of Completion (T.C.O.) (Residential)
\$25.00
- B28. Renewal Fee for Expired Building Permits
\$50.00 reduced to \$30.00 for initial permit fee less than \$50.00 (First time permit renewal)

25% of total building permit fee and not less than \$50.00 (Each subsequent permit renewal)

- B29. Building Permit Extension Fee
\$25.00 (Per 3-month permit extension prior to expiration up to two extensions)
- B30. Building Permit Yard Card Replacement Fee
\$20.00 per card
- B31. Contractor Name Change Fee
\$25.00 per building permit
- B32. Building Permit Reinspection Fee – (Refer to paragraph A19 of Exhibit A.)
\$25.00 (first follow-up inspection)
\$50.00 (second follow-up inspection)
\$100.00 (third and each subsequent follow-up inspection)
- B33. Penalty Fee for Construction Prior to Building Permit Issuance – (Refer to paragraph A20 of Exhibit A.)
100% of the Building Permit Fee

FIRE FEES

F1. Fire Permit Fee - (Sprinklered Shell Building, New Building, and Additions)

Up to 10,000 square feet (floor area)	\$200.00
10,001 to 30,000 square feet	\$300.00
30,001 to 100,000 square feet	\$0.015 per square foot
Greater than 100,000 square feet	\$0.020 per square foot

F2. Fire Permit Fee - (Nonsprinklered Shell Building, New Building, and Additions)

Up to 10,000 square feet (floor area)	\$300.00
10,001 to 30,000 square feet	\$450.00
30,001 to 100,000 square feet	\$0.023 per square foot
Greater than 100,000 square feet	\$0.030 per square foot

F3. Fire Permit Fee – (Assembly Occupancy – Sprinklered Building)

Up to 10,000 square feet (floor area)	\$200.00
Greater than 10,000 square feet	\$250.00

F4. Fire Permit Fee – (Assembly Occupancy - Nonsprinklered Building)

Up to 10,000 square feet (floor area)	\$300.00
Greater than 10,000 square feet	\$375.00

F5. Fire Permit Fee – (Business, Mercantile, Day Care & Educational Occupancy - Sprinklered Building)

Up to 10,000 square feet (floor area)	\$200.00
10,001 - 25,000 square feet	\$250.00
25,001 - 50,000 square feet	\$300.00
Greater than 50,000 square feet	\$400.00

F6. Fire Permit Fee – (Business, Mercantile, Day Care & Educational Occupancy – Nonsprinklered Building)

Up to 10,000 square feet (floor area)	\$300.00
10,001 - 25,000 square feet	\$375.00
25,001 - 50,000 square feet	\$450.00
Greater than 50,000 square feet	\$600.00

F7. Fire Permit Fee – (Industrial and Storage Occupancy – Sprinklered Building)

Up to 30,000 square feet (floor area)	\$200.00
30,001 - 50,000 square feet	\$300.00
50,001 - 100,000 square feet	\$350.00
Greater than 100,000 square feet	\$400.00

F8. Fire Permit Fee – (Industrial and Storage Occupancy – Nonsprinklered Building)

Up to 30,000 square feet (floor area)	\$300.00
30,001 to 50,000 square feet	\$450.00
50,001 to 100,000 square feet	\$525.00
Greater than 100,000 square feet	\$600.00

F9. Fire Permit Fee – (Residential Occupancy including Hotel, Lodging/Rooming Houses, Multifamily, Group Homes, Personal Care Homes - Sprinklered Building)

Up to 10,000 square feet (floor area)	\$200.00
10,001 - 25,000 square feet	\$250.00
Greater than 25,000 square feet	\$300.00

F10. Fire Permit Fee – (Residential Occupancy including Hotel, Lodging/Rooming Houses, Multifamily, Group Homes, Personal Care Homes – Nonsprinklered Building)

Up to 10,000 square feet (floor area)	\$300.00
10,001 to 25,000 square feet	\$375.00
Greater than 25,000 square feet	\$450.00

F11. Fire Permit Fee – (Hazardous Materials Review – below the exempt amounts)

\$64.00

F12. Fire Permit Fee – (Hazardous Materials Review – exceeding the exempt amounts)

\$250.00

F13. Supplemental Fire Permit Fee – (Non-High-Rise, Multi-Storied Buildings - All Occupancies)

Sprinklered building \$32.00 per floor level

Nonsprinklered building \$48.00 per floor level

F14. Supplemental Fire Permit Fee – (High-Rise Buildings - All Occupancies)

\$1,280.00

F15. Certificate of Occupancy (C.O.) Fee – (Fire Permits)

\$100.00 (Tenant Building)

\$100.00 (Tenant Interior Space Alterations)

\$100.00 (Tenant Change)

F16. Certificate of Completion (C.C.) Fee – (Fire Permits)

\$50.00 (Shell Building)

\$50.00 (Spec Space)

- F17. Temporary Certificate of Occupancy (T.C.O.) – (Fire Permits)
\$50.00
- F18. Burn Permit Fee
\$500.00
- F19. Fire Permit Fee – (Commercial Kitchen Hood/Duct)
\$100.00 per hood
- F20. Fire Permit Fee – (Specialized Fire Extinguishing Systems including FM-200, Intergen, Halon, Carbon Dioxide, Dry Chemical, Water-Foam, and Water-Mist)
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|----------------------|----------|
| 0 - 10 Devices | \$128.00 |
| 11 - 25 Devices | \$256.00 |
| 26 - 50 Devices | \$384.00 |
| More than 50 Devices | \$512.00 |
- F21. Fire Permit Fee - (New Fire Sprinkler System)
- | | |
|---------------------------------------|----------|
| Up to 10,000 square feet (floor area) | \$128.00 |
| 10,001 to 30,000 square feet | \$224.00 |
| 30,001 to 75,000 square feet | \$288.00 |
| 75,001 to 125,000 square feet | \$416.00 |
| 125,001 to 200,000 square feet | \$576.00 |

Greater than 200,001 square feet \$768.00

F22. Fire Permit Fee – (Modifications to Existing Fire Sprinkler System for Tenant Alterations/Additions)

0 – 20 Sprinkler Heads \$64.00

21 – 50 Sprinkler Heads \$128.00

51 - 100 Sprinkler Heads \$192.00

More than 100 Sprinkler Heads \$256.00

F23. Fire Permit Fee – (Fire Standpipe System)

Up to 4 Outlets \$64.00

Each Additional Group of 1 – 4 Outlets \$32.00

F24. Fire Permit Fee – (New Fire Alarm and Detection System)

Up to 10,000 square feet (floor area) \$128.00

10,001 - 30,000 square feet \$224.00

30,001 - 75,000 square feet \$288.00

75,001 - 125,000 square feet \$416.00

125,001 - 200,000 square feet \$576.00

Greater than 200,000 square feet \$768.00

F25. Fire Permit Fee – (Modifications to Existing Fire Alarm and Detection System for Tenant Alterations/Additions)

0 - 20 Devices	\$64.00
21 - 50 Devices	\$128.00
51 - 100 Devices	\$192.00
More than 100 Devices	\$256.00

F26. Fire Permit Fee - (Fire Sprinkler Pump)
\$250.00

F27. Fire Permit Fee – (Fireworks/Pyrotechnics)
\$250.00 per event

F28. Fire Permit Fee – (Tents and Temporary Structures)
\$50.00

F29. Fire Permit Fee – (Storage Racks)

Up to 500 square feet (floor area)	\$0.00
501 – 12,000 square feet	\$100.00
12,001 - 20,000 square feet	\$150.00
20,001 - 500,000 square feet	\$200.00
Greater than 500,000 square feet	\$300.00

F30. Fire Permit Fee – (Storage Racks with In-Rack Sprinklers)

0 – 20 Sprinkler Heads	\$64.00
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21 - 50 Sprinkler Heads \$128.00

51 - 100 Sprinkler Heads \$192.00

More than 100 Sprinkler Heads \$256.00

F31. Fire Permit Plan Revision Fee \$50.00

F32. Fire Site Plan Review Fee
\$100.00

F33. Penalty Fee for Construction Prior to Fire Permit Issuance (all occupancy types)
100% of the Permit Fee

F34. Fire Reinspection Fee
\$25.00 (first follow-up inspection)
\$50.00 (second follow-up inspection)
\$100.00 (third and each subsequent follow-up inspection)

MISCELLANEOUS FEES

M1. Code Compliance Inspection Application Fee
\$500.00

- M2. Assessment Inspection Application Fee (One- and Two-Family)
\$200.00

- M3. Sign Permit Fee
Wall and ground signs - \$150.00
Temporary permit - \$50.00
Oversized Sign - \$500.00

- M4. Sign Permit Renewal Fee
\$125.00

- M5. Penalty Fee for Any Construction/Installation Prior to Sign Permit Issuance
100% of the Sign Permit Fee

- M6. Burial Disturbance Permit Fee – (Relocation)
5 permits or less \$500.00
More than 5 permits \$500.00 + \$100.00 for each additional
relocation greater than 5, not to exceed
\$2,500.00

- M7. Burial Disturbance Permit Fee – (Preservation)
5 permits or less \$500.00

More than 5 permits \$500.00 + \$25.00 for each additional
preservation permit greater than 5, not to
exceed \$750.00

M8. Tall Structure Permit Fee – (Communication Tower)
\$6,000.00

M9. Tall Structure Permit Fee – (Noncommunication Structure; Steeple; Silo;
Tall Building)
\$600.00

M10. Tall Structure Permit Fee – (Amateur Radio Tower)
\$600.00

M11. Tall Structure Permit Fee – (Permitted Use Tower)
\$2,000.00

M12. Annual Registration Fee of Telecommunications Towers
\$500.00

M13. Annual Registration Fee of Oversized Signs
\$500.00

BE IT FURTHER RESOLVED, that all fees are payable at the time of application, service, or permit issuance, whichever occurs first.

BE IT FURTHER RESOLVED, that the phrases used in this Resolution shall be defined as follows:

Building Permit: Authorization by Gwinnett County Building Official (or his/her designee) to any owner or authorized agent requesting to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system. *(NOTE: A single building permit encompasses all components within the scope of the proposed construction for each specific project.)*

Certificate of Completion (C.C.): Document issued by the county building department and fire marshal's office to indicate that the construction work authorized by the building permit has been completed which is either applicable to a non-occupied building, structure, building/structure addition, or any portion thereof, or involves a limited scope of renovation that does not change the occupancy or configuration of the affected space. *(Temporary C.C. may be issued with conditions.)*

Certificate of Occupancy (C.O.): Document issued by the county building department and fire marshal's office to authorize the occupancy of a building, structure,

building/structure addition, or any portion thereof. (*Temporary C.O. may be issued for purpose of conditional occupancy with restrictions.*)

Complete Building Permit: Authorizes construction consisting of footings, foundation, slab on grade, exterior and interior walls, interior finish materials, roof, and associated mechanical, electrical, and plumbing systems which is fully compliant with all requirements for tenant use and may be occupied. For multi-tenant buildings of commercial and multifamily construction, a complete building permit shall consist of a shell building permit and a spec space or interior finish permit for each individual tenant space. For one- and two-family dwelling construction, a complete building permit shall apply to single-family residences, duplexes, townhouses, and mobile homes.

Construction Valuation: Total expense incurred by a contractor consisting of labor, materials, equipment, financing, services, utilities, overhead, profit, and architectural and engineering fees for all work associated with a construction project including but not limited to structural, electrical, plumbing, mechanical, interior finish, and site preparation.

Development Permit: Authorizes all activities associated with the land development process, including clearing and grubbing, grading, and the construction of improvements including but not limited to streets, surface parking areas, water/sewer/stormwater systems and facilities, site planting and landscaping, sidewalk or other structures permanently placed upon the property except for buildings or other structures requiring the issuance of a building permit.

Fire Permit: Authorization by Gwinnett County Fire Marshal (or his/her designee) to any owner or authorized agent requesting to construct, enlarge, alter, repair, move, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, fire alarm, fire suppression, or commercial hood system, or to store, handle, or use hazardous materials.

Foundation Building Permit: Authorizes construction of footings, foundation, slab on grade, and underslab plumbing and electrical components and systems.

Grease Trap Permit: Authorizes installation of an exterior grease trap for projects located within incorporated jurisdictions for which sanitary sewer service is provided by Gwinnett County.

Interior Finish Building Permit: Authorizes construction within an interior space for occupancy by a specific tenant which consists of either the initial build-out in a shell building, or renovation of an existing tenant suite or spec space.

Land Disturbance Permit (clearing): Authorizes removal of trees and other vegetation, placement of required tree protection measures, and installation of soil erosion and sedimentation controls.

Land Disturbance Permit (clearing and grubbing): Authorizes removal of trees, stumps, roots, and other vegetation from a property, placement of required tree protection measures, and installation of soil erosion and sedimentation controls.

Land Disturbance Permit (grading): Authorizes movement, earth borrow, and storage of soil along with removal of trees, stumps, roots and other vegetation on a property, placement of required tree protection measures, and installation of soil erosion and sedimentation controls and may include installation of storm water systems and facilities.

Major Revision: includes but is not limited to: revisions to a site development permit over 5,000 square feet; add lot(s) to a plat; add impervious surface over 1,000 square feet; storm, drainage, or utility easement over 50 lineal feet added to plat; changing design of sewer or water line.

Minor Revision: includes but is not limited to: revisions to a site development permit under 5,000 square feet; add note(s) to a drawing; building footprint to match site plans; relocate plant material to accommodate ground sign; add utility concrete pad; storm, drainage, or utility easements under 50 lineal feet added to plat; add a manhole.

Miscellaneous Building Permit: Authorizes construction of non-building and/or non-occupied structures (except swimming pools), and installation of building components and systems. Miscellaneous building permits required for commercial and multifamily construction include but are not limited to the following: communication towers (*including antenna co-location*); demolition; electrical, mechanical, or plumbing only or combination thereof; exterior only renovation of existing building/structures; ground signs; landscape irrigation systems; rack/conveyor/shelving systems; retaining walls; swimming pools; tents; underground utility vaults. Miscellaneous building permits

required for one- and two-family dwelling construction include but are not limited to the following: accessory storage buildings; demolition; detached garages; electrical, mechanical, or plumbing only or combination thereof; exterior decks; farm buildings; gazebos; landscape irrigation systems; retaining walls; swimming pools.

Shell Building Permit: Authorizes construction consisting of footings, foundation, slab on grade, exterior walls, roof, and "rough" installation of mechanical, electrical, and plumbing systems which upon completion is not fully compliant with all requirements for tenant use and cannot be occupied. (For multi-story tenant shell buildings, the permit includes all elevated floor systems, mezzanines, stairways, elevators, and common areas.)

Sign Location Permit: Authorizes installation of a permanent wall sign on the face of a building or ground sign attached to or set within a structure which is supported independent of a building.

Spec Space Complete Building Permit: Authorizes construction within an interior space which satisfies all requirements for proposed future use without an assigned tenant at the time of permit issuance.

Spec Space Incomplete Building Permit: Authorizes construction within an interior space which partially satisfies the requirements for proposed future use without an assigned tenant at the time of permit issuance.

Structural Frame Building Permit: Authorizes construction of footings, foundation, slab on grade, underslab plumbing and electrical components and systems, and structural frame.

Tall Structure permit: Authorizes the specific height and location of a structure which exceeds fifty (50) feet in height including but not limited to communication towers, antenna co-location on existing communication towers, steeples, buildings, and silos.

Temporary Outdoor Activity Permit: Authorizes a specific use on a property for a time period of up to 21 days including but not limited to Cinco de Mayo events, carnivals, sidewalk sales, pumpkin sales, and Christmas tree sales.

Tenant Change Permit: Authorizes a new tenant to occupy a previously occupied space in which no construction is proposed and in which the proposed occupancy is the same as for the previous tenant.

Utility Construction Permit: Authorizes installation of water and/or sewer systems and facilities associated with commercial, multifamily and residential projects.

BE IT FURTHER RESOLVED, that the Director of the Department of Planning and Development, or the Director's duly appointed representative, is authorized to waive all fees hereby established in this Resolution for projects that serve a governmental purpose in accordance with the "Permit Fee Waiver Policy" adopted by the Board of Commissioners on May 19, 1992, or as subsequently amended.

BE IT FURTHER RESOLVED, that this Resolution shall become effective immediately upon execution.

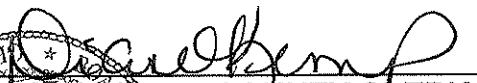
BE IT FURTHER RESOLVED, that all Resolutions, Ordinances and regulations or parts of same in conflict with this Resolution are hereby rescinded to the extent of said conflict.


THIS RESOLUTION IS ADOPTED BY THE GWINNETT COUNTY BOARD OF COMMISSIONERS this the 5th day of October, 2010.

**BOARD OF COMMISSIONERS
GWINNETT COUNTY, GEORGIA**

BY: 
SHIRLEY LASSETER, VICE-CHAIR

ATTEST:


DIANE KEMP, COUNTY CLERK



APPROVED AS TO FORM:


**J. BROOKE SAVAGE
SENIOR ASSISTANT COUNTY ATTORNEY**

EXHIBIT A

- A1. The building permit fee for commercial and multifamily construction pertinent to each new building, structure, or building/structure addition shall be assessed by multiplying the proposed building floor area under roof by the applicable fee rate listed in Table A (*Building Permit Fee Rates for Commercial and Multifamily Construction*) for the applicable occupancy and use for the following types of building permits:
- Foundation permit
 - Structural frame permit
 - Shell building permit
 - Spec Space complete permit
 - Spec Space incomplete permit
 - Interior finish permit (*initial build-out only*)
 - Complete building permit
- A2. The foundation permit fee for commercial and multifamily construction shall be assessed at 10% of the total building permit fee + \$30 administrative process fee. Refer to Table A (*Building Permit Fee Rates for Commercial and Multifamily Construction*) for the specific fee rate applicable to each occupancy and use.
- A3. The structural frame permit fee for commercial and multifamily construction shall be assessed at 50% of the total building permit fee + \$30 administrative process fee. Refer to Table A (*Building Permit Fee Rates for Commercial and Multifamily Construction*) for the specific fee rate applicable to each occupancy and use.
- A4. A credit of 10% of the total building permit fee is applied toward either the structural frame permit fee or the total building permit fee as applicable for projects with a previously issued foundation permit. A credit of 50% of the total building permit fee is applied toward the total building permit fee for projects with a previously issued structural frame permit.
- A5. For each new building, structure, or building/structure addition with two or more uses, the total building permit fee shall consist of the sum of the individual fees for each use within the building/structure as determined by multiplying the proposed building floor area under roof applicable to each use by the corresponding fee rate listed in Table A (*Building Permit Fee Rates for Commercial and Multifamily Construction*).

- A6. For each new building, structure, or building/structure addition, the permit fee portion for unheated building floor area under roof shall be assessed at the specific fee rate for a shell building permit applicable to each occupancy and use.
- A7. The miscellaneous building permit fee for commercial and multifamily construction shall be assessed at the specified rate of the construction valuation as either reported by the permit applicant or as determined from current year construction cost data publications approved by the building official (or his/her designee) except as noted otherwise.
- A8. The building permit fee for commercial and multifamily construction applicable to renovation and/or alteration of existing buildings, existing structures, existing interior finish construction, and existing spec space construction shall be assessed at the rate of five (5) dollars per thousand (1000) dollars of the construction valuation as either reported by the permit applicant or as determined from current year construction cost data publications approved by the building official (or his/her designee) for all occupancies and uses.
- A9. A separate building permit is required for each building, structure, building/structure addition, for each tenant and spec space, and for each unit in a multi-family condominium building.
- A10. A Certificate of Occupancy (C.O.) is required for each commercial and multifamily building permit applicable to occupiable space within a building, structure, or building/structure addition including each unit of multifamily condominium construction.
- A11. Fee for Temporary Certificate of Occupancy (T.C.O.) is in addition to the fee for Certificate of Occupancy (C.O.).
- A12. Fee for Temporary Certificate of Completion (T.C.C.) is in addition to the fee for Certificate of Completion (C.C.).
- A13. The Building Plan Review Fee is credited toward the total building permit fee for each project pertinent to new buildings, structures, and building/structure additions.

- A14. The plan revision fee for active building permits prior to issuance of either a Certificate of Occupancy (C.O.) or Certificate of Completion (C.C.) as applicable is assessed at \$50 (for up to 10 plan sheets) or \$100 (for more than 10 plan sheets) plus a construction valuation-based fee. The construction valuation-based fee for plan revisions which do not result in an increased building/structure floor area shall be assessed at the rate of five (5) dollars per thousand (1000) dollars of the construction valuation as either reported by the permit applicant or as determined from current year construction cost data publications approved by the building official (or his/her designee) with a total fee of not less than \$30. The construction valuation-based fee for plan revisions which result in an increased building/structure floor area shall be assessed by multiplying the proposed building floor area increase by the applicable fee rate listed in Table A (*Building Permit Fee Rates for Commercial and Multifamily Construction*) for the pertinent occupancy with a total fee of not less than \$30.
- A15. A separate building permit is required for each single-family residence, two-family residence (duplex), and townhouse.
- A16. The building permit fee for renovation/alteration of existing one- and two-family dwellings shall be assessed at the rate of six (6) dollars per thousand (1000) dollars of the construction valuation as either reported by the permit applicant or as determined from current year construction cost data publications approved by the building official (or his/her designee).
- A17. Expired building permits for new one- and two-family dwellings including additions may be renewed by the corresponding permit holders upon payment of the permit renewal fee in lieu of issuance of a new building permit.
- A18. The miscellaneous building permit fee for construction pertinent to new accessory buildings and non-building structures, additions to accessory buildings and non-building structures, and renovation/alteration of accessory buildings and non-building structures associated with one- and two-family dwellings shall be assessed at the rate of six (6) dollars per thousand (1000) dollars of the construction valuation as either reported by the permit applicant or as determined from current year construction cost data publications approved by the Building Official (or his/her designee).
- A19. Reinspection fees are assessed for follow-up field visits by department inspectors for inspection of items previously identified as either code, regulation, or construction violations which is not in compliance with approved plans as follows: \$25 for the first follow-up inspection, \$50 for the second follow-up inspection, and \$100 for each subsequent follow-up inspection.
- A20. Any individual who commences work on a building, structure, electrical, gas, mechanical, or plumbing system prior to obtaining the required

building permits shall be subject to a penalty fee of 100% of the applicable building permit fee in addition to the required permit fees.

Table A
BUILDING PERMIT FEE RATES
For Commercial and Multifamily Construction
(per square feet of floor area unless otherwise specified)

OCCUPANCY	USE		COMPLETE BUILDING	SHELL BUILDING	FOUNDATION		STRUCTURAL FRAME		INTERIOR FINISH (initial build-out only)	SPEC SPACE COMPLETE	SPEC SPACE INCOMPLETE
					COMPLETE BUILDING	SHELL BUILDING	COMPLETE BUILDING	SHELL BUILDING			
ASSEMBLY	Arcade Arena Art gallery Banquet hall Bleachers Bowling alley Clubhouse Community hall Concert hall Courtroom Dance hall Drama theater Exhibition hall Funeral parlor	Grandstands Gymnasium Indoor swimming pool Indoor tennis courts Lecture hall Library Motion picture theater Museum Place of religious worship Pool cabana Pool and billiard parlor Restaurant Stadium	\$0.38	\$0.17	\$0.038*	\$0.017*	\$0.19*	\$0.085*	\$0.21	\$0.21	\$0.11
BUSINESS	Animal hospital Bank Barber/Beauty shop Car wash Clinic (outpatient) Dry cleaners	Motor vehicle showrooms Office Print shop Research/testing laboratories School (above 12th grade)	\$0.37	\$0.17	\$0.037*	\$0.017*	\$0.185*	\$0.085*	\$0.20	\$0.20	\$0.10
EDUCATION	Kindergarten up thru 12th grade Child day care facility		\$0.40	\$0.17	\$0.04*	\$0.017*	\$0.2*	\$0.085*	\$0.23	\$0.23	\$0.12
FACTORY INDUSTRIAL	Facility used for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations		\$0.19	\$0.16	\$0.019*	\$0.016*	\$0.095*	\$0.08*	\$0.03	\$0.03	\$0.01
HIGH HAZARD	Facility used for manufacturing, processing, generation or storage of hazardous materials		\$0.20	\$0.16	\$0.02*	\$0.016*	\$0.1*	\$0.08*	\$0.04	\$0.04	\$0.02
INSTITUTIONAL	Adult day care facility Assisted living facility Child day care facility Congregate care facility Convalescent facility Correctional center Detention Center	Group home Halfway house Hospital Jail Nursing Home Prison	\$0.54	\$0.17	\$0.054*	\$0.017*	\$0.27*	\$0.085*	\$0.37	\$0.37	\$0.19
MERCANTILE	Department Store Drug Store Gas Station	Market Retail Store	\$0.35	\$0.17	\$0.035*	\$0.017*	\$0.175*	\$0.085*	\$0.18	\$0.18	\$0.09
RESIDENTIAL	Apartment building Boarding house Dormitory	Hotel Motel	\$0.37	\$0.17	\$0.037*	\$0.017*	\$0.185*	\$0.085*	\$0.20	\$0.20	\$0.10
STORAGE	Aircraft hangar Motor vehicle repair garage	Parking garage Warehouse	\$0.19	\$0.17	\$0.019*	\$0.017*	\$0.095*	\$0.085*	\$0.02	\$0.02	\$0.01
UTILITY	Agricultural building Canopy Greenhouse Picnic pavilion	Restroom building Shade structure Shed	\$0.13	\$0.10	\$0.013*	\$0.017*	\$0.065*	\$0.05*	\$0.02	\$0.02	\$0.01

* NOTE: A \$30 administrative process fee is required for Foundation and Structural Frame permits in addition to the specified fee rate.