



**City of Spring Lake Park**  
 Code Enforcement Department

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**CALCULATING COMMERCIAL BUILDING PERMIT FEES**

The following information (subject to change) has been prepared to provide a general guide to help you estimate permit fees. A Building permit includes Permit fee, Plan Check fee, and State Surcharge. The permit fee covers the cost of on-site inspections while the plan check fee covers the cost to review and make sure your project complies on paper to all building and zoning requirements. The State of Minnesota also receives a fee called “surcharge”. The surcharge fee covers the State of Minnesota Administration Office that administers code amendments and publications.

To estimate your project Building Permit Fee you must first know the total value of all construction work (i.e. finish work, painting, roofing, electrical, plumbing, HVAC, etc). Use this five step process to calculate your total building permit fee.

**1. Estimate Value of Construction Project**

The City of Spring Lake Park estimates your project construction value based on the State of Minnesota Department of Administration Building Valuation Data listed every May. You can see this listing at the Department of Administration website here. To estimate, take the gross square feet times the cost per square foot listed below (2005 Values).

Example: You want to build a 100'x 40' Office Building. What's it total value? 1000 times 40 = 4,000 gross square feet times \$84.00 per square foot (Type V-B Const.) (400 x 20.45) = a total value of \$336,000.00

Apartments V-A	\$74.60
Apartments V-B	\$70.38
Apartment Basement Garage	\$31.56
Auditoriums	\$60.03
Banks V-N	\$88.15
Banks V-1HR, II-1HR	\$92.02
Bowling Alleys V-1HR	\$31.56
Churches V-N	\$60.03
Churches V-1HR	\$63.81
Fire Stations V-N	\$61.83
Fire Stations V-1HR	\$65.19
Homes for Elderly V-N	\$68.97
Homes for Elderly V-1HR	\$71.47
Hospitals V-1HR	\$108.70
Hospitals III-1HR	\$113.95
Libraries V-N	\$68.28
Medical Offices V-N	\$73.36
Medical Offices V-1HR	\$76.02
Offices I-V	\$105.72
Offices V-B	\$84.00

Offices	II-N	\$62.26
Public Garages	I-B	\$51.28
Public Buildings	V-N	\$77.23
Warehouse	III-N	\$26.66
Restaurants	V-N	\$72.24
Restaurants	V-1HR	\$75.25
Restaurants	III-N	\$79.38
Schools	V-N	\$61.23
Schools	V-1HR	\$64.16
Service Stations	V-1HR	\$50.31
Service Station Canopies		\$23.65
Stores	V-N	\$40.25
Stores	V-1HR	\$43.52
Stores	III-N	\$48.50

## 2. Calculate Permit Fee (1997 UBC Table 1-A.)

<u>Valuation</u>	<u>Fee Calculation</u>
\$1-\$500	\$ 23.50 UP TO \$500
\$501-\$2,000	\$ 23.50 FOR FIRST \$500 + \$3.05 EACH ADDITIONAL \$100
\$2,001-\$25,000	\$ 69.25 FOR FIRST \$ 2,000 + \$14.00 EACH ADDITIONAL \$1,000
\$25,001-\$50,000	\$ 391.75 FOR FIRST \$ 25,000 + \$10.10 EACH ADDITIONAL \$1,000
\$50,001-\$100,000	\$ 643.75 FOR FIRST \$ 50,000 + \$ 7.00 EACH ADDITIONAL \$1,000
\$100,001-\$500,000	\$ 993.25 FOR FIRST \$ 100,000 + \$ 5.60 EACH ADDITIONAL \$1,000
\$500,001-\$1,000,000	\$3,233.75 FOR FIRST \$ 500,000 + \$ 4.75 EACH ADDITIONAL \$1,000
\$1,000,001 AND UP	\$5,608.75 FOR FIRST \$1,000,000 + \$ 3.65 EACH ADDITIONAL \$1,000

Example: \$336,000 = \$993.25 for the first \$100,000 + \$5.60 for each additional \$1,000 (336,000 subtract 100,000 = 236,000). 236,000 divided by 1,000 = 236 times 5.6 = \$1,321.60 + \$993.75 = \$2,315.35 Permit fee.

## 3. Calculate Plan Check Fee

Plan check fee equals 65% (.65) of the Permit Fee (This is in addition to the permit fee). This fee is used for the checking of your project to make sure it conforms to all local, state, and federal codes. There is no plan check fee applied in all residential siding, roofing, window replacements, or Zoning permits.

Example: \$2,315.35 times 65% (2315.35x.65) = \$1,504.98 Plan Check Fee

## 4. Calculate State Surcharge Fee

Valuation of Structure, Addition, or Alteration Surcharge Computation: There is no State Surcharge applied in all Zoning Permits.

\$1,000,000 or less	.0005 X Valuation
\$1,000,000 to \$2,000,000	\$ 500 + .0004 X (Value - \$1,000,000)
\$2,000,000 to \$3,000,000	\$ 900 + .0003 X (Value - \$2,000,000)
\$3,000,000 to \$4,000,000	\$1200 + .0002 X (Value - \$3,000,000)
\$4,000,000 to \$5,000,000	\$1400 + .0001 X (Value - \$4,000,000)
Greater than \$5,000,000	\$1500 + .00005 X (Value - \$5,000,000)

Example: Valuation = \$336,000 times .0005 (336,000 x's .0005) = \$168.00 Surcharge.

**5. Calculate Total Building Permit Fee**

Permit Fee:	\$2,315.35
+ Plan Check Fee:	\$1,504.98
+ State Surcharge Fee:	\$ 168.00

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= TOTAL BUILDING PERMIT FEE: \$3,988.33