

TABLE 1(a)
COMMERCIAL BUILDING PERMIT FEES*

Total Valuation	Fee
\$100.00 to \$500.00	\$36.00
\$501.00 to \$2,000.00	\$36.00 for the first \$500.00 plus \$3.86 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$94.00 for the first \$2,000.00 plus \$18.14 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$512.00 for the first \$25,000.00 plus \$13.04 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$838.00 for the first \$50,000.00 plus \$9.06 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,000.00 to \$500,000.00	\$1,291.00 for the first \$100,000.00 plus \$7.24 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$4,187.00 for the first \$500,000.00 plus \$6.16 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$7,267.00 for the first \$1,000,000.00 plus \$3.99 for each additional \$1,000.00 or fraction thereof

*Per Section 98-92(c) of the North Richland Hills Code of Ordinances all commercial and multifamily building permits shall be assessed a plan review fee that is equal to 65% of the building permit fee.

TABLE 1(b)
RESIDENTIAL BUILDING PERMIT FEES

Project Type	Fee
New 1 & 2 Family	\$1.10 per square foot (including unfinished bonus areas)
Townhomes	\$1.10 per square foot (including unfinished bonus areas). Each townhome unit permitted separately.
Minor Remodel 50 SF or less	\$39.00
Minor Remodel 50 SF or more ¹	\$30.00 plus \$0.50 per square foot of remodeled floor area
Major Remodel ²	\$39.00 plus \$0.80 per square foot of remodeled floor area
Single Family & Townhome Additions	\$100 plus \$0.90 per square foot of new area
New Multifamily & Multifamily Additions*	\$0.50 per square foot
Multifamily Remodel*	\$39.00 plus \$0.80 per square foot of remodeled floor area
	¹ Minor Remodel projects include alterations/repairs that do not involve more than 25% of the total dwelling area with limited structural, framing and/or wallboard alterations as determined by the code official. Minor remodel projects typically include little to no plumbing, mechanical or electrical work and are generally limited to a single trade. All plumbing, mechanical and electrical work to be permitted separately.
	² Major Remodel projects typically involve more than 25% of the total dwelling area and include substantial removal/installation of structural elements, wallboard and framing. Major Remodel projects may include gutting, removal of walls, installation of new walls, and significant plumbing, mechanical and/or electrical alterations as determined by the Code Official. All plumbing, mechanical and electrical work to be permitted separately.

*Per Section 98-92(c) of the North Richland Hills Code of Ordinances all commercial and multifamily building permits shall be assessed a plan review fee that is equal to 65% of the building permit fee.

TABLE 2
MISCELLANEOUS BUILDING PERMIT FEES

Item		Fee
1.	Certificate of Occupancy Application Fee:	
	a. Change of Business Owner/Business Name	\$42.00
	b. Change of Occupant/New Tenant	\$69.00
	c. New Building, Addition, Tenant Finish Out	\$69.00
2.	Residential temporary accessory building (less than 200 sq. ft)	\$0.00
3.	Residential permanent accessory building	\$39.00 + \$0.65/SF
4.	Fences (wood, chain-link, vinyl (per lot or tract)	\$24.00
5.	Fences (masonry-per lot or tract)	\$69.00
6.	Fences (wrought iron-per lot or tract)	\$24.00
7.	Commercial Fences (masonry screening wall)	valuation
8.	Commercial Fences (subdivision walls)	valuation
9.	Swimming pool, in-ground	\$242.00
10.	Swimming pool, above ground	\$139.00
11.	Portable (self-contained) spa/hot tub	\$69.00
12.	Retaining walls (more than 3 feet in height)	\$42.00
13.	Satellite dish (more than 36 inches in diameter)	\$24.00
14.	Carports	\$39.00 + \$0.50/SF
15.	Deck/patio, without cover	\$24.00
16.	Deck/patio, with cover	\$39.00 + \$0.50/SF
17.	Demolition (per building)	\$103.00
18.	Tent (30-day permit)	\$42.00
19.	Carnival (approved by city council)	\$276.00
20.	Residential garage sale	\$8.00
21.	Temporary construction/sales trailer	\$69.00
22.	Grading, excavation and fill	\$103.00
23.	Revised grading plan (per platted SF lot)	\$139.00
24.	Revised grading plan for plans not submitted with plat application (per	\$345.00
25.	Change to approved plans (minimum of one hour)	\$69.00 / hour
26.	Change contractor of record	\$36.00
27.	Foundation Repair	
	Commercial	Ref. Table 1
	1 and 2-family dwellings	Ref. Table 1, not to exceed \$100.00
28.	After-hours inspection (must be prearranged)	\$100.00 / hour, minimum 2 hours
29.	Swimming pools—public and semi-public permit	
	Application (new owner/new business)	\$106.00
	Plan review	\$125.00
	Annual permit fee per pool/spa	\$160.00
30.	Certified Pool Operator	\$21.00

TABLE 2
MISCELLANEOUS BUILDING PERMIT FEES

31.	Aquatics Facility Reinspection	\$55.00

Paving/concrete (for projects not included with a building permit)

1.	Drive approach, new or replacement (ROW per approach)	\$36.00
2.	Driveway, new or replacement (residential-private property)	\$24.00
3.	Sidewalk, new or replacement (within ROW)	\$36.00
4.	Commercial parking lot (adding surface area or change in grading patterns)	valuation

Sign Permit Fees

1.	Permanent, 1 to 50 square feet in area	\$69.00
2.	Permanent, 51 to 100 square feet in area	\$139.00
3.	Permanent, 101 to 200 square feet in area	\$276.00
4.	Permanent, 201 to 300 square feet in area	\$414.00
5.	Permanent, 301 square feet and over (per square foot)	\$5.00
6.	<i>Portable sign</i>	\$69.00
7.	Banner sign	\$69.00
8.	Weekend advertising registration (per year)	\$69.00
9.	Digital billboard conversion of legal non-conforming billboard	\$1,737.00
10.	Billboard (conventional)—Annual permit renewal	\$82.00
	Late fee for annual billboard renewal (digital or conventional)	\$82.00
	Digital billboard—Annual	\$232.00

Miscellaneous Fees

1.	Contractor's registration: All Trades	\$0.00
2.	Construction code board of appeals	\$270.00
3.	1st Reinspection	\$39.00
4.	2nd Reinspection	\$75.00
5.	Subsequent Reinspections	\$125.00

TABLE 3(a)
COMMERCIAL MECHANICAL PERMIT FEES

Monetary Value of Proposed Work	Fee
\$0.00 - \$1,500.00	\$43.00
\$1,501.00 - \$3,000.00	\$50.00
\$3,001.00 - \$5,000.00	\$57.00
\$5,001.00 - \$50,000.00	\$72.00 for the first \$5,000.00 plus a multiplier of \$0.0123 for amount over \$5,000.00
\$50,001 - \$100,000.00	\$626.00 for the first \$50,000.00 plus a multiplier of \$0.0117 for amount over \$50,000.00
\$100,000.00 - \$500,000.00	\$1,211.00 for the first \$100,000.00 plus a multiplier of \$0.0074 for amount over \$100,000.00
\$500,001.00 - or more	\$4,171.00 for the first \$500,000.00 plus a multiplier of \$0.0040 for amount over \$500,000.00

TABLE 3(b)
RESIDENTIAL MECHANICAL PERMIT FEES

Type of Proposed Work	Fee
New Single-Family or Townhome Unit	\$250 per system
Replacement HVAC (whole system)	\$150.00
Replacement/Remodel Outdoor AC or Heat Pump Unit Only	\$75.00
Replacement/Remodel Indoor AC or Heat Pump Cooling System Only	\$75.00
Replacement/Remodel Indoor Heating System Only	\$75.00

CHAPTER 98. BUILDINGS AND BUILDING REGULATIONS

TABLE 4
PLUMBING PERMIT FEES

Item	Description	Permit Fee
1.	New residential/multifamily/hotels/motels—Single-family and multifamily residents, hotels and motels shall be calculated as follows:	\$94.00 for the first water closet, plus \$47.00 dollars for each additional water closet.
2.	Residential/multifamily/hotels/motels remodel/repair—Single-family and multifamily residents, hotels and motels shall be calculated as follows:	\$57.00 for each bath or kitchen area per dwelling unit.
3.	New eating establishments—Restaurants, cafeterias, deli's, and similar type establishments shall be calculated according to the following fee schedule:	
Total Gross Square Footage of Building or Lease Space		Permit Fee
5,000 square foot or less		\$0.126 / sq. ft. (max. \$630); plus \$56.00 per water closet
5,001 square foot or more		\$630 (for first 5,000 SF) + \$0.109/sq. ft. over 5,000 sq.ft.; plus \$56.00 per water closet
4.	Remodel eating establishments—Restaurants, cafeterias, deli's, and similar type food establishments shall be calculated according to the following fee schedule:	
Total Gross Square Footage of Building or Lease Space		Permit Fee
5,000 square foot or less		\$0.090 / sq. ft. (max. \$450); plus \$56.00 per water closet
5,001 square foot or more		\$450 (for first 5,000 SF) + \$0.072/sq. ft. over 5,000 sq. ft.; plus \$56.00 per water closet

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TABLE 4
PLUMBING PERMIT FEES

5. Commercial structures—New, addition, remodel, repair or tenant finish out an existing retail, commercial or industrial structure shall be calculated according to the following fee	
Total Gross Square Footage of Building or Lease Space	Fee
5,000 square foot or less	\$0.045 / sq. ft. (max. \$225); plus \$56.00 per water closet
5,001 - 25,000 square foot	\$225 (for first 5000 SF) + \$0.025/sq.ft. over 5,000 SF; plus \$56.00 per water closet
25,001 - 50,000 square foot	\$725 (for first 25,000SF) + 0.0100/sq. ft. over 25,000 SF; plus \$56.00 per water closet
50,001 square foot or more	\$975 (for first 50,000SF) + \$0.0060/sq. ft. over 50,000 SF; plus \$56.00 per water closet
6. Miscellaneous plumbing — Miscellaneous plumbing items shall be calculated according to the following schedule, plus a \$29.00 permit issuance fee shall be added to each	
Description of Work	Permit Fee
Each plumbing fixture	\$17.00
Each building sewer service	\$30.00
Each septic system	\$72.00
Each private storm sewer system	\$90.00
Each hot water heater	\$17.00
Each swimming pool P-trap	\$17.00
Each construction trailer or mobile home service (water & sewer)	\$30.00
Each propane tank installation	\$23.00
Each water line	\$17.00
Each temporary holding tank	\$23.00
Each gas piping system one to five outlets	\$23.00

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TABLE 4
PLUMBING PERMIT FEES

Each gas piping system over five outlets, per outlet	\$3.00
Repair or replacement of water piping or treating equipment, each fixture	\$14.00
Repair or replacement of drainage, vent or sewer piping, each fixture	\$14.00
Each water meter	\$14.00
Each landscape irrigation system	
Residential	\$148.00
Commercial, multifamily	\$184.00
<i>The following must be issued on separate permits:</i>	
Each industrial waste interceptor (grease trap/sand trap)	\$36.00
Each backflow prevention device	\$23.00

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TABLE 5
ELECTRICAL PERMIT FEES

1. New and additions to single-family and multifamily residential units: \$22.00 base fee plus \$0.0551 per square feet (air conditioned area)
2. Residential remodeling or repair:

Description of Work / Area	Permit Fee
500 SF or Less	\$51.00
501 - 5,000 SF	\$36.00 + \$0.0551 per sq.ft.
5,001 SF or more	\$289.00 + \$0.0125 per sq.ft.

3. New, addition, remodeling, repairing, or tenant finish out of a retail, commercial or industrial structure:

Description of Work / Area	Permit Fee
500 SF or Less	\$51.00
501 - 5,000 SF	\$36.00 + \$0.0551 per sq.ft.
5,001 - 100,000 SF	\$289.00 + \$0.0125 per sq.ft.
100,001 - 500,000 SF	\$617.00 + \$0.0096 per sq.ft.
500,001 SF or more	\$2,175.00 + \$0.0069 per sq.ft.

4. New, addition, remodeling, repairing or shell warehouse or shell structure:

Description of Work / Area	Permit Fee
5,000 SF or less	\$73.00 + \$0.0110 per sq.ft.
5,001 to 10,000 SF	\$87.00 + \$0.0083 per sq.ft.
10,001 - 20,000 SF	\$116.00 + \$0.0055 per sq.ft.
20,001 SF and over	\$160.00 + \$0.0040 per sq.ft.

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TABLE 5
ELECTRICAL PERMIT FEES

5. Electrical work that does not have a definable square foot area or is not covered as a miscellaneous

Description of Work / Area	Permit Fee
Replace, add or move an outlet or receptacle (each)	\$5.00
Replace, add or move a branch circuit (each)	\$4.00
Minimum permit fee	\$17.00

6. Miscellaneous electrical items:

Description of Work	Permit Fee
Accessory building	\$17.00
Temporary power pole	\$28.00
Mobile home connection	\$28.00
Signs	\$28.00
Construction trailer	\$28.00
30-day temporary service	\$21.00
90-day temporary service	\$41.00
Swimming pool/hot tub	\$28.00
Service change (up to and including 200 amps)	\$21.00
Service change (over 200 and including 400 amps)	\$42.00
Service change (over 400 and including 800 amps)	\$69.00
Service change (over 800 amps and including 1,000 amps)	\$103.00
Service change (over 1,000 amps)	\$138.00

TABLE 6
FIRE SPRINKLER, FIRE ALARM AND OTHER FIRE RELATED FEES

1.	Automatic Fire Sprinkler Systems:		
	a.	Underground (vault and lateral) each	\$97.00
	b.	New sprinkler systems	valuation
	c.	Addition, removal, relocation:	
		1 to 19 heads	40.00
		20 to 59 heads	84.00
		60 to 150 heads	163.00
		Over 150 heads	228.00
	d.	Fire pump, each	131.00
	e.	Plan review fee for new fire sprinkler systems as a percentage of permit fee	35%
2.	Fire Alarm Systems:		
	a.	1 to 10 devices	65.00

	b.	11 to 25 devices	97.00
	c.	26 to 100 devices	131.00
	d.	101 to 200 devices	260.00
	e.	201 and more devices	391.00
	f.	Plan review fee for all fire alarm systems as a percentage of permit fee	
3.		Standpipe systems (per standpipe)	97.00
4.		Authorized burn permits	260.00
5.		Underground flammable/combustible liquid storage tanks	131.00
6.		Aboveground combustible liquid storage tanks	97.00
7.		Abandonment/removal/testing of underground combustible/flammable liquid storage tanks (per tank)	97.00
8.		Fire extinguishing/fire suppression system	91.00
9.		Installation of any LP gas container, except portable containers, of less than 120 gallons water capacity where natural gas service is not available (per container)	45.00

10.	Installation of a LP portable cylinder rack (20 or less cylinders) (per store)	45.00
11.	Blasting (14-day permit)	260.00
12.	Pyrotechnic special effects display	45.00
13.	Residential automatic fire sprinkler system	65.00