

STATE OF TEXAS X
 COUNTY OF BEXAR X
 CITY OF CONVERSE X

ORDINANCE #620

ORDINANCE # 620 OF THE CITY OF CONVERSE ADOPTING AMENDMENTS TO CHAPTER 8 BUILDING AND BUILDING REGULATION, ARTICLE III. BUILDING CODE, DIVISION 2. PERMITS SECTION 8-103. SCHEDULE OF PERMIT FEES

WHEREAS, the City of Converse is a Home Rule Municipality located in Bexar County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to its adopted City Charter and all applicable laws and enabling legislation of the State of Texas; and

WHEREAS, the City of Converse is governed by a Home Rule Charter that was approved by the Citizens of Converse in a duly called election held on September, 1961; and

WHEREAS, Chapter 54.001 of the Texas Local Government Code provides the general authority for the City of Converse to enforce each rule, ordinance, or police regulation of the City of Converse and to punish a violation of a rule, ordinance, or police regulation; and

WHEREAS, Chapter 214.216 of the Texas Local Government Code provides the general authority for the City of Converse to adopt local amendments to the *International Building Code*; and

WHEREAS, the City of Converse, Texas seeks to protect the health, safety, and welfare of the citizens of the City of Converse; and

WHEREAS, the City of Converse, Texas seeks to regulate and govern the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Converse.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONVERSE, TEXAS:

Sec. 8-103. - Schedule of permit fees.

(a) *Building permit fees.* Building permit fees are based on the value of construction as follows:

Total Valuation	Fee
\$1,000.00 and less	\$25.00

\$1,001.00 to \$50,000.00	\$25.00 for the first \$1,001.00 plus \$6.50 for each additional thousand or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$343.50 for the first \$50,001.00 plus \$5.50 for additional thousand or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$618.50 for the first \$100,001.00 plus \$4.50 for each additional thousand or fraction thereof, to and including \$500,000.00
\$500,001.00 and up	\$2418.50 for the first \$500,001 plus \$3.50 for each additional thousand or fraction thereof

(a) (1) For one and two family residential evaluations, a minimum value of \$75.00 per square footage shall be assessed for all residential permits. The square footage value shall be for all areas under roof including garages, porches and walkways where attached or unattached to the primary structure. The permit value shall be based on the square footage value established by this ordinance or supplied value, whichever is greater.

(2) For all other building occupancy types, the permit valuation will be based on costs per square foot as published and updated by the International Code Council (August 2012) and used with the Army Corps of Engineers' modifier for the City of San Antonio area. Current ACE Modifier as of March 31, 1999 is .82 percent or submitted value whichever is greater. Existing structure remodels will be based on submitted values for areas under 1,500 square feet. See exhibit in this chapter.

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

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	214.15	206.92	201.66	193.17	181.41	176.32	166.72	165.85	159.28
A-1 Assembly, theaters, without stage	196.04	188.81	183.56	175.06	163.31	158.22	148.62	147.76	141.18
A-2 Assembly, nightclubs	168.81	164.02	159.44	153.03	143.74	139.85	147.38	130.27	126.58
A-2 Assembly, restaurants, bars, banquet halls	167.81	163.02	157.44	152.03	141.74	138.85	146.38	128.27	125.58
A-3 Assembly, churches	197.95	190.72	185.47	176.97	165.36	160.27	170.53	149.81	143.23
A-3 Assembly, general, community halls, libraries, museums	165.62	158.39	152.13	144.64	132.00	127.91	138.19	116.44	110.87
A-4 Assembly, arenas	195.04	187.81	181.56	174.06	161.31	157.22	167.62	145.76	140.18
B Business	172.54	166.23	160.58	152.72	138.52	133.37	146.42	121.73	115.93
E Educational	181.70	175.44	170.22	162.46	151.32	143.23	156.78	131.65	127.18
F-1 Factory and industrial, moderate hazard	103.30	98.45	92.55	88.98	79.28	75.88	85.02	65.42	61.37
F-2 Factory and industrial, low hazard	102.30	97.45	92.55	87.98	79.28	74.88	84.02	65.42	60.37
H-1 High Hazard, explosives	96.79	91.94	87.04	82.47	73.97	69.57	78.51	60.11	N.P.
H234 High Hazard	96.79	91.94	87.04	82.47	73.97	69.57	78.51	60.11	55.06
H-5 HPM	172.54	166.23	160.58	152.72	138.52	133.37	146.42	121.73	115.93
I-1 Institutional, supervised environment	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
I-2 Institutional, hospitals	292.97	286.66	281.01	273.15	257.93	N.P.	266.85	241.14	N.P.
I-2 Institutional, nursing homes	202.63	196.21	190.57	182.71	168.50	N.P.	176.41	151.70	N.P.
I-3 Institutional, restrained	196.53	190.21	184.57	176.71	164.01	157.86	170.41	147.22	139.42
I-4 Institutional, day care facilities	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
M Mercantile	125.80	121.01	115.43	110.02	100.45	97.56	104.37	86.98	84.29
R-1 Residential, hotels	172.82	166.81	162.19	155.22	142.65	139.11	151.49	128.33	123.62
R-2 Residential, multiple family	144.89	138.87	134.26	127.29	115.60	111.87	124.24	101.08	96.56
R-3 Residential, one- and two-family	136.37	132.66	129.29	126.07	121.04	118.03	122.07	113.10	105.93
R-4 Residential, care/assisted living facilities	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
S-1 Storage, moderate hazard	95.79	90.94	85.04	81.47	71.97	68.57	77.51	58.11	54.06
S-2 Storage, low hazard	84.79	80.94	85.04	80.47	71.97	67.57	76.51	58.11	53.06
U Utility, miscellaneous	71.79	67.80	63.46	59.92	53.77	50.29	57.04	42.06	39.83

- 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

And

- (f) Failure to obtain a certificate of occupancy. \$100.00/day unit is occupied **but not more than \$500.00 per week and not to exceed \$2,000.00 in total for administrative fees for any one occurrence.**

And

- (k) Flat work (foundations for future construction, sidewalks, driveways, un-covered porches, or other flatwork involving concrete, masonry or impervious materials) shall be valued at \$3.00 per square foot for permitting value. Plan Review fees shall apply only for flat work in excess of 600 square feet.

And

- (p) HVAC/mechanical permits (base fee). \$35.00

Fee for new heating, ventilating, ductwork air conditioning and refrigeration systems

shall be .05 cents per square feet of conditioned area, or fraction thereof. Replacement units, for each component Base fee plus \$5.00

And

(q) Electrical permit fees (base fee): \$35.00, plus the following as appropriate:

(7) For new residential one and two family dwellings, a fee of \$.085 per square foot shall be used. The square footage value shall be for all areas under roof including garages, porches and walkways where attached or unattached to the primary structure. The Base fee shall be excluded in this permit fee.

And

(s) *Fee refunds.* The building official shall authorize the refunding of fees as follows:

- (1) Permit fees shall be refunded at 100% for permits in which no work has been done, except for plan review fees which will be retained for city staff review costs.
- (2) Written application must be filed with the City of Converse by the original permittee no later than 30 days from permit issuance.

That this ordinance shall be cumulative of all provisions of the City of Converse, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

That nothing in this ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

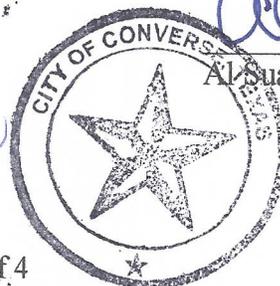
That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effective immediately upon the passage and approval of the City Council of the City of Converse, Texas.

PASSED AND APPROVED this 20th day of November, 2012.

ATTEST:

Jackie Gaines, City Secretary

Jackie Gaines



Al Suarez
Al Suarez, Mayor