

# City of Spring Valley, MN

## BUILDING/MECHANICAL/PLUMBING CODE PERMIT FEE SCHEDULE

Effective Date: August 1, 2024

### State Surcharge

The State Surcharge is a state fee imposed on all permits issued by municipalities in addition to all other municipal fees associated with issuing the permit. The State Surcharge amount is based on MN Statute 326B.148, subdivision 1, which can be viewed here → <https://www.revisor.mn.gov/statutes/cite/326B.148>

### Permit Fees

Pursuant to MN Rules Chapter 1300.0160 subpart 4, permits fees shall be based on valuation except:

- one- and two-family dwelling maintenance permits for roofing, siding, windows, doors, or other minor projects may be charged a fixed fee.
- permits for plumbing, mechanical, electrical, or other building service equipment systems may be based on valuation or charged a fixed fee.

### Valuation

Pursuant to MN Rules Chapter 1300.0160 subpart 3, The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include the total value of all construction work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. The building permit valuation shall be set by the building official. For determining the permit valuation, the Building Official will use the supplied valuation with a minimum value as calculated by the current Building Valuation Data Table, published each May by the Department of Labor and Industry and other data, as needed, for projects not otherwise specified.

### Valuation Table

Fee Schedule Base: 1988 (modified)

Value up to (and including):		For the first:	Plus	For each additional:
\$4000	\$64			
\$25,000.00	\$64	\$4000	\$9.00	\$1,000 or fraction thereof
\$50,000.00	\$252.00	\$25,000.00	\$6.50	\$1,000 or fraction thereof
\$100,000.00	\$414.50	\$50,000.00	\$4.50	\$1,000 or fraction thereof
\$500,000.00	\$639.50	\$100,000.00	\$3.50	\$1,000 or fraction thereof
\$1,000,000.00	\$2039.50	\$500,000.00	\$3.00	\$1,000 or fraction thereof
\$1,000,000.01 & up	\$3539.50	\$1,000,000.00	\$2.75	\$1,000 or fraction thereof

### Plan Review/Compliance Verification Fees – (Commercial and Residential)

*Unless otherwise noted, all permits require a review for compliance with applicable codes.*

- Plan Review/Compliance verification:
  - 65% of the Permit Fee
- Review of state approved plans:
  - 25% of the Plan Review/Compliance Verification fee identified above.
- Plan Review/Compliance Verification for master and similar plans:
  - 65% of the permit fee for the original plan review
  - 25% of the permit fee for similar plans
  - The use of these fees must be identified upon submittal of the master plan.

# City of Spring Valley, MN

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### Residential Permit Fees (Residential as defined below)

(Definition of residential: **IRC-1 Single-family Dwelling:** Any building that contains one dwelling unit used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or occupied for living purposes. **IRC-2 Two-family Dwelling:** Any building that contains two separate dwelling units with separation either horizontal or vertical on one lot used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or occupied for living purposes. **IRC-3 – Townhouse:** A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to the roof and having open space on at least two sides of each unit. Each single-family dwelling unit shall be considered a separate building. Separate building service utilities shall be provided to each single-family dwelling unit when required by other chapters of the State Building Code. **IRC-4 Accessory Structure:** A structure not greater than 3000 ft<sup>2</sup> in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

- **Unless identified below, all residential permits require a valuation, and fees shall be calculated using the Valuation Table.**

#### **Fixed Fees are as follows and do not require a review for compliance:**

Maintenance Permit Fees: (For Single- and Two-family Dwellings and Accessory Structure permits only)

- Re-Roof: \$64.00 - Replacement of like-for-like roof covering materials only
- Re-Side: \$64.00 - Replacement of siding material only
- Re-Window: \$64.00 - Replacement of same size windows
- Re-Door/Garage door: \$64.00 - Replacement of same size doors

Plumbing Permit Fees:

- New Plumbing: \$80.00 (plus \$10.00/fixture after 8 fixtures)
- Lawn Irrigation: \$64.00
- Fixture Replacement: \$64.00/Fixture

Mechanical Permit Fees:

- New Mechanical (includes duct work): \$75.00 (plus \$37.50/unit after 2 units)
- Gas Line (with mechanical permit): \$40.00 (plus \$20/gas line after 2 lines)
- Gas Line only permit: \$64.00
- Unit Replacement: \$64.00/unit
- Fireplace/Insert/Stove (gas/biofuel): \$75.00/unit (+Gas Line (if added))
- Traditional Masonry Fireplace: Requires a valuation and fees shall be calculated using the Valuation Table.

### Commercial Permit Fees

(Includes Structures that are not Residential as defined in the “Residential Permit Fees” Section, Fire Suppression & Alarm systems, Mechanical systems, and Plumbing systems)

- **All commercial permits require a valuation, and fees shall be calculated using the Valuation Table. The following are the minimum permit fees:**

- Building Permit minimum: \$100.00
- Plumbing Permit minimum: \$100.00
- Mechanical Permit minimum: \$100.00
- Fire Suppression Permit minimum: \$100.00
- Fire Alarm Permit minimum: \$100.00
- Demolition Permit minimum: \$100.00

**City of Spring Valley, MN**  
BUILDING/MECHANICAL/PLUMBING CODE PERMIT FEE SCHEDULE

Demolition Permit Fees – (Commercial and Residential)

- **Demolition permits require a valuation, and fees shall be calculated using the Valuation Table.**

Exterior Structure Fees – (Commercial and Residential)

- **The following exterior structure permits require a valuation, and fees shall be calculated using the valuation table, except for Seasonal Swimming Pools.**

- Retaining Wall (over 4' in height)
- Fence (over 7' in height)
- Sheds (over 200 sq. feet)
- Permanent and In-ground Swimming Pools
- Seasonal Swimming Pools: \$64.00
  - Seasonal residential swimming pools requiring permits (over 24" deep or 5000 gallons in capacity, installed entirely above grade) are allowed to be installed with a single application and approval provided that the same pool is installed in the same location each year. Once approved, the pool may be put up and taken down any number of times. A site plan is required to be approved as a part of the permit submittal, and it must be kept on site for review as needed.)

Manufactured (Mobile), Modular, and Moved In Structure Fees

- **Foundations and interior remodels for these structures require separate permits which requires a valuation. Fees shall be calculated using the valuation table.**

- Pre-moved in single family dwelling Inspection: \$175.00 plus travel time and mileage from municipality office (as calculated by Google maps)
- Pre-moved in accessory structure Inspection: \$125.00 plus travel time and mileage from municipality office (as calculated by Google maps)
- Site work: Requires a valuation and fees shall be calculated using the Valuation Table
- Moved In House: \$275.00
- Moved In Accessory structure: \$200.00
- Manufactured (Mobile) Home: \$275.00
- Modular House: \$275.00
- Plumbing Connection: \$75.00
- Mechanical Connection: \$75.00

**City of Spring Valley, MN**  
**BUILDING/MECHANICAL/PLUMBING CODE PERMIT FEE SCHEDULE**

Other Related Building/Mechanical/Plumbing Code Fees

Re-inspection Fee - A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. On valuation-based building permits, this fee is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees shall also be assessed when 1) the address of the jobsite is not posted, 2) the inspection record card is not posted or provided at the worksite, 3) the approved plans are not readily available for the inspector, 4) full access to the site is not provided for the inspector, 5) the inspector is not met by the responsible individual (no show), 6) on residential (IRC) maintenance permits where corrections are required to be inspected, and 7) deviations from the approved plans occur without prior building official approval. Re-inspection fees are due on or before the re-inspection. Payment made payable to the Municipality:	\$65.00
Inspections outside of normal business hours (includes travel time both ways with a 2 hour minimum):	\$95.00/hr.
Inspections for which no fee is indicated, Miscellaneous and Special Services (1/2 hour minimum):	\$95.00/hr.
Additional Plan Review required by changes, additions, or revisions to approved plans (½ hour minimum)	\$95.00/hr.
Special Investigation fee (work started without obtaining a permit) – this fee is due without regard to a permit being issued	100% of permit fee
Copy charge (black/white 8 ½ x 11 and 8 ½ x 14)	\$.25
Copy charge (black/white 11 x 17)	\$.50
Copy charge (color 8 ½ x 11 and 8 ½ x 14)	\$1.00
Copy charge (color 11 x 17)	\$2.00
Print or copy charge (large plan sheet)	\$4.00
Duplicate permit card fee – short card (8 ½ x 7)	\$25.00
Duplicate permit card fee – long card (8 ½ x 14)	\$35.00
Residential Contractor License verification (for eligible projects) MN Statute 236B.815 Subd. 2	\$5.00
Lead Certification verification (for eligible projects) MN Statute 236B.103 Subd. 13	\$5.00
Permit Renewal within 6 mos. of expiration (no plan changes, no code changes, new permit number)	½ the original permit fee
Change of Use with no other permits issued	\$100.00
Pre-Final inspection (new home or structure)	\$75.00
Refunds:	
Plan review: if plan review has not started	100%
Plan review: if plan review has started or has been completed	0%
Permit fee: if plan review is complete and the permit has not been issued	80%
Permit fee: if work has not started within 6 months of permit issuance	60%
Permit fee: after 6 months of permit issuance	0%
Permit fee: if permit expired	0%
Permit fee: maintenance permit fees	0%