



# CITY OF PLANO



## BUILDING INSPECTION

### FEE SCHEDULE

Initial Deposit/Fees are due at the time of the submittals.

Effective 03/01/10

<b>A.</b>			
<b>Access Control</b>	\$5.25/\$1000.00 valuation of project	40.00 min	
	Electric (if applicable)	45.00	
<b>Accessory Buildings/Detached Patio Covers</b>			
	(Residential) \$5.25/\$1000 valuation of project	40.00 min	
	Electrical Residential (if applicable)	45.00	
	(Commercial) \$5.25/\$1000 valuation of project	40.00 min	
	Electrical Commercial (if applicable)	45.00	
<b>Addendum or Plan Redraw</b>	– (1/2 hr. min)	20.00	
	Addendum Per hour	40.00	
<b>Antenna Permit</b>		30.00	
	Electrical Commercial (if applicable)	45.00	
<b>After Hours Inspections</b>			
	After Hours (after 3:30 pm Mon – Friday and/or Saturday)	120.00	
<b>Appeal Boards</b>			
<b>Board of Adjustment</b>			
	Residential (Homestead) Built after May 1987	150.00	
	Residential (Homestead) Encroachments Built prior to May 1987	75.00	
	Other Residential	265.00	
	Commercial	265.00	
	Signs (additional signs for same address \$25.00 each)	265.00	
<b>Building Standards Commission</b>			
	Commercial & Residential	265.00	
	Residential (Homestead)	50.00	
	Administrative Fee for Special Meeting	250.00	
<b>Awning</b>	\$5.25/\$1000.00 valuation of project	40.00 min	
<b>B.</b>			
<b>Banner/Promotional</b>		75.00	
<b>C.</b>			
<b>Carport</b>	See Accessory Building		
<b>Certificate of Occupancy</b>	(Re-occupancy without construction)	100.00	
	Clean and Show	75.00	
	House-Lights	75.00	
	Multi-Family Complex (per building)	75.00	
	Temporary Certificate of Occupancy	100.00*	
	*Plus \$100.00 per level for each of the coordination (for example: Health, Mechanical, Electrical, Plumbing, Backflow and Fire)		
<b>Cell Towers</b>			
	New/Alteration-Remodel		
	(\$5.25/\$1,000 valuation of project + \$45.00 per trade)	40.00 min	
	<b>Cooling Towers</b>	\$45.00 per trade (if applicable)	40.00 min
<b>D.</b>			
<b>Demolition</b>		50.00	
	Plumbing or Electrical (if applicable)	45.00	
<b>Drive Approach</b>	\$5.25/\$1,000 valuation	40.00 min	
<b>Dumpster Enclosure</b>		60.00	
<b>E.</b>			
<b>Express Permits</b>	\$10.00 per \$1,000 Valuation BI permit only		
	Residential and Commercial	100.00 min	
<b>F.</b>			
<b>Fence Permit Commercial/Residential</b>			
	Residential Permit Fee: 35.00 & Day Laborer Fee: 10.00	45.00	
	Commercial Permit Fee: 50.00 & Day Laborer Fee: 10.00	60.00	
<b>Fire Protection Permit</b>	– only \$0.0175 sq ft minimum \$100.00	100.00 min	
<b>Flag Pole</b>	\$5.25/\$1000.00 valuation of project	100.00 min	
<b>Foundation Repair Com/Res</b>	\$5.25/\$1000 valuation project	40.00 min	
<b>Fountain</b>		60.00	
<b>G.</b>			
<b>Generator</b>			
	<b>Commercial</b> - (\$5.25/\$1,000 valuation of project + \$70.00 per trade)	40.00 min	
	Fire Plan Check fee	60.00 min	
	<b>Residential</b> - (\$5.25/\$1,000 valuation of project + \$45.00 per trade)	40.00 min	
<b>H.</b>			
<b>Health Plan Review</b>		300.00	
<b>I.</b>			
<b>In-Home Day Care (Annual Fee)</b>		60.00	
<b>L.</b>			
<b>Lawn Irrigation System</b>			
	Residential Permit Fee: 165.00 & Day Laborer Fee: 10.00	175.00	
	Commercial Permit Fee: 250.00 & Day Laborer Fee: 10.00	260.00	
<b>Letters</b>		25.00	
	(Encroachment or other verification letters except Reciprocal letters paid in advance with 24-hour notice)		
<b>M.</b>			
<b>Mobile Home Hookups</b>			
	Plumbing (gas) hookup	50.00	
	Electrical hookup	50.00	

<b>O.</b>			
<b>Outdoor Fireplace</b>	\$5.25/\$1000.00 valuation of project	40.00 min	
<b>P.</b>			
<b>Plan Review – Residential – New Homes</b>		80.00	
<b>Plan Review – Residential – Additions/Alterations</b>	if project is \$10,000 or greater	45.00	
<b>Plumbing – Site Pre Build</b>	\$5.25/\$1000.00	45.00 min	
<b>R.</b>			
<b>Registration of Contractors (annual registration fee)</b>			
General Contractor		100.00	
➤ Irrigation Contractor*		100.00	
➤ Mechanical Contractor*		100.00	
➤ Electrical Contractors*		100.00	
Sign Contractor		100.00	
Solid Waste Disposal Contractor		20.00	
(for each additional identification tag)		10.00	
Annual Renewal Fee (per vehicle identification tag)		10.00	
<b>*Registration may be prorated based on state license renewal</b>			
<b>Reinspection Fees</b>	(Must be paid before scheduling any final inspections)		
First Reinspection Fee		50.00	
Second Reinspection Fee		75.00	
Third Reinspection Fee		100.00	
<b>Reprint or Lost Permit (any change of information)</b>		20.00	
<b>Re-Roof - \$5.25/\$1000 valuation of project</b>		40.00 min	
Multi-family-one permit per building			
<b>Retaining Wall Commercial/Residential</b>			
Residential		45.00	
Commercial		60.00	
<b>S.</b>			
<b>Same Days</b>			
Same day Inspections (Inspections for Same Day before 11am)		75.00	
<b>Satellite Dish</b>		30.00	
Electric (if applicable)		45.00	
<b>Service Inspection Plumbing Certificate</b>		40.00	
<b>Seasonal Sales</b>		100.00	
<b>Sidewalk or Approach in right of way</b>	(new or replacement)	40.00	
<b>Signs</b>			
Banner		75.00	
Non-Illuminated Sign		75.00	
Illuminated (includes electrical fee)		95.00	
<b>Simple Trade Permits</b>		45.00	

Commercial Simple Trade Permit w/plans	70.00
Com. /Res. Simple Trade Permit without plans	45.00
<b>Solar Panel \$5.25/\$1000 valuation of project</b>	40.00 min
Simple Electric Permit	45.00
<b>Spas</b>	
Permit Fee: 140.00 & Day Laborer Fee: 10.00	150.00
<b>Spas Portable- Above Ground</b>	50.00
<b>Swimming Pool</b>	
<b>Commercial/Residential (In Ground)</b>	
Permit Fee: 290.00 & Day Laborer Fee 10.00	300.00
Health Review Fee	300.00
<b>Above Ground</b>	
Permit Fee: 45.00 & Day Laborer Fee 10.00	55.00
<b>Swimming Pool/Spa Combination - Commercial/Residential</b>	
Permit Fee: 290.00 & Day Laborer Fee 10.00	300.00
<b>Demo Pools Commercial/Residential</b>	
Permit Fees \$5.25/\$1000	40.00min
<b>T.</b>	
<b>Temporary Sales/Seasonal Tent</b>	100.00
<b>Trailer</b>	
<b>Construction Trailer</b>	
Commercial	40.00
Electrical Commercial	45.00
Plumbing Commercial (if applicable)	45.00
<b>Residential Trailer</b>	40.00
Electrical Residential (if applicable)	45.00
Plumbing Residential (if applicable)	45.00
Meter & Sewer (if applicable reference meter chart)	
<b>Sales/Leasing Trailer - \$5.25/\$1000 valuation of project</b>	40.00 min
Electrical (if applicable)	45.00
Plumbing (if applicable)	45.00
<b>W.</b>	
<b>Water Estimate Fee (if Applicable)</b>	40.00
<b>Water Well (Com &amp; Res)</b>	60.00
(if Applicable Res Simple Electric & Plumbing)	
(if Applicable Com Simple Electric & Plumbing with plans)	
<b>Wind Turbine \$5.25/\$1000 valuation of project</b>	40.00min
(if Applicable Simple Electric)	
<b>X.</b>	
<b>Xerographic Copies</b>	
Standard Size Copies (per copy up to 8 ½ " x 14")*	.10*
Paper Copies (11"x17")	.50

Microfilm copy 8 ½" x 11"	.10
Microfilm copy 11' x 17'	.50
Copies of Ordinances (per page)	.10
Monthly Reports – Com., Res., Summary (per page)*	.10

(A piece of paper that is printed on both sides is counted as two copies.)

**\*No charge if less than \$1.00 fee.**

## RESIDENTIAL PROJECTS

### Addition, Alteration and New Construction

Minimum fee	40.00
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### Addition/Alteration/Attached Patio Cover

Building Permit Addition/Alteration (if applicable)	
\$5.25 per \$1000.00 valuation of project	40.00min
Addition/Alteration valued at \$10,000 or greater	45.00*

\*Add Plan Review Fee

Electrical, Plumbing*, Mechanical Permits (if applicable)	
Per square foot	.01
Minimum Fee*	45.00

\*If Plumbing required –

Service Inspection - Plumbing Certificate	40.00
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## New Single Family Residence

Cost per square foot (under roof)	.25
Plan Review Fee	80.00
Service Inspection (Plumbing Cert.)	40.00
Meter fees ¾" or	163.00
1"meter	222.00
Sanitary Sewer Connection	
4" Tie-in or	50.00
6" Tie-in	75.00
Automatic meter reader	145.00
Park Fee	467.47

**A duplex will be charged as an individual address for purpose of permitting & fees.**

**\*100% of fees may be paid at time of application.**

**Minimum deposit of 65% of the building permit fee, Plumbing Service Certificate and the plan review fee must be paid at the time of application submittal.**

## RESIDENTIAL TOWNHOME PROJECTS

### New Residential Townhomes

Cost per square foot (under roof)	.25
Plan Review Fee	80.00
Service Inspection (Plumbing Cert.)	40.00
1"meter	222.00

### Sanitary Sewer Connection

4" Tie-in or	50.00
6" Tie-in	75.00
Automatic meter reader	145.00
Park Fee (if applicable)	467.47

### Fire Review Fee

1-100,000 square feet (per square foot per unit)	0.035
Minimum fire review fee	60.00

## COMMERCIAL PROJECTS

### New, Addition, Alteration or Interior Finish

Foundation Permit Only - An additional 25% of building permit fee, max. \$2500.00/min \$40.00

**(All permit fees must be paid prior to issuing foundation only permit)**

Building Permit cost \$5.25 per \$1000.00 valuation of project. 40.00 min

**Express permits** \$10.00 per \$1000.00 valuation of project.

Service Inspection - Plumbing Certificate 40.00

(Note: Separate fees for trades and meters)

**Plumbing – Site Pre Build** \$5.25/\$1000.00 45.00 min

## ELECTRICAL/MECHANICAL/PLUMBING COMMERCIAL PERMIT FEES

Simple Trade Permits	45.00
Simple Trade Permits with plans	70.00
Service Inspection - Plumbing Certificate	40.00
<b>Calculated by Square Footage</b>	
1-3,000 square feet	70.00
3,001-10,000 square feet	90.00
10,001-100,000 square feet	110.00
over 100,000 square feet	130.00

## CONTRACTOR REGISTRATION (ANNUAL FEE)

Electrical, Mechanical, Irrigation, Annual Fee \$100.00 prorated at \$.27 day based on license holder's expiration date (master electrician's expiration date).

General, Concrete, Demolition, Fence, Foundation, Pool, Roof and Sign Contractors' annual fee of \$100.00.

Fire Alarm, Fire Sprinkler Suppression, Fire Extinguisher, Access Control & Plumbing Contractors - no registration fee will be required. Must have state license.

<b>REINSPECTION FEES</b>	
(Must be paid before scheduling any trade final inspections or BI final inspections)	
First Reinspection	50.00
Second Reinspection	75.00
Third Reinspection	100.00
Additional Reinspections	125.00

<b>FIRE PLAN CHECK FEE</b>	
1-100,000 square feet only \$0.035 minimum \$60.00	60.00min
100,001-300,000 sq ft	
\$3,500 for the first 100,000 sq ft plus 0.017 for each additional sq. ft of area	
300,001 + square feet:	
\$6,900 for the first 300,000 sq ft plus 0.01 for each additional sq. ft. of area	
Fire Protection Permit – only \$0.0175 sq ft or minimum \$100.00	100.00min
After Hours Inspection Fee	150.00
Expedited Plan Review Fee	125.00

<b>FIRE DEPARTMENT REVIEW FEES</b>	
Environmental Site Assessment*per hour	50.00*
Fireworks (outdoor)	300.00
Flammable & Combustible Liquid Storage Tanks (new installation)* each tank	250.00*
LP Gas Stationary Tank (new installation)*each tank	250.00*
Pyrotechnics-theatrical effects* per event	100.00*
Pyrotechnics-theatrical effects* annually	500.00*
Re stamp, lost plans or addendum to project*per hour	30.00*
Tank or fuel line repair (LP gas or flammable/ combustible liquids)*per site	200.00*
Tank Removal – no- Fee- Permit is required	
*At the time of submittal all Fire Review Fees must be paid.	
**All Fire Department Review Fees are non-refundable.	

Final Fire Release Inspection must be resulted into our system, before the Final Building Inspection can be scheduled.

<b>MOVING PERMITS</b>	
Any building in transit through the City of Plano	50.00
Any building originating or terminating within The City limits of Plano. In addition, electrical, mechanical, plumbing and building permits will be required for structures terminating within the City.	100.00
<b>Note:</b> Applicants shall deposit a bond in the sum of \$10,000 before a permit is issued <u>and</u> a valid certificate of insurance in force in the amount of \$100,000 per person for bodily injuries including death and not less than \$300,000 for bodily injuries including death to all persons on account of one accident; and \$100,000 per accident for property damage.	

<b>Commercial Recycling Construction &amp; Demolition Debris Recycling</b>	
<b>Exempt:</b>	
<ul style="list-style-type: none"> <li>• <b>Pre-fabricated enclosures or structures with no foundation or structural modifications</b></li> <li>• <b>New and replacement roofing projects; swimming pools, hot tubs, patios, sunrooms and projects requiring only MEP's</b></li> </ul>	
<b>PROJECT TYPE</b>	
New Construction Commercial 5,000 sq ft and over	\$0.25
Additions, Alterations & Remodels Commercial 10,000 sq ft over	\$0.15
Commercial Demolition 5,000 sq ft and over	\$0.20

**NOTE:** This fee schedule is provided for information only. The Building Inspection Department of the City of Plano will calculate and assess all fees. Initial Deposit/Fees are due at the time of the submittals. Rev 11/05/15

## MULTI-FAMILY AND NON-RESIDENTIAL METER FEES

	SIZE	AMOUNT	ELECTRONIC METER READER	SEWER CONNECTION FEE	TOTAL
<b>DOMESTIC</b>	¾-inch meter	\$ 163	\$145	~	Meter Fee and Electronic Meter Reader Fee plus Sewer Connection Fee~
	1-inch meter	\$ 222	\$145		
	1 ½-inch meter	\$ 396	\$145	4" - \$ 50	
	2-inch meter	\$ 520	\$145	6" - \$ 75	
	3-inch meter	\$ 2725	\$350	8" - \$125	
	4-inch meter	\$ 3612	\$350		
	6-inch meter	\$ 7040	\$350		
	8-inch meter	\$ 6426	\$350		
	10-inch meter	\$10534	\$350		
<b>IRRIGATION</b>	¾-inch meter	\$ 163	\$145	~	\$ 308
	1-inch meter	\$ 222	\$145	~	\$ 367
	1 ½-inch meter	\$ 396	\$145	~	\$ 541
	2-inch meter	\$ 788	\$145	~	\$ 933
	3-inch meter	\$ 1496	\$145	~	\$ 1641
	4-inch meter	\$ 2238	\$145	~	\$ 2383
	6-inch meter	\$ 3978	\$145	~	\$ 4123
	8-inch meter	\$ 6426	\$145	~	\$ 6571
	10-inch meter	\$10534	\$145	~	\$ 0679

\*Cooling Towers: Fee for domestic meter based on size. NO IMPACT FEES required for meters for cooling towers.

## HOW TO CALCULATE A SINGLE - FAMILY RESIDENCE SUBMITTAL

1. Calculate the total area under roof in square feet (x) \$.25 which equals the building permit fee;
  2. Add \$80.00 for plan review fee
  3. Add \$467.47 for the park fee
  4. Add Service Inspection (Plumbing certificate) \$40.00
  5. Add the cost of the meter fee, the sanitary sewer connection fee based on the applicable size, meter reader fee:

Positive Displacement Meter	Sanitary Sewer Connection	Automatic Meter Reader Fee
3/4 inch            \$163.00	4 inch                \$ 50.00	\$145.00
1 inch                \$222.00	6 inch                \$ 75.00	
1 1/2 inch          \$396.00	8 inch                \$125.00	
2 inch                \$520.00		
  6. Total air conditioned area 6,000 sq ft or more requires a 1" meter (\$220) for fire sprinklers, plus a fire plan check fee calculated a \$0.035/sq ft -\$60 minimum
- NOTE:** This fee calculation is provided for information only. The Building Inspections Department of the City of Plano will calculate and assess all fees.

**Example:**

- |                 |  |
|-----------------|--|
| 1. 1500 sq. ft. | <p>375.00 Building Fee (1500 x \$.25)</p> <p>80.00 Plan Review Fee</p> <p>467.47 Park Fee</p> <p>40.00 Service Inspection (plumbing certificate)</p> <p>163.00 3/4" Positive Displacement Meter Fee</p> <p>50.00 4" Sanitary Sewer Connection Fee</p> <p><u>145.00</u> Automatic Meter Reader Fee</p> <p><b>\$1320.47 Total Permit Fees Due</b></p>                                  |
| 2. 2500 sq. ft. | <p>625.00 Building Fee (2500 x \$.25)</p> <p>80.00 Plan Review Fee</p> <p>467.47 Park Fee</p> <p>40.00 Service Inspection (plumbing certificate)</p> <p>163.00 3/4" Positive Displacement Meter Fee</p> <p>50.00 4" Sanitary Sewer Connection Fee</p> <p><u>145.00</u> Automatic Meter Reader Fee</p> <p><b>\$1570.47 Total Permit Fees Due</b></p>                                  |
| 3. 9000 sq. ft. | <p>2250.00 Building Fee (9000x \$.25)</p> <p>80.00 Plan Review Fee</p> <p>467.47 Park Fee</p> <p>40.00 Service Inspection (plumbing certificate)</p> <p>315.00 Fire Plan Review Fee</p> <p>222.00 1" Positive Displacement Meter Fee</p> <p>50.00 4" Sanitary Sewer Connection Fee</p> <p><u>145.00</u> Automatic Meter Reader Fee</p> <p><b>\$3569.47 Total Permit Fees Due</b></p> |

## HOW TO CALCULATE A NEW COMMERCIAL PROJECT - APPLICATION SUBMITTAL

These fees may be assessed with the application submittal:

Building Permit Fee **(each Building requires its own permit)**  
Fire Plan Review Fee  
Mechanical Fee  
Plumbing Fee  
Electric Fee  
Service Inspection Plumbing Certificate  
Health Fee (if applicable)  
Meter Fee & Sanitary Sewer Fee  
Plumbing Site Pre Build

Building Permit: \$5.25 per \$1000 valuation of work. Minimum \$40.00

Calculate the Building Permit fee by multiplying the valuation of work (x) .00525

1. Fire Plan Review Fee: \$0.035 per square foot (per square foot of building area with a minimum of \$60.00 ranging from 0-100,000 sq. ft)  
For buildings over 100,000 sq. ft. please refer to Fee Schedule.
2. Mechanical, Electrical and Plumbing Fees: These fees are calculated by the square footage of building floor area; Each trade requires a separate fee:

1-3,000 square feet	70.00
3,001-10,000 square feet	90.00
10,001-100,000 square feet	110.00
over 100,000 square feet	130.00

\*Service Inspection Plumbing Certificate: \$40.00  
\*\*Plumbing Site Pre Build (\$5.25/\$1000.00 or \$45.00 min)
3. Health Plan Review: \$300.00 Fee.  
Please refer to the Commercial Information Sheet to determine if health fee is applicable.
4. Meter & Sewer Fees: Please contact the Engineering Department for meter and sewer size. Effective 9-1-01 fees will be paid in the Building Inspection Department. (Contact the Public Works Department to check if water or sewer taps exist on site.)

The initial deposit required is:

65% of the Building Permit Fee  
All Fire Plan Review Fee  
All Health Plan Review Fee (if applicable)  
Service Inspection Plumbing Certificate (if applicable)

This fee calculation is provided for information only.

When submitting application for Shell Only Permit include only shell valuation. When building has more than one floor **separate permit per floor is required.**

The Building Inspections Department of the City of Plano will calculate and assess all fees.



## HOW TO CALCULATE A COMMERCIAL FINISH OUT - APPLICATION SUBMITTAL

The following may be assessed with the application submittal:

Building Permit Fee  
Fire Plan Review Fee  
Mechanical Fee  
Plumbing Fee  
Electric Fee  
Service Inspection Plumbing Certificate (if applicable)  
Health Fee (if applicable)

1. Building Permit: \$5.25 per \$1000 valuation of work. Minimum \$40.00.  
Calculate the Building Permit fee by multiplying the valuation of work (x) .00525
2. Fire Plan Review Fee: \$0.035 per square foot (per square foot of building area with a min. of \$60.00 ranging from 0-100,000 sq. ft)  
For buildings over 100,000 sq. ft. please refer to Fee Schedule.
3. Mechanical, Electrical and Plumbing Fees: These fees are calculated by square footage of building floor area; Each trade requires separate fee:

1-3,000 square feet	70.00
3,001-10,000 square feet	90.00
10,001-100,000 square feet	110.00
over 100,000 square feet	130.00

\*Service Inspection Plumbing Certificate \$40.00 (if applicable)
4. Health Plan Review: \$300.00 Fee.  
Please refer to the Commercial Information Sheet to determine if health fee is applicable.

The initial deposit required is:

65% of the Building Permit Fee  
All Fire Plan Review Fee  
All Health Plan Review Fee (if applicable)  
Service Inspection Plumbing Certificate (if applicable)

This fee calculation is provided for information only.

The Building Inspections Department of the City of Plano will calculate and assess all fees.

## HOW TO CALCULATE A NEW APARTMENT COMPLEX - APPLICATION SUBMITTAL

The following may be assessed with the application submittal:

- Building Permit Fee (each Building requires its own permit)
- Fire Plan Review Fee
- Mechanical Fee
- Plumbing Fee
- Electric Fee
- Service Inspection Plumbing Certificate
- Park Fee
- Meter Fee & Sanitary Sewer Fee
- Plumbing Site Pre Build

### ONE APPLICATION IS REQUIRED PER BUILDING

1. **Building Permit:** \$5.25 per \$1000 valuation of work. Minimum \$40.00.  
Calculate the Building Permit fee by multiplying the valuation of work (x) .00525
2. **Fire Plan Review Fee:** \$0.035 per square foot (per square foot of building area with a minimum of \$60.00 ranging from 0-100,000 sq. ft)  
For buildings over 100,000 sq. ft. please refer to Fee Schedule.

Mechanical, Electrical and Plumbing Fees: These fees are calculated by square footage of building floor area; Each trade requires separate fee:

1-3,000 square feet	70.00
3,001-10,000 square feet	90.00
10,001-100,000 square feet	110.00
over 100,000 square feet	130.00

\* Service Inspection Plumbing Certificate \$40.00

\*\*Plumbing Site Pre Build (\$5.25/\$1000.00 or \$45.00 min)

3. **Park Fee:** \$323.96 per unit.
4. **Meter & Sewer Fees:** Please contact the Engineering Department for meter and sewer size. Effective 9-1-01 fees will be paid in the Building Inspection Department. (Contact the Public Works Department to check if water or sewer taps exists on site.)

This fee calculation is provided for information only.

Please contact the Building Inspection Department for initial deposit.

The Building Inspections Department of the City of Plano will calculate and assess all fees.