

STATE OF COLORADO }
} ss
COUNTY OF ELBERT }

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Courthouse in Kiowa on Wednesday, the 25th day of January A.D. 2023, there were present:

Chris Richardson	Commissioner Chairman
Dallas Schroeder	Commissioner
Grant Thayer	Commissioner
Amanda Moore	Deputy Clerk to the Board

When the following proceedings, among other, were had and done, to wit:

RESOLUTION 23- 07
A RESOLUTION AMENDING BUILDING DEPARTMENT FEES IN THE CURRENTLY ADOPTED 2018 IBC AND 2018 IRC.

WHEREAS, Elbert County is a Colorado County organized pursuant to C.R.S. 30-5-12, with all the powers reserved to a Colorado County; and

WHEREAS, C.R.S. 30-28-204 authorizes the Elbert County Board of County Commissioners to alter and amend by resolution any county building code; and

The Elbert County Building Department has updated the “Elbert County Building Department Valuation Table and Fee Schedule” to reflect the requirements of RESOLUTION 20-08 BUILDING DEPARTMENT FEE SCHEDULE AMENDMENT, as attached hereto in exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners for the County of Elbert, Colorado:

1. If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.
2. This Resolution shall take effect and be enforced immediately upon its approval by the Board of County Commissioners.



Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:


_____ AYE
Chris Richardson, CHAIRMAN


_____ AYE
Dallas Schroeder, COMMISSIONER

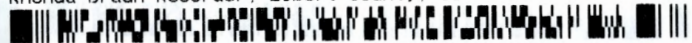
Absent _____ AYE
Grant Thayer, COMMISSIONER

ATTEST: Rhonda Braun
COUNTY CLERK

Date:

BY: 
_____ Date: 1/25/23
Amanda Moore - DEPUTY CLERK TO THE BOARD





Building Valuation Data – AUGUST 2022

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2023. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$236.05/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$236.05/sq. ft x 0.0075
= **\$28,326**

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	341.86	330.34	322.57	310.34	291.96	282.93	300.86	270.73	262.11
A-1 Assembly, theaters, without stage	312.84	301.33	293.56	281.32	262.95	253.92	271.85	241.72	233.10
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	317.43	305.92	298.14	285.91	267.99	258.96	276.44	246.76	238.14
A-3 Assembly, general, community halls, libraries, museums	270.80	259.29	250.52	239.28	220.19	212.16	229.81	198.96	191.35
A-4 Assembly, arenas	311.84	300.33	291.56	280.32	260.95	252.92	270.85	239.72	232.10
B Business	265.63	255.90	246.45	236.05	215.01	206.57	226.78	189.75	181.18
E Educational	282.69	273.02	265.84	254.38	237.44	225.45	245.61	207.53	201.06
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	265.63	255.90	246.45	236.05	215.01	206.57	226.78	189.75	181.18
I-1 Institutional, supervised environment	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
I-2 Institutional, hospitals	442.38	432.64	423.19	412.79	390.61	N.P.	403.53	365.36	N.P.
I-2 Institutional, nursing homes	307.72	297.98	288.54	278.13	258.63	N.P.	268.87	233.38	N.P.
I-3 Institutional, restrained	301.48	291.74	282.29	271.89	252.65	243.22	262.63	227.40	216.82
I-4 Institutional, day care facilities	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	271.95	262.72	254.98	244.80	225.03	218.88	245.11	201.99	196.00
R-2 Residential, multiple family	227.64	218.41	210.68	200.50	182.02	175.88	200.81	158.99	153.00
R-3 Residential, one- and two-family ^d	212.00	206.26	200.94	195.99	190.28	183.39	192.66	176.52	166.08
R-4 Residential, care/assisted living facilities	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.



**Elbert County Building Department Building Valuation Table and Fee Schedule
ICC BVD - August 2022 (Updated January 2023)**

Building valuations shall be determined using information from the most recent Elbert County adopted ICC Building Valuation Data. The final building permit valuation shall be set by the building official.

Based on the determined value, the permit fee will be calculated using the valuations portion plus a plan review fee that is 65% the cost of the permit fee, plus a use tax fee that is 1% of half of the determined valuation.

Ex: Permit fee (based on valuation) + Plan review fee (65% of permit fee) + Use Tax (1% of 1/2 the total valuation) = Total permit fee

To use this table:

Take the cost per square foot times the floor area to determine the valuation. Include garages and decks.

Square Foot Construction Costs

Group (International Building Code)	Cost Per Square Foot									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB	
A-1 Assembly, theaters, with stage	\$341.86	\$330.34	\$322.57	\$310.34	\$291.96	\$282.93	\$300.86	\$270.73	\$262.11	
A-1 Assembly, theaters, without stage	\$312.84	\$301.33	\$293.56	\$281.32	\$262.95	\$253.92	\$271.85	\$241.72	\$233.10	
A-2 Assembly, nightclubs	\$275.09	\$266.93	\$259.34	\$250.54	\$234.96	\$228.26	\$241.54	\$213.57	\$206.65	
A-2 Assembly, restaurants, bars, banquet halls	\$274.09	\$265.93	\$257.34	\$249.54	\$232.96	\$227.26	\$240.54	\$211.57	\$205.65	
A-3 Assembly, churches	\$317.43	\$305.92	\$298.14	\$285.91	\$267.99	\$258.96	\$276.44	\$246.76	\$238.14	
A-3 Assembly, general, community halls, libraries, museums	\$270.80	\$259.29	\$250.52	\$239.28	\$220.19	\$212.16	\$229.81	\$198.96	\$191.35	
A-4 Assembly, arenas	\$311.84	\$300.33	\$291.56	\$280.32	\$260.95	\$252.92	\$270.85	\$239.72	\$232.10	
B Business	\$265.63	\$255.90	\$246.45	\$236.05	\$215.01	\$206.57	\$226.78	\$189.75	\$181.18	
E Educational	\$282.69	\$273.02	\$265.84	\$254.38	\$237.44	\$225.45	\$245.61	\$207.53	\$201.06	
F-1 Factory and industrial, moderate hazard	\$161.70	\$154.21	\$144.70	\$139.94	\$124.72	\$118.51	\$133.72	\$103.40	\$96.83	
F-2 Factory and industrial, low hazard	\$160.70	\$153.21	\$144.70	\$138.94	\$124.72	\$117.51	\$132.72	\$103.40	\$95.83	
H-1 High Hazard, explosives	\$150.85	\$143.36	\$134.84	\$129.08	\$115.17	\$107.96	\$122.87	\$93.86	NP	
H-2,3,4 High Hazard	\$150.85	\$143.36	\$134.84	\$129.08	\$115.17	\$107.96	\$122.87	\$93.86	\$86.28	
H-5 HPM	\$265.63	\$255.90	\$246.45	\$236.05	\$215.01	\$206.57	\$226.78	\$189.75	\$181.18	
I-1 Institutional, supervised environment	\$269.11	\$259.88	\$252.15	\$241.97	\$222.52	\$216.37	\$242.28	\$199.48	\$193.49	
I-2 Institutional, hospitals	\$442.38	\$432.64	\$423.19	\$412.79	\$390.61	NP	\$403.53	\$365.36	NP	
I-2 Institutional, nursing homes	\$307.72	\$297.98	\$288.54	\$278.13	\$258.63	NP	\$268.87	\$233.38	NP	
I-3 Institutional, restrained	\$301.48	\$291.74	\$282.29	\$271.89	\$252.65	\$243.22	\$262.63	\$227.40	\$216.82	
I-4 Institutional, day care facilities	\$269.11	\$259.88	\$252.15	\$241.97	\$222.52	\$216.37	\$242.28	\$199.48	\$193.49	
M Mercantile	\$205.22	\$197.06	\$188.47	\$180.67	\$164.83	\$159.13	\$171.67	\$143.44	\$137.53	
R-1 Residential, hotels	\$271.95	\$262.72	\$254.98	\$244.80	\$225.03	\$218.88	\$245.11	\$201.99	\$196.00	
R-2 Residential, multiple family	\$227.64	\$218.41	\$210.68	\$200.50	\$182.02	\$175.88	\$200.81	\$158.99	\$153.00	
R-3 Residential, one- and two-family	\$212.00	\$206.26	\$200.94	\$195.99	\$190.28	\$183.39	\$192.66	\$176.52	\$166.08	
R-4 Residential, care/assisted living facilities	\$269.11	\$259.88	\$252.15	\$241.97	\$222.52	\$216.37	\$242.28	\$199.48	\$193.49	
S-1 Storage, moderate hazard	\$149.85	\$142.36	\$132.84	\$128.08	\$113.17	\$106.96	\$121.87	\$91.86	\$85.28	
S-2 Storage, low hazard	\$148.85	\$141.36	\$132.84	\$127.08	\$113.17	\$105.96	\$120.87	\$91.86	\$84.28	
U Utility, miscellaneous	\$115.48	\$108.95	\$102.64	\$98.13	\$88.49	\$81.89	\$93.86	\$69.76	\$66.48	

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 Rhonda Braun Recorder, Elbert County, Co

- a: Garages (attached and/or detached) and swim pool = U utility miscellaneous.
- b: Modified shipping containers = square foot value according to their proposed use in the table above
- c: NP = Not permitted
- d: Group R3 decks = \$31.50 per square foot

OTHER PERMITS	Price Per Square Foot
Basement finish after original build	\$141.84
Conversion of existing garage / shop / accessory structure into finished space	\$115.00
Interior residential remodel	\$61.19
**Shell only structures	\$53.18
Unfinished basement in new build	\$31.50
Tenant finish of core and shell or change of occupancy	20% of applicable occupancy and construction type

** Shell only structures include no interior, no lighting/electical, gas or plumbing. They are wood frame construction and are equal to or less than four walls and a roof.

Elbert County adopted fee schedule (Valuation portion)

Total Valuation	Building Permit Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof
Miscellaneous permit fee schedule	Fee
Re-roof	\$250.00
Air Conditioner, furnace or hot water heater replacement / installation	\$150.00

Demolition (may also need State permit)	\$150.00
Fences over 7' in height	\$150.00
Foundation / Foundation repair	\$150.00
Fuel / gas	\$150.00
Minimum flat fee for miscellaneous permits	\$150.00
Private Residential solar / wind tower (per installation, per address)	\$250.00
Retaining walls over 4' in height	\$150.00
Solid fuel stove or fireplace	\$250.00
Siding / Stucco	\$250.00
Window replacement	\$250.00
Temporary residence during construction (RV/Camper) / Temporary construction trailer	\$150.00
*New modular home (Move & Set + foundation only)	\$300.00
Duplicate permit card	\$6.00
Monthly reports	\$6.00

* Modular and manufactured homes are subject to additional fees based on the valuation for basement, attached garage and porches or decks.

Misc: Inspection / Investigation	Fee
VIOLATION FEE: WHEN ANY WORK FOR WHICH A PERMIT IS REQUIRED BY THE ADOPTED CODE HAS COMMENCED WITHOUT FIRST OBTAINING SAID PERMIT, A VIOLATION FEE SHALL BE MADE BEFORE A PERMIT MAY BE ISSUED FOR SUCH WORK. A VIOLATION FEE SHALL BE COLLECTED WHETHER OR NOT A PERMIT IS SUBSEQUENTLY ISSUED, AND SHALL BE DUE IN CONJUNCTION WITH THE AMOUNT FOR THE PERMIT FEE.	EQUAL TO THE AMOUNT OF THE PERMIT FEE THAT WOULD HAVE BEEN ISSUED, WERE A PERMIT OBTAINED
UNLAWFUL CONTINUANCE OR FAILURE TO COMPLY WITH A STOP WORK ORDER.	\$500.00 PER VIOLATION, PER DAY
Re-inspection Fees may be assessed at inspector discretion. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is requested is not complete, when corrections required by a previous inspection have not been made, or when an additional inspection is required for alterations made after completion of initial inspection. Re-inspection fees may be assessed when the permit card is not properly posted on the work site; the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until such fees have been paid.	\$50.00 for 1st incident \$100.00 for 2nd incident \$200.00 for 3rd incident, plus 2 work day inspection delay
Inspections for which no fee is indicated	\$47.00
Fee for inspections on permit expired 1 to 30 days	\$150.00
Fee for inspections on permit expired 31 to 45 days	\$187.50
Fee for inspections on permit expired 46 to 60 days	\$225.00
Fee for inspections on permit expired 61 to 75	\$262.50
Fee for inspections on permit expired 76 days or more	\$300.00

* per hour fee will be calculated based on drive time (to and from) and time spent during inspection.

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