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City of Salem

In the year Two Thousand and Twenty-four

An Ordinance to amend Chapter 12 Building, Electricity and Plumbing Regulations

Be it ordained by the City Council of the City of Salem, as follows:

Section I. Amend Sec. 12-2 *Additions* by

- a) Deleting paragraph numbered (b)(2) in its entirety and replacing it with the following:

“(2) For solid fuel burning appliance, a fee of \$75.00 shall be charged. A minimum fee of \$75.00 shall be charged for all building permit applications, including new construction, alterations, repairs, remodeling, and all swimming pool and sign construction. The exact fee shall consist of \$15.00 per one thousand for residential (1 or 2 family) and \$20.00 per one thousand for commercial and multifamily.”

- b) Deleting paragraph numbered (b)(3)c in its entirety
- c) Replacing the fee of \$10 as it appears in paragraph number (b)(3)d to \$20 for a replacement permit.
- d) Re-lettering all paragraphs in section (b)(3)
- e) Deleting paragraph (c)(1) in its entirety and replacing it with the following:

“(c) (1) A building or structure shall not be used or occupied in whole or in part until a certificate of use and occupancy shall have been issued by the inspector of buildings. Where fees are not established by the code, the following schedule shall be applied to determine the applicable fee for each certification:

Existing construction: \$150

Fees for initial certificates of occupancy for new construction of single- and two-family residences shall be deemed to have been included in the building permit fee.”

Section II. This ordinance shall take effect as provided by City Charter.

In City Council May 9, 2024

Referred to The Committee on Ordinances, Licenses & Legal Affairs

Co-Posted With the Committee of the Whole

By Roll Call Vote 11 Yeas- 0 Nays- 0 Absent

ILENE SIMONS

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Sec. 12-2. Additions.

- (a) The additions referred to in section 12-1 are as set forth in this section.
- (b) There are established provisions relating to fees as follows:
- (1) Whoever applies for a building permit shall pay at the time of filing their application the fee established under this article of the Code of Ordinances of the City of Salem. All fees shall be paid in cash or by certified check payable to the City of Salem.
 - (2) For solid fuel burning appliance, a fee of ~~\$1575.00~~ shall be charged. A minimum fee of ~~\$2075.00~~ shall be charged for all building permit applications, including new construction, alterations, repairs, remodeling, and all swimming pool and sign construction. The exact fee shall consist of ~~\$157.00~~ per one thousand for residential (1 or 2 family) and ~~\$1120.00~~ per one thousand for commercial and multifamily.
 - (3) The estimated construction costs shall be figured at current local average building costs as determined by the inspector of buildings, but must be reasonably based upon reference to F.W. Dodge valuation service or other recognized valuation manual [except] as herein established:
 - a. For new single- and two-family dwellings the estimated cost shall be established at \$50.00 per square foot of floor area including attached garages and habitable basements. The same formula shall be applied to additions to existing buildings. For all other new construction, the estimated cost shall be established at \$50.00 per square foot of floor area. The same formula shall be applied to additions to existing buildings.
 - b. The fee for demolitions or moving of a building or structure shall be at the rate of \$2.00 per 100 square feet of gross area and there shall be a minimum fee of ~~\$175.00~~.
 - c. ~~A minimum fee of \$20.00 shall be charged for all building permit applications for siding and roofing. The exact fee shall consist of a \$5.00 application fee plus \$5.00 per \$1,000.00 or fraction thereof of the estimated construction cost.~~
 - d. A fee of ~~\$120.00~~ shall be charged for the replacement of a lost permit.
 - e. A fee of \$25.00 shall be charged for research and correspondence relative to code compliance. A fee of \$30.00 plus \$20.00 per trip to the archives shall be charged for correspondence substantiating existing real estate use, nonconformities and other related conditions. A fee of \$20.00 shall be charged per trip to the archives.
 - f. Plumbing permit fees shall be in accordance with the following schedule:
 1. Residential:
 - New construction, \$50.00 five fixtures, plus \$5.00 per fixture over five.
 - Remodel kitchen or bath, \$25.00.
 - One plumbing fixture, \$10.00.
 - Replacing pipes, water piping or waste piping, \$20.00.
 - Electric hot water tank, \$15.00.
 - Sprinkler work, \$25.00.
 - 1—9D, \$10.00.
 - Reinspection fee for unacceptable work, \$50.00.

Deduct water meter, \$10.00.

Annual inspection of testable backflow prevention device, \$20.00.

Annual inspection of nontestable backflow prevention device, \$10.00.

Fine violation, \$200.00.

2. Commercial/industrial:

New construction, \$80.00 initial permit fixtures, plus \$20.00 per fixture.

Existing buildings, \$60.00, plus \$20.00 per fixture.

Reinspection for unaccepted work, \$60.00 for each reinspection.

Fine violation \$200.00.

g. Gas permit fees shall be in accordance with the following schedule:

1. Residential:

New construction, \$50.00, plus \$5.00 for each fixture.

Remodeling/repairs, \$25.00.

Hot water tank, \$30.00.

Boilers, \$30.00.

1—9D, \$10.00.

Piping only, \$20.00.

Gas dryer, \$20.00.

Ranges, \$20.00.

Tests, \$20.00.

Maximum for residential, \$50.00.

Reinspection for unaccepted work, \$20.00.

Fine violation, \$200.00.

2. Commercial/industrial/multifamily dwellings:

Initial permit, \$60.00, plus \$25.00 each additional fixture.

Piping only, \$25.00.

Reinspection for unaccepted work, \$60.00 for each reinspection.

Fine violation, \$200.00.

(4) No fee paid in connection with an application for a building, plumbing or gas permit shall be returned if a permit is granted, whether or not the work is done.

(c) (1) A building or structure shall not be used or occupied in whole or in part until a certificate of use and occupancy shall have been issued by the inspector of buildings. Where fees are not established by the code, the following schedule shall be applied to determine the applicable fee for each certification:

~~1 to 5,000 square feet of total floor area \$25.00~~

~~5,001 to 25,000 square feet of total floor area \$30.00~~

~~25,001 to 50,000 square feet of total floor area\45.00~~

~~50,001 to 100,000 square feet of total floor area\50.00~~

~~Over 100,001 square feet of total floor area\75.00~~

~~One and two family residences\25.00~~

Existing construction/\$150

Fees for initial certificates of occupancy for new construction of single- and two-family residences shall be deemed to have been included in the building permit fee.

- (2) All such certification shall remain in force so long as the occupancy for which such certification is given is maintained and the building, structure, or parts thereof remain in safe and sanitary condition. It shall be the responsibility of the owner to notify the inspector of buildings when any change of use and/or occupancy takes place.
- (3) In buildings or structures containing multiple uses and/or occupancies, fees shall be paid on the basis of each such use and occupancy certified.
- (4) All buildings, structures and parts thereof owned or operated by a department of or by the city shall be exempt from payment of certification fees, but shall not be exempt from certification by the inspector of buildings.

(d) Any work performed without a permit and after 48 hours found to have been so done shall be subject to double the fee so required by this schedule.

(Code 1973, § 7-2; Ord. of 3-29-99, § 1; Ord. of 4-24-2003, § 1; Ord. of 3-9-2006, § 1; Ord. of 5-13-2021, § 1)