

**CITY OF CHATFIELD
PLANNING & ZONING COMMISSION AGENDA**

Monday, December 4th, 2023

I. Planning & Zoning Commission Meeting, December 4th, 2023, 7:00 p.m.

II. Approve Prior Meeting Minutes

October 2nd, 2023

III. Public Hearing Items

A. Hilltop Estates Fourth Preliminary Plat

B. Metal Roof Text Amendment

IV. Non-Public Hearing Items

A. Hilltop Estates Final Plat

B. Building Code Enforcement, Inspection and Fees Discussion and Recommendation
(MnSPec/Safebuilt, Olmsted County, CMS)

C. Nomination of a new Chair and Vice Chair for 2024

V. Staff Recap

A. None

VI. Adjourn

CITY OF CHATFIELD

PLANNING & ZONING COMMISSION MEETING MINUTES

Monday, October 2nd, 2023

The Planning & Zoning Commission of the City of Chatfield met in regular session on Monday, October 2nd, 2023. Wayne Halvorson presided as Chair and called the meeting to order at 7:00 PM.

Present	Absent	Name
■		Commissioner Wayne Halvorson, Chair
■		Commissioner Dan Tuohy
	■	Commissioner Rich Bakken
■		Commissioner Terry Bradt
■		Commissioner Josh Broadwater
■		Commissioner Jeremy Aug
■		Commissioner Kent Whitcomb
■		Logan Tjossem, Planner and Zoning Administrator

Prior Meeting Minutes

Motion: To approve April 3rd, 2023, minutes by Commissioner Tuohy
Second: Commissioner Aug
Amendments: None.
Ayes: Unanimous.
Nays: None.
Abstention: None.
 Motion carried.

Public Hearing Items

- A. Conditional Use Permit by Jamie and Robin Arthur for three apartments and an AirB&B apartment above Jac's. The property is located at 129 South Main Street.
 Logan Tjossem, Planner and Zoning Administrator, presented the request to the Commissioners.
 Commissioner Halvorson opened the public hearing.

Motion: To close the public hearing by Commissioner Halvorson
Second: Commissioner Whitcomb
Amendments: None.
Ayes: Unanimous.
Nays: None.
Abstention: None.
 Motion carried and the Public Hearing closed.

CITY OF CHATFIELD

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Monday, October 2nd, 2023

There was additional discussion about the parking requirements and if there was adequate space for the renters and restaurant/bar patrons. The Planning Commission recommended approval to the request with the following four conditions, with a slight modification to condition number one:

- 1) **All parking for the residential uses will need to be accommodated and marked per code on site so that there is not any additional burden on the public street and alley.**
- 2) **All site triangles at the intersecting street and alley must be maintained.**
- 3) **Any changes to the existing parking on site will need to be reviewed and approved through the Conditional Use Permit process.**
- 4) **Any changes, other than what is being proposed, to the existing building's exterior or interior will need to be reviewed and approved through the Conditional Use Permit Amendment Process.**

Motion: To approve with the modification and four conditions by Commissioner Broadwater.
Second: Commissioner Tuohy
Amendments: None.
Ayes: Unanimous.
Nays: None.
Abstention: None.
Motion carried.

Non – Public Hearing Items

A. Committee of the Whole Meeting Recap on Discussion Items from April 24th, 2023:

1. What type of use, or service, does the City ultimately want to see take place on this property after the City no longer needs it for the public works department?
2. Should the property stay intact until the City vacates the property or, if it is determined that a certain portion of the property is not needed by the public works department, should that portion of the property be offered for sale?
3. While the City will have an opportunity to restrict the sale of the property to a buyer/developer who would construct the building or provide the service most desired by the City, the City will need to determine how long to hold the property until the right prospect is identified. This point should be acknowledged so it is understood that this discussion is intended to be guidance for future decision-making, as opposed to anything more restrictive in nature.

B. Next Steps: What should the use be? Special Overlay to encourage development? Land Use Plan Amendment and Zone Change?

CITY OF CHATFIELD
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, October 2nd, 2023

C. Initiate a Text Amendment to address the inconsistencies with metal rooftops for principal and accessory structures.

Motion: To initiate a Text Amendment for metal rooftops related to principal and accessory structures by Commissioner Broadwater.
Second: Commissioner Tuohy
Amendments: None.
Ayes: Unanimous.
Nays: None.
Abstention: None.
Motion carried.

Staff Recap

A. Hilltop and Amco Plats: It looks like we are at the 50% mark for lots sold in both Hilltop 3rd and Amco 2nd which would require the next phases to be platted:

- Hilltop 3rd: 5 of 9 sold, with a 6th unsold home under construction.
- Amco 2nd: 3 of 6 sold, with a 4th unsold home under construction.

B. Strategic Planning Session on November 20th.

C. Joint Meeting with EDA. Date to be determined.

D. Regular scheduled November Meeting: Given the strategic planning session on November 20th, there was discussion on cancelling the November 6th Meeting and moving the meeting date to the 20th. Given the assumption that we would have a Plat in December and two public hearing items, the Planning Commission decided to cancel the November meeting.

Motion: To cancel the regularly scheduled meeting for November 6th by Commissioner Tuohy.
Second: Commissioner Halvorson
Amendments: None.
Ayes: Unanimous.
Nays: None.
Abstention: None.
Motion carried.

CITY OF CHATFIELD
PLANNING & ZONING COMMISSION MEETING MINUTES
Monday, October 2nd, 2023

Adjourn

Motion: To adjourn by Commissioner Tuohy.
Second: Commissioner Bradt
Amendments: None
Ayes: Unanimous.
Nays: None.
Abstention: None.
Motion carried.

Wayne Halvorson, Chair

Logan Tjossem, Planner & Zoning Administrator



City of Chatfield

Thurber Community Center • Chatfield Municipal Building
21 Second Street Southeast • Chatfield, Minnesota 55923 • 507-867-3810
www.ci.chatfield.mn.us

MEMORANDUM

TO: PLANNING & ZONING COMMISSION AND CITY COUNCIL
FROM: LOGAN TJOSEM, ZONING ADMINISTRATOR AND PLANNER
SUBJECT: HILLTOP ESTATES FOURTH PRELIMINARY AND FINAL PLAT
DATE: 12/4/2023
CC:

Location of Property: The property is located east of the intersection of Hillside Drive SE and Wisdom Lane, south of the Hilltop Lane SE cul-de-sac, along the extension of Wisdom Court SE and is southeast of the Chatfield Elementary School.

Proposed Use: To subdivide six single-family home lots and three blocks with a dedicated public right-of-way extension of Wisdom Court SE.

Land Use- The use as single-family dwellings is consistent with the Land Use Plan as low density residential.

Zoning- The current property is within the R-1 zoning district and residential homes are consistent with the Zoning District as a permitted use.

Total platted area: 3.02 acres

Street Patterns and access- The preliminary plat shows two public streets (Wisdom Court SE and Whitetail Lane SE) both as a 66' R-O-W with 4" drive-over curb and gutter typical street design. A 45 ft. temporary turnaround is planned for the end of Wisdom Court SE until the street is extended for future development.

Sidewalks- Sidewalks will be constructed along the north side of Wisdom Court SE and along the west side of Whitetail Lane SE as shown on the sidewalks/pathway plan in the Hilltop Estates General Development Plan. (See attached plan).

Public Utilities: An 8" sanitary sewermain and an 8" watermain will be extended from Wisdom court to serve the six lots within Hilltop Estates Fourth Addition.

Parkland Dedication: The parkland dedication for six lots is 0.6 acres per Section 111-222 of the Subdivision Code, "plats need .1 acres per residential unit to be dedicated for parks". However, a surplus parkland dedication was made during the Hilltop Estates Subdivision by dedicating parkland, water tower, and booster station acreages and there is a credit for a portion of this requirement. The Parkland Dedication credit is defined in the Hilltop Estates Fourth Development Agreement.

Referral Comments:

1. Chatfield Public Works, comments contained in the DA.
2. City of Chatfield EDA, comments contained in DA.
3. Chatfield City Engineer, comments contained in the DA.

Public Hearing: A public notice was sent into the official paper on November 16th, 2023 for a public hearing to be held on Monday, December 4th, 2023.

Staff Recommendations: Staff is recommending approval of the preliminary and final plat with the following conditions:

- 1) A turn-around must be constructed on site and shown on an updated set of plans for the end of Whitetail Lane SE like that of Wisdom Court SE.
- 2) Sidewalk must be put in as shown on the preliminary plat that is consistent with the sidewalk plan as development occurs. This will be enforced during the building permit process and sidewalks must be constructed prior to the Certificate of Occupancy.
- 3) Adhere to and follow the approved Development Agreement for Hilltop Estates Fourth.

Preliminary Plat Action: The planning commission shall approve, approve with conditions, or disapprove within 30 days after review at a regularly scheduled meeting, and shall within that time period submit a recommendation with written comments to the city council.

Final Plat Action: The city council shall hold a public hearing on the final plat after receiving comments and recommendations from the Planning Commission and all the review agencies. The city council shall, by resolution adopted within 60 days after the public hearing, approve, approve with conditions, or disapprove the final plat.

Attachments:

- 1) Hilltop Estates Preliminary Plat
- 2) Hilltop Estates Fourth CP & GP (11/15/2023)
- 3) Sidewalk Pathway Plan for Hilltop Estates
- 4) Hilltop Estates Final Plat

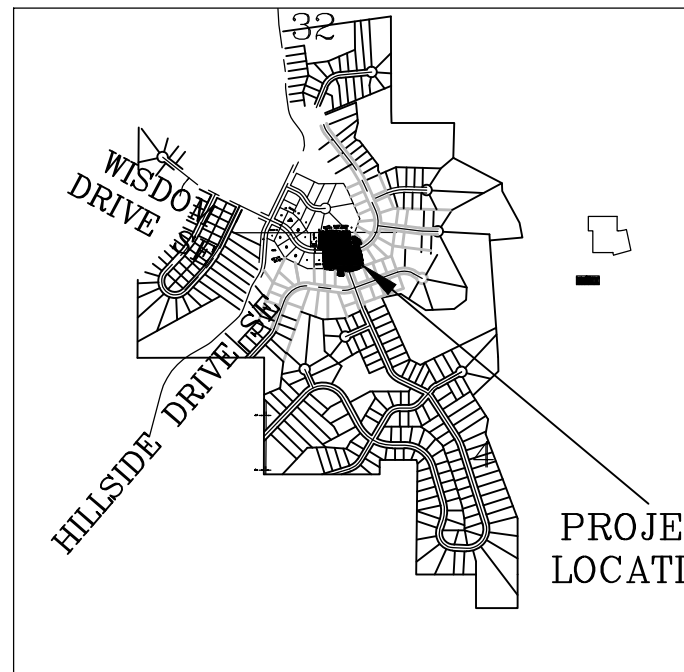
LAND DESCRIPTION:

That part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 104 North, Range 11 west, Fillmore County, Minnesota, described as follows:

Beginning at the northeast corner of Lot 4, Block 1, HILLTOP ESTATES THIRD ADDITION according to the recorded plat thereof on file at the Office of the County Recorder, Fillmore County, Minnesota (the next 3 courses are along the east line of said HILLTOP ESTATES THIRD ADDITION); thence South 00°12'46" East, along the east line of said Lot 4, a distance of 150.01 feet; thence North 89°47'28" East 46.89 feet; thence South 00°12'46" East 226.00 feet; thence North 89°47'28" East 208.40 feet; thence southerly 29.40 feet along a non-tangential curve, concave to the northeast, said curve has a radius of 333.00 feet, a central angle of 05°03'29" and the chord of said curve bears South 15°13'10" East 29.39 feet; thence North 74°30'56" East, not tangent to said curve, 187.77 feet; thence North 12°38'17" West 223.25 feet; thence westerly 82.41 feet along a non-tangential curve, concave to the north, said curve has a radius of 257.00 feet, a central angle of 18°22'25" and the chord of said curve bears South 80°36'15" West 82.06 feet; thence South 89°47'28" West, tangent to said curve, 14.40 feet; thence North 00°12'32" West 150.00 feet to the south line of Block 1, HILLTOP ESTATES FIRST ADDITION, according to the recorded plat thereof on file at the Office of the County Recorder, Fillmore County, Minnesota; thence South 89°47'32" West, along said south line, 300.60 feet to the point of beginning.

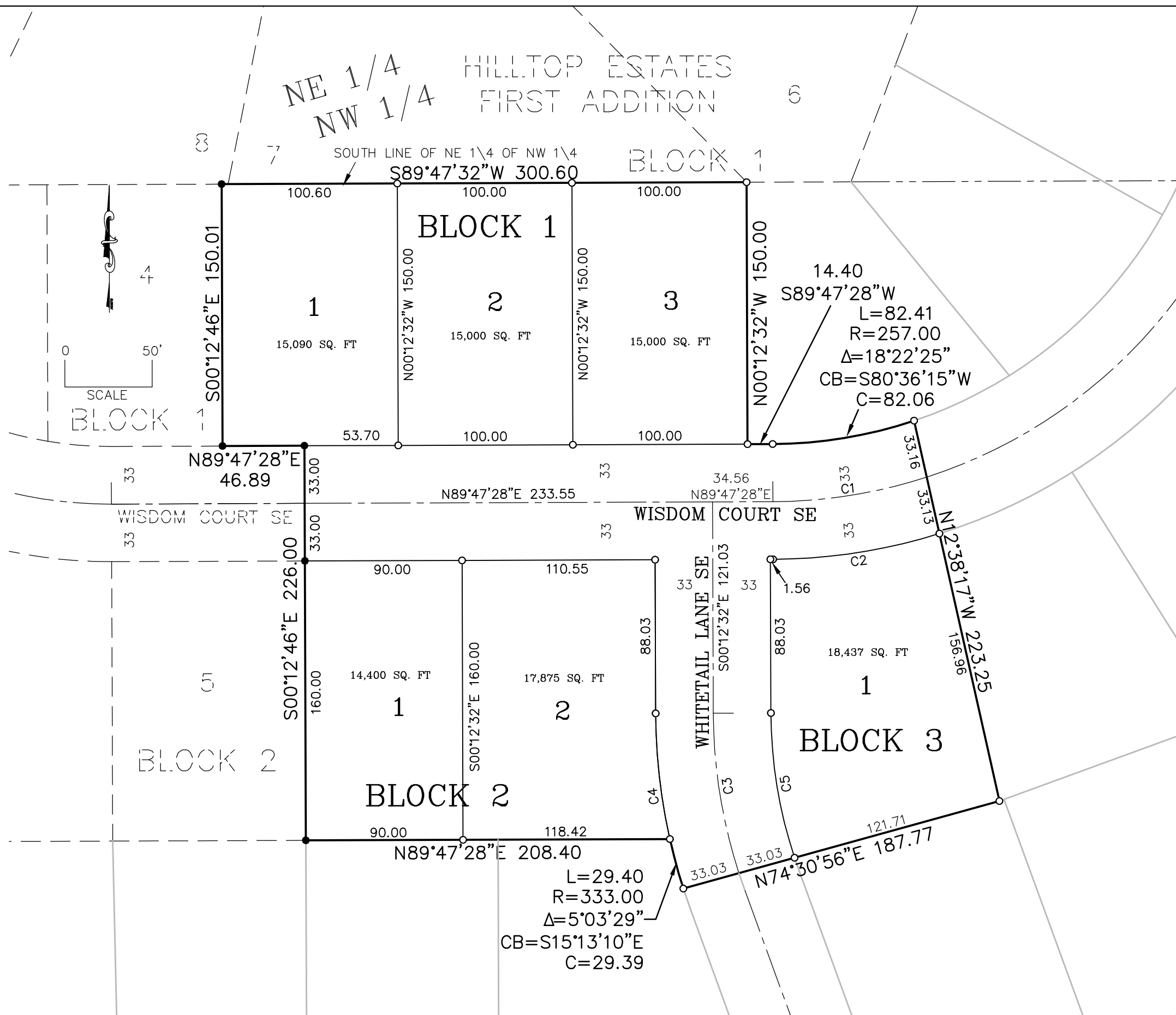
Containing 3.02 acres.

VICINITY MAP



PROJECT LOCATION

SEC. 4, T. 104 N., R 11 W.
"NOT TO SCALE"



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Geoffrey G Griffin
REG. NO. 21940

DATE: 10/5/2023
Prepared For:
G-Cubed Development
14070 HWY 52 SE
Chatfield, MN 55923
FILE NO.: 02-008

G³-Cubed
14070 Hwy 52 S.E.
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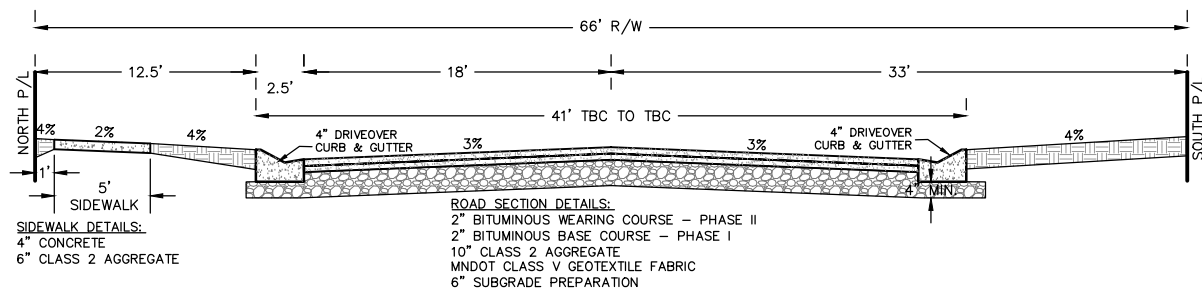
DESIGNED BSV
DRAWN BSV
CHECKED GGG

REVISED	BY	DATE
Preliminary Plat	BSV	11/2/23

CITY OF CHATFIELD

HILLTOP ESTATES FOURTH PRELIMINARY PLAT
1 OF 1 SHEETS

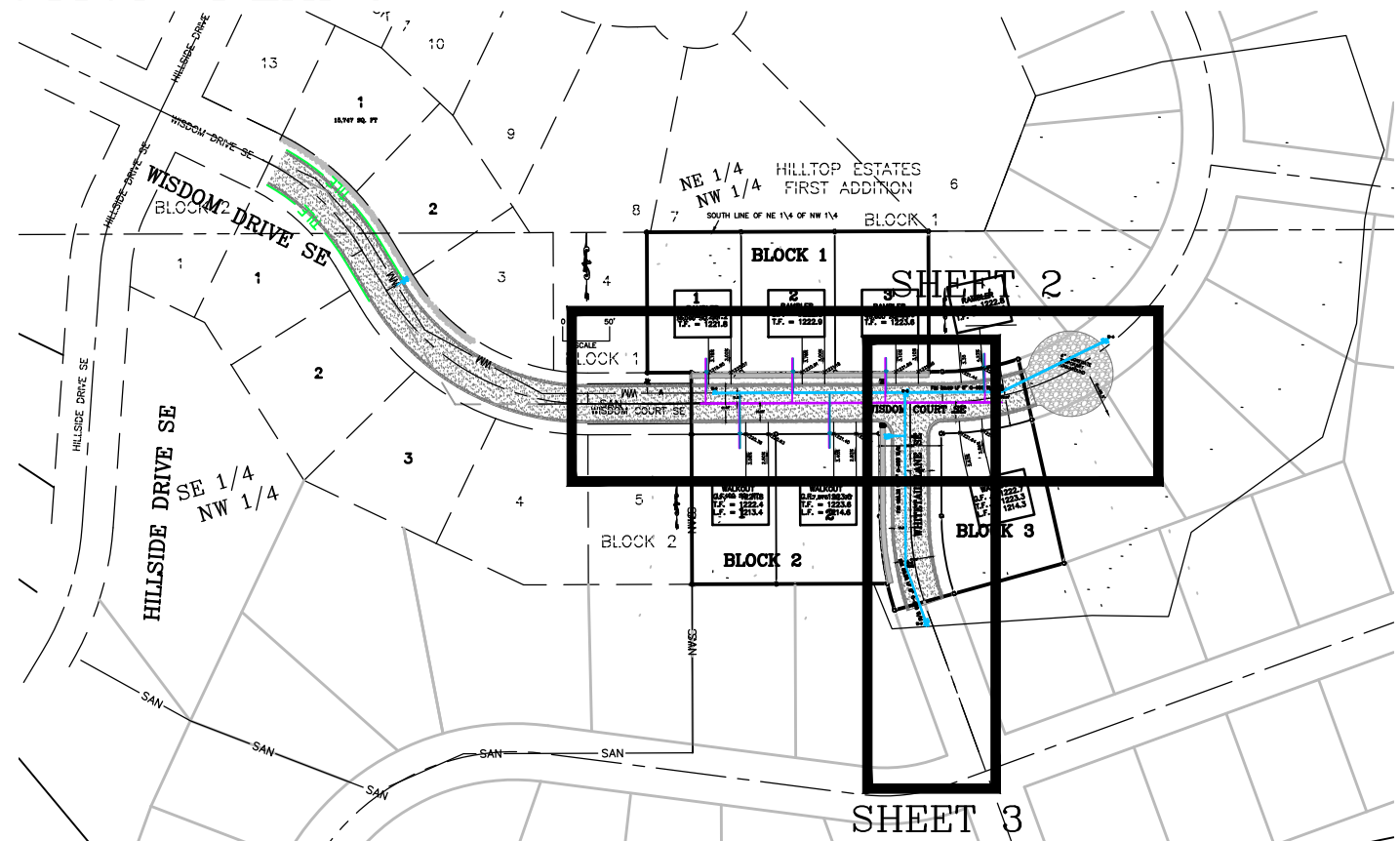
HILLTOP ESTATES FOURTH ADDITION CONSTRUCTION PLANS



WISDOM DRIVE SE & WHITETAIL LANE SE
 D/O LT, D/O RT
 TYPICAL SECTION NOT TO SCALE

CONSTRUCTION NOTES

- 1) ALL MANHOLES SHALL BE TYPE 3 AND HAVE EXTERNAL WATER SEALS. GREEN REFLECTIVE SANITARY MANHOLE MARKERS SHALL BE INSTALLED AT EACH MANHOLE OUTSIDE OF THE STREET.
- 2) F&I TRACER WIRE FOR THE WATERMAIN, SANITARY SEWER, AND LATERAL SERVICES.
- 3) THE BITUMINOUS WEAR COURSE SHALL BE INSTALLED AFTER ONE FREEZE/THAW CYCLE. THE BITUMINOUS WEAR & BASE COURSES SHALL USE TYPE "C" OIL.
- 4) SANITARY SEWER TESTS REQUIRED: MANDREL, AIR TEST, VACUUM TESTING ON MANHOLES, JETTING (IF NEEDED), TELEWISE. WATERMAIN: PRESSURE TEST, BACTERIA TEST.
- 5) THE TEMPORARY TURNAROUND SHALL BE A MINIMUM OF 6" OF AGGREGATE BASE, GEOTEXTILE FABRIC IS NOT REQUIRED.
- 6) CONSTRUCT NEW WATER SERVICES WITH 1" COPPER FROM MAIN LINE TO AND INCLUDING CURB STOP. CONTRACTOR SHALL CONNECT INPLACE WATER SERVICES TO NEW CURB STOP. F&I ALL LABOR & MATERIALS. THIS ITEM IS INCIDENTAL TO WATER SERVICE CONNECTION.
- 7) THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO ANY EXISTING UTILITY.
- 8) THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND ROCK ELEVATIONS ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND ROCK ELEVATIONS BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES AND ROCK ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE GOPHER STATE ONE CALL 1-800-252-1166
- 9) THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PROJECT AREA AND BE THOROUGHLY FAMILIAR WITH THE ACTUAL JOB CONDITIONS PRIOR TO BIDDING AND THE START OF ANY WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE WORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.



VICINITY MAP



SHEET INDEX	
SHEET 1	TITLE SHEET, GENERAL NOTES, & VICINITY MAP
SHEET 2	STREET PLAN & PROFILE FOR WISDOM COURT SE
SHEET 3	STREET PLAN & PROFILE FOR WHITETAIL LANE SE
SHEET G1	GRADING & EROSION CONTROL PLAN

PROJECT LOCATION

SEC. 4, T. 104 N., R 11 W.
 "NOT TO SCALE"

GENERAL EROSION CONTROL AND CONSTRUCTION NOTES:

- 1) PLACE MACHINE SLICED SILT FENCE AS SHOWN ON THE PLANS AND WHERE DIRECTED BY THE ENGINEER, AT TOE OF FILL SLOPES AND MAINTAIN UNTIL TURF HAS BEEN WELL ESTABLISHED. (INSTALLATION OF SILT FENCE MUST TAKE PLACE PRIOR TO DISTURBING THE WATERSHED). INSTALL AND MAINTAIN INLET PROTECTION AT ALL CATCHBASINS AND INLETS LOCATED WITHIN THE PROJECT AND IMMEDIATELY DOWNSTREAM OF THE PROJECT.
- 2) CONSTRUCT AND MAINTAIN TEMPORARY ROCK CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ENTRANCES USED DURING CONSTRUCTION TO CONTROL SEDIMENT FROM LEAVING SITE PER ROCHESTER STD. PLATE 7-06, CLOSE OTHER ENTRANCES WITH SILT FENCE.
- 3) REMOVE ALL TOPSOIL AND ORGANIC MATERIAL. STOCKPILE IN APPROVED LOCATIONS ON-SITE. PROVIDE PERIMETER CONTROL AROUND ALL STOCKPILES. PROVIDE TEMPORARY COVER IF STOCKPILE WILL BE INPLACE MORE THAN 7 DAYS.
- 4) ALL EXCAVATED MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER OR HAULED TO AN APPROVED LOCATION. ANY TEMPORARY STOCKPILES SHALL HAVE SILT FENCE INSTALLED AROUND THE DOWN SLOPE EDGE TO PREVENT DOWNSTREAM SEDIMENTATION. TEMPORARY COVER SHALL BE ESTABLISHED AFTER 7 DAYS.
- 5) ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- 6) THE CONTRACTOR SHALL ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING.
- 7) THIS PROJECT DOES REQUIRE AN NPDES PERMIT BASED ON AREA DISTURBED AND DOES REQUIRE A PERMANENT STORM WATER MANAGEMENT SYSTEM/TREATMENT DUE TO THE INCREASE IN IMPERVIOUS SURFACING BEING MORE THAN ONE ACRE. A SWPPP HAS BEEN PREPARED FOR THIS PROJECT AND SHALL BE PART OF THESE PLANS. BEST MANAGEMENT PRACTICES BEYOND WHAT MAY BE SHOWN ON THIS PLAN OR WITHIN THE SWPPP SHOULD BE CONSIDERED IF GRADING CAUSES EROSION NOT CONTAINED BY MEASURES SHOWN ON THIS PLAN.
- 8) RESPREAD TOPSOIL (4" MIN.), FERTILIZE, SEED, & DISK ANCHOR MULCH ALL DISTURBED AREAS. SOD OR SEED WITH MNDOT MIXTURE 25-131 WITH THE FOLLOWING ADDITIONS.
 FERTILIZER SHALL BE 24-12-24 AND BE APPLIED AT A RATE OF 300 LBS/ACRE.
 MIXTURE 25-131 SEEDING SHALL BE APPLIED AT A RATE OF 220 LBS/ACRE.
 MIXTURE 33-261 SEEDING SHALL BE APPLIED AT A RATE OF 35 LBS/ACRES. (STORMWATER FACILITIES)
 MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
 *THE SEASON FOR SEEDING SHALL BE FROM APRIL 1ST - JUNE 1ST AND JULY 20TH - SEPTEMBER 20TH, AND AS DORMANT SEEDING AFTER NOV. 1ST. ONLY TEMPORARY SEEDING WILL BE ALLOWED SEPT. 20TH - NOV. 1ST) (REFERENCE MNDOT SEEDING MANUAL FOR ADDITIONAL SEEDING INFORMATION)
- 9) TEMPORARY SEED WITH MNDOT MIX 22-111 (MAY 1ST THRU AUGUST 1ST) OR MNDOT MIX 22-112 (AUGUST 1ST THRU OCTOBER 1ST) AT A RATE OF 100LB/ACRE. INCLUDING DISK ANCHORED MULCH ON ALL SLOPES GREATER THAN 200' OR 5%.
- 10) PER CURRENT MPCA REQUIREMENTS. CONCRETE WASHOUTS, WHICH PROHIBIT WASHOUT LIQUID AND SOLID WASTES FROM CONTACTING THE GROUND AND ENTERING THE GROUNDWATER, MAY BE: APPROVED FACILITIES OFFSITE, PORTABLE ONSITE FACILITIES, OR FACILITIES CONSTRUCTED ONSITE. ON SITE CONSTRUCTED FACILITIES SHALL HAVE A LEAK-PROOF, IMPERMEABLE LINER AND FOLLOW THE CONSTRUCTION, MAINTENANCE AND REMOVAL PROCESSES AS RECOMMENDED ON THE MPCA WEBSITE ([HTTP://WWW.PCA.STATE.MN.US/PUBLICATIONS/WQ-STRM2-24.PDF](http://www.pca.state.mn.us/publications/WQ-STRM2-24.PDF)).
- 11) DITCHES WITHIN 200' OF SURFACE WATER OR PROPERTY LINE STABILIZED IN 24 HOURS AFTER CONNECTION.
- 12) SLOPES STEEPER THAN 4:1 AND 4:1 SLOPES LONGER THAN 30' ARE SEEDED AND PROTECTED WITH EROSION CONTROL BLANKETS OR SODDED AND STAKED. BLANKET CATEGORY 3N PER MNDOT 3885. SLOPES STEEPER THAN 4:1 ARE STABLE FROM LAND-SLIDING AND SURFACE EROSION.
- 13) MINIMIZE CONSTRUCTION TRAFFIC OVER UNPAVED AREAS OF THE SITE.
- 14) FINAL GRADING OF THE INFILTRATION BASINS SHALL BE COMPLETED AFTER MASS GRADING UPSTREAM IS COMPLETE AND STABILIZED.
- 15) INSTALL A DOUBLE ROW OF SILT FENCE BETWEEN WETLANDS AND THE DISTURBED AREAS.
- 16) **GOVERNING SPECIFICATIONS** - THE MOST RECENT EDITION OF THE CITY OF ROCHESTER STANDARD DETAILS AND SPECIFICATIONS. THE MOST RECENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SUBJECT TO ANY AMENDMENTS. ALONG WITH ANY DESIGN CRITERIA LOCATED WITHIN THE OLMSTED COUNTY ZONING ORDINANCE. UNLESS OTHERWISE SPECIFIED WITHIN THIS PLAN.
- 17) CONTRACTOR SHALL OBTAIN ALL UTILITY CONNECTION PERMITS FROM THE CITY PUBLIC WORKS DEPARTMENT.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

 GEOFFREY G GRIFFIN
 REG. NO. 21940

DATE: 10/6/2023
 Prepared For:
G-CUBED DEVELOPMENT
 14070 HWY 52 SE
 CHATFIELD, MN 55923



G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

ENGINEERING
 SURVEYING
 PLANNING

Ph. 507-867-1666
 Fax 507-867-1665
 www.gcg.io

DESIGNED BSV
 DRAWN BSV
 CHECKED MRW

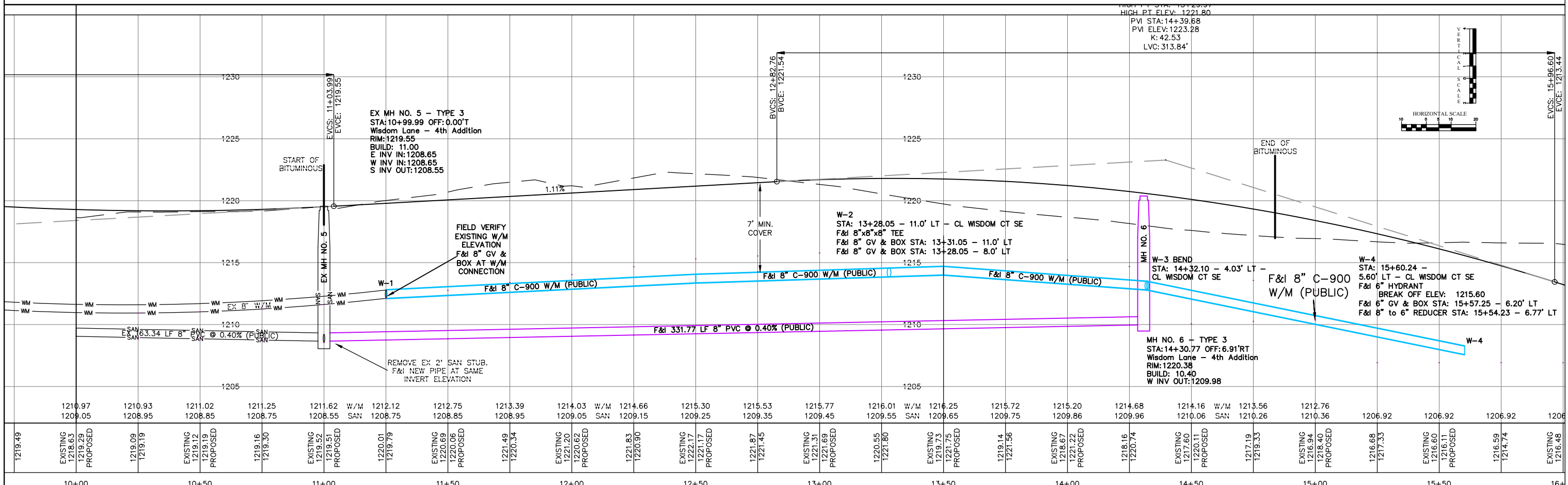
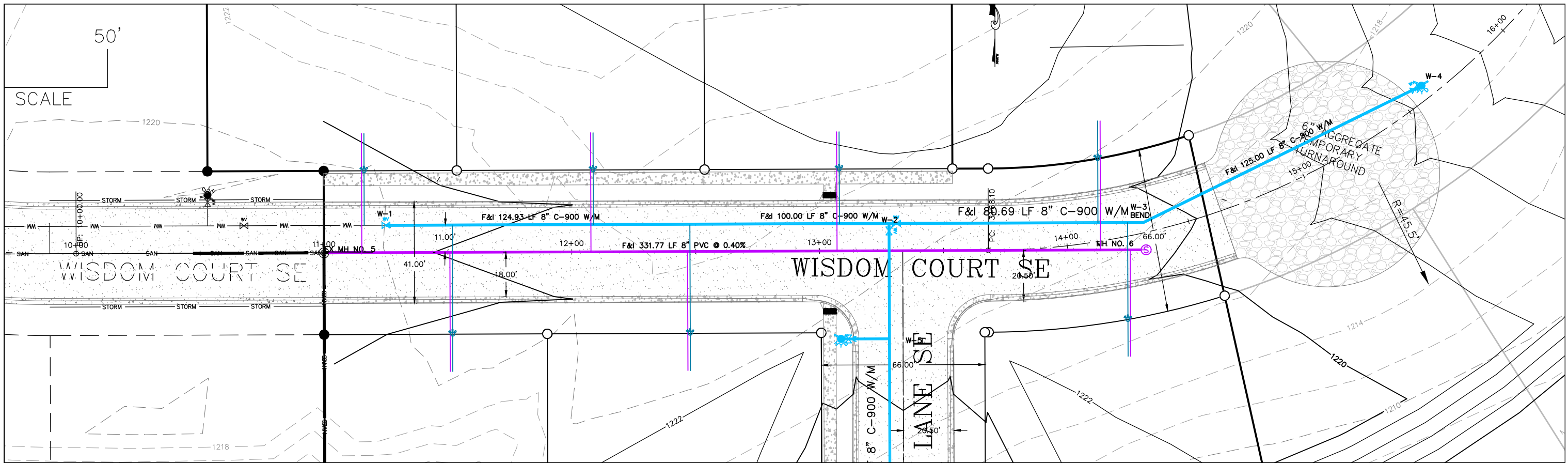
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PRELIMINARY	BSV	10/6/23

BENCHMARK:

CITY OF CHATFIELD
 FILLMORE COUNTY

HILLTOP ESTATES FOURTH ADDITION
 COVER SHEET

SHEET 1
 OF 4 SHEETS



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GEOFFREY G GRIFFIN
REG. NO. 21940

DATE: 10/6/2023
Prepared For:
G-CUBED DEVELOPMENT
14070 HWY 52 SE
CHATFIELD, MN 55923

FILE NO.: 02-008 GP & CP 4TH

G³
G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
Ph: 507-867-1666
Fax: 507-867-1665
www.gcg.to

DESIGNED: BSV
DRAWN: BSV
CHECKED: MRW

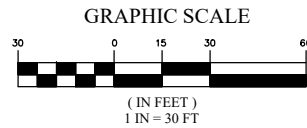
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CITY OF CHATFIELD
FILLMORE COUNTY

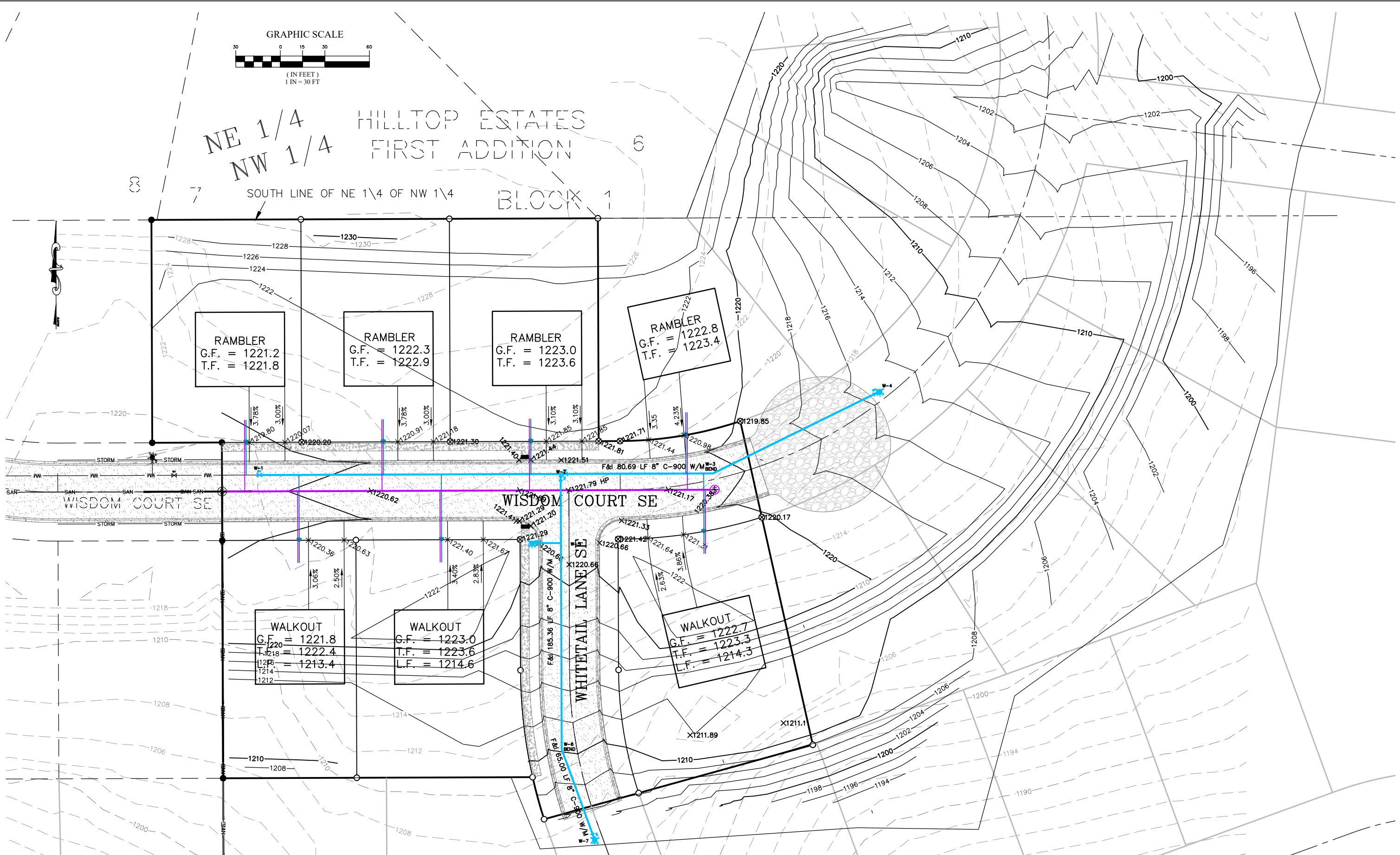
BENCHMARK:

HILLTOP ESTATES FOURTH ADDITION
PLANS & PROFILE FOR WISDOM COURT SE

SHEET 2
OF 4 SHEETS



NE 1/4
NW 1/4
SOUTH LINE OF NE 1/4 OF NW 1/4
BLOCK 1



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____
REG. NO. 21940

DATE: 10/6/2023
Prepared For:
G-CUBED DEVELOPMENT
14070 HWY 52 SE
CHATFIELD, MN 55923

G³
G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
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DESIGNED BSV
DRAWN BSV
CHECKED MRW

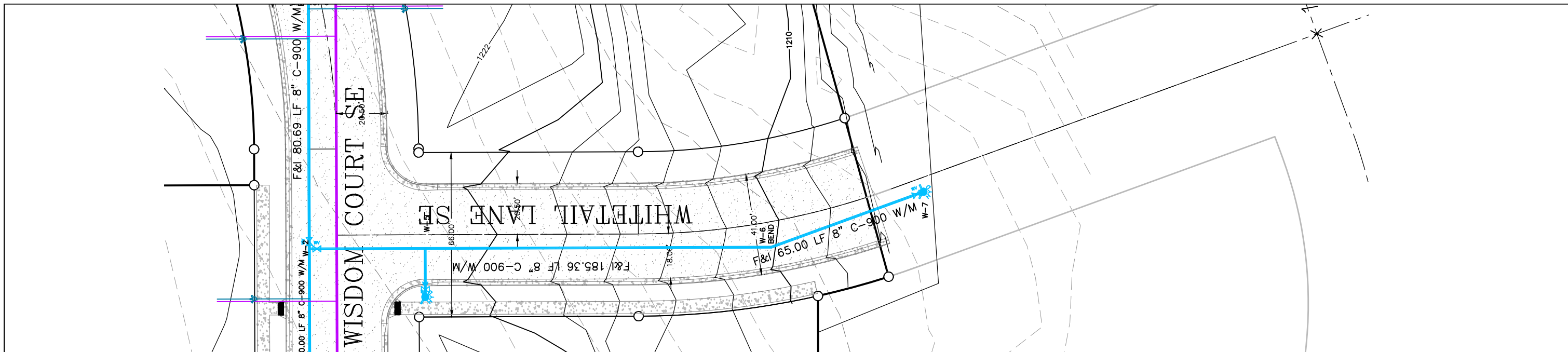
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CITY OF CHATFIELD
FILLMORE COUNTY

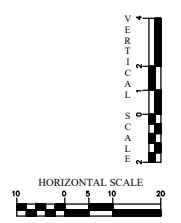
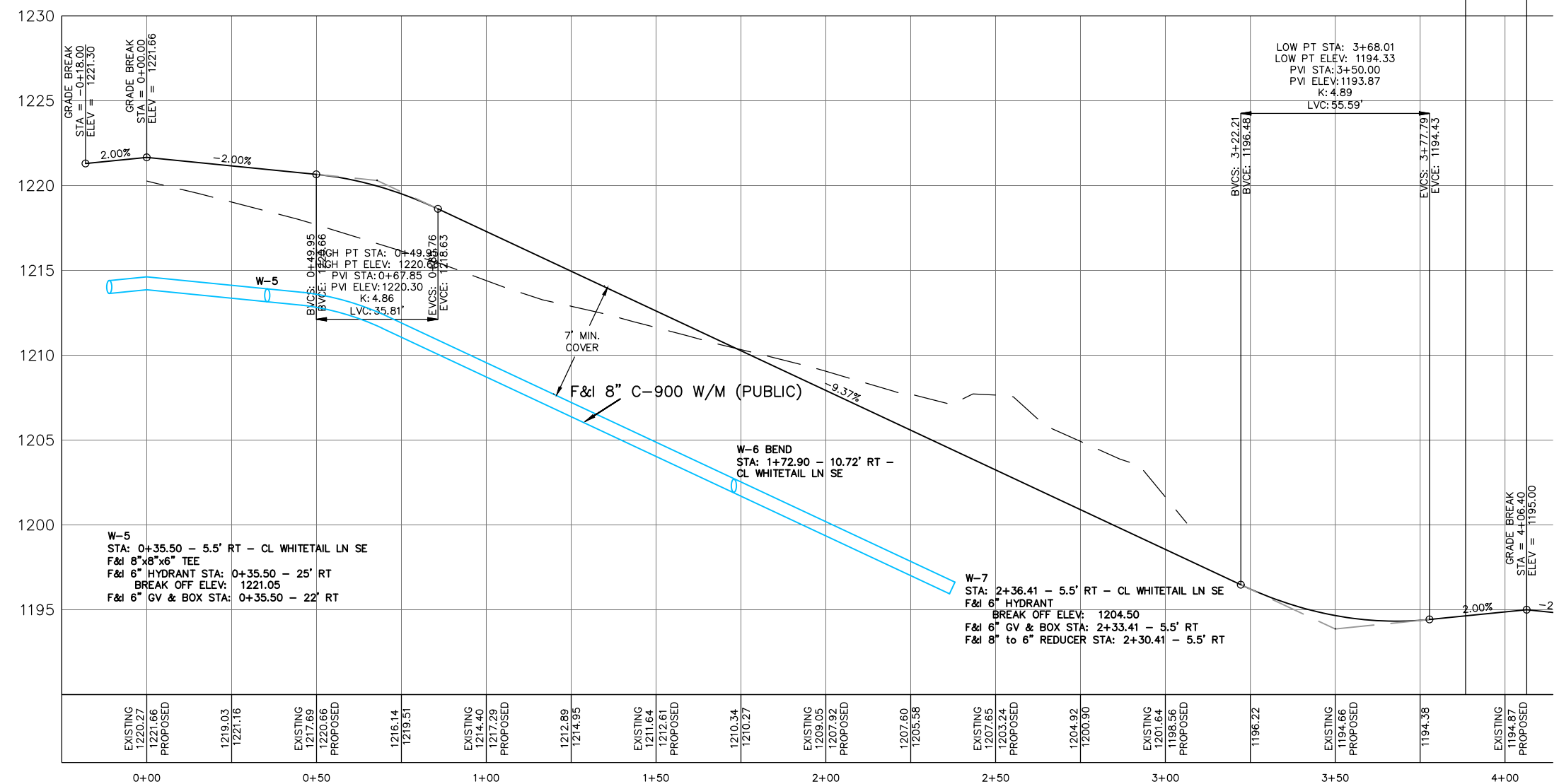
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HILLTOP ESTATES FOURTH ADDITION
GRADING & EROSION CONTROL PLAN

SHEET 1
OF 4 SHEETS



Align: Future Street



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DATE: 10/6/2023
 Prepared For: G-CUBED DEVELOPMENT
 14070 HWY 52 SE
 CHATFIELD, MN 55923

DATE: _____ REG. NO. 21940

FILE NO.: 02-008 GP & CP 4TH

G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
 Ph. 507-867-1666
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DESIGNED	BSV
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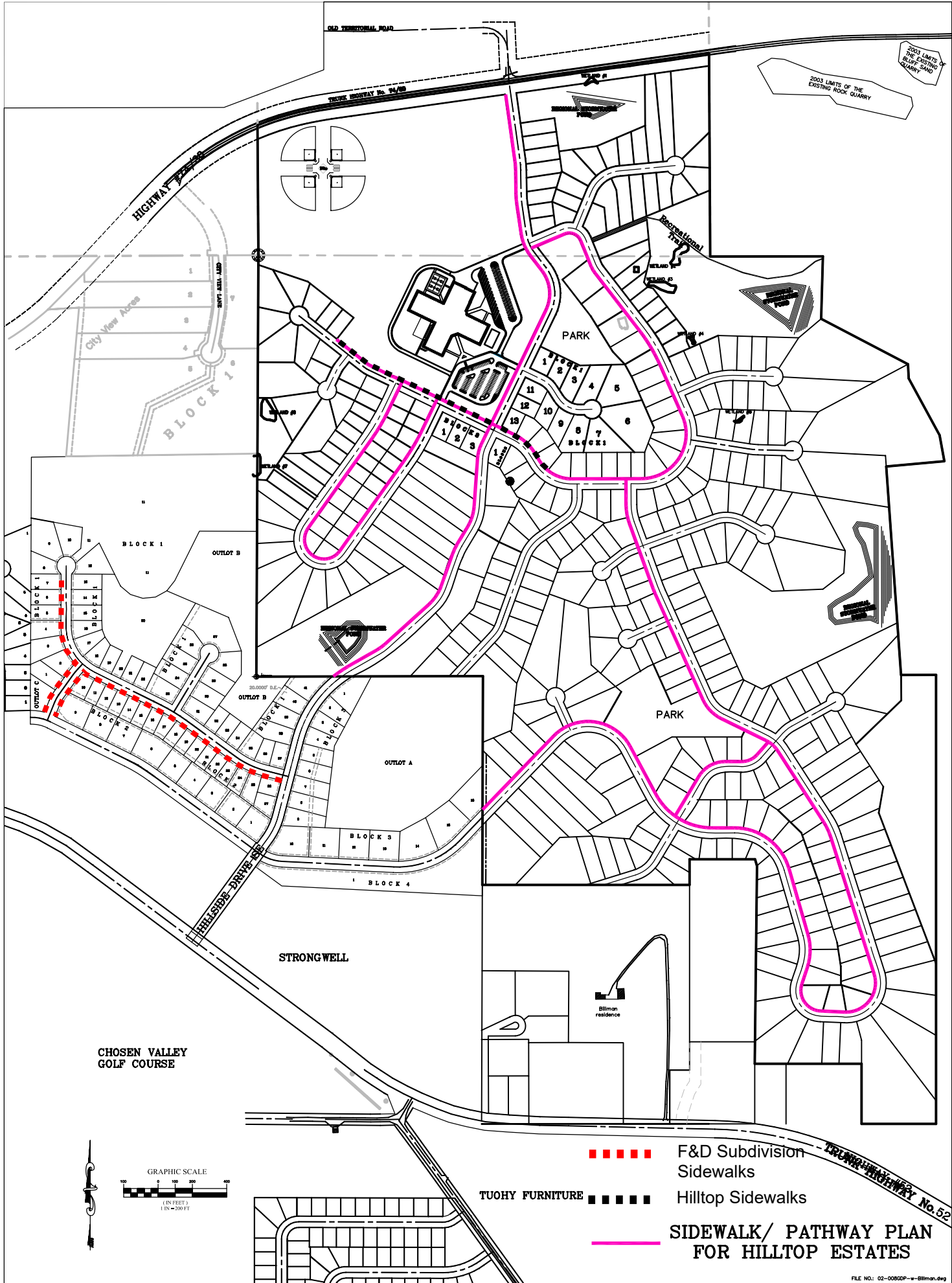
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PRELIMINARY	BSV	10/6/23

BENCHMARK:

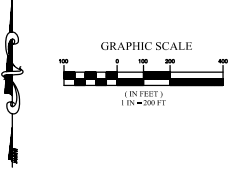
CITY OF CHATFIELD
FILLMORE COUNTY

HILLTOP ESTATES FOURTH ADDITION
PLANS & PROFILE FOR WHITETAIL LN SE

SHEET 3
OF 4 SHEETS



CHOSEN VALLEY GOLF COURSE



- ■ ■ ■ ■ F&D Subdivision Sidewalks
- ■ ■ ■ ■ Hilltop Sidewalks

SIDEWALK/ PATHWAY PLAN FOR HILLTOP ESTATES

TRUNK HIGHWAY No. 52

SIDEWALK/ PATHWAY PLAN FOR HILLTOP ESTATES

FILE NO: 02-0080DP-w-Bilman.dwg

HILLTOP ESTATES THIRD ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Monica G. Griffin, as Trustee of the Monica G. Griffin Trust, dated March 21, 2011, owner and proprietor of the following described property situated in the City of Chatfield, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 104 North, Range 11 west, Fillmore County, Minnesota, described as follows:

Beginning at the northeast corner of Lot 4, Block 1, HILLTOP ESTATES THIRD ADDITION according to the recorded plat thereof on file at the Office of the County Recorder, Fillmore County, Minnesota (the next 3 courses are along the east line of said HILLTOP ESTATES THIRD ADDITION); thence South 00°12'46" East, along the east line of said Lot 4, a distance of 150.01 feet; thence North 89°47'28" East 46.89 feet; thence South 00°12'46" East 226.00 feet; thence North 89°47'28" East 208.40 feet; thence southerly 29.40 feet along a non-tangential curve, concave to the northeast, said curve has a radius of 333.00 feet, a central angle of 05°03'29" and the chord of said curve bears South 15°13'10" East 29.39 feet; thence North 74°30'56" East, not tangent to said curve, 187.77 feet; thence North 12°38'17" West 223.25 feet; thence westerly 82.41 feet along a non-tangential curve, concave to the north, said curve has a radius of 257.00 feet, a central angle of 18°22'25" and the chord of said curve bears South 80°36'15" West 82.06 feet; thence South 89°47'28" West, tangent to said curve, 14.40 feet; thence North 00°12'32" West 150.00 feet to the south line of Block 1, HILLTOP ESTATES FIRST ADDITION, according to the recorded plat thereof on file at the Office of the County Recorder, Fillmore County, Minnesota; thence South 89°47'32" West, along said south line, 300.60 feet to the point of beginning.

Containing 3.02 acres.

Has caused the same to be surveyed and platted as HILLTOP ESTATES FOURTH ADDITION and do hereby donate and dedicate to the public for the public use forever the public ways, and also dedicating the utility and drainage easements as created by this plat.

In witness whereof said Monica G. Griffin, as Trustee of the Monica G. Griffin Trust, dated March 21, 2011, has caused these presents to be signed this ____ day of _____, 20__.

Monica G. Griffin

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by Monica G. Griffin, as Trustee of the Monica G. Griffin Trust, dated March 21, 2011.

Notary Public, _____ County, Minnesota

My Commission expires: _____

Printed Name _____

SURVEYOR'S CERTIFICATE

I Geoffrey G Griffin do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 20__ by Geoffrey G Griffin, Minnesota Registration No. 21940

Notary Public, _____ County, Minnesota

My commission expires: _____

Printed Name _____

CITY APPROVAL

State of Minnesota
County of Fillmore
City of Chatfield

We, Russ Smith, Mayor, and Joel Young, City Clerk, in and for the City of Chatfield, do hereby certify that on the ____ day of _____, 20__, the accompanying plat was duly approved by the Common Council of the City of Chatfield. In testimony thereof we have hereunto signed our names and affixed the seal of said City of Chatfield this ____ day of _____, 20__.

Russ Smith, Mayor

Joel Young, City Clerk

FILLMORE COUNTY RECORDER

DOCUMENT NUMBER _____

I hereby certify that this instrument was filed in the Office of the County Recorder for the record on this ____ day of _____, 20__, at ____ o'clock ____M., and was duly recorded in the Fillmore County records.

County Recorder

FILLMORE COUNTY TAX STATEMENTS

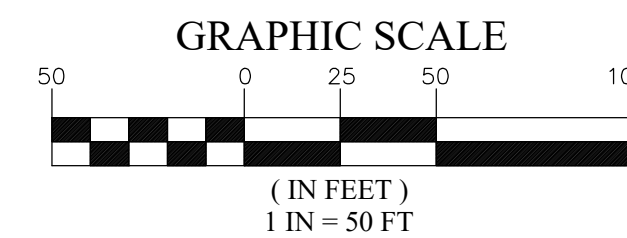
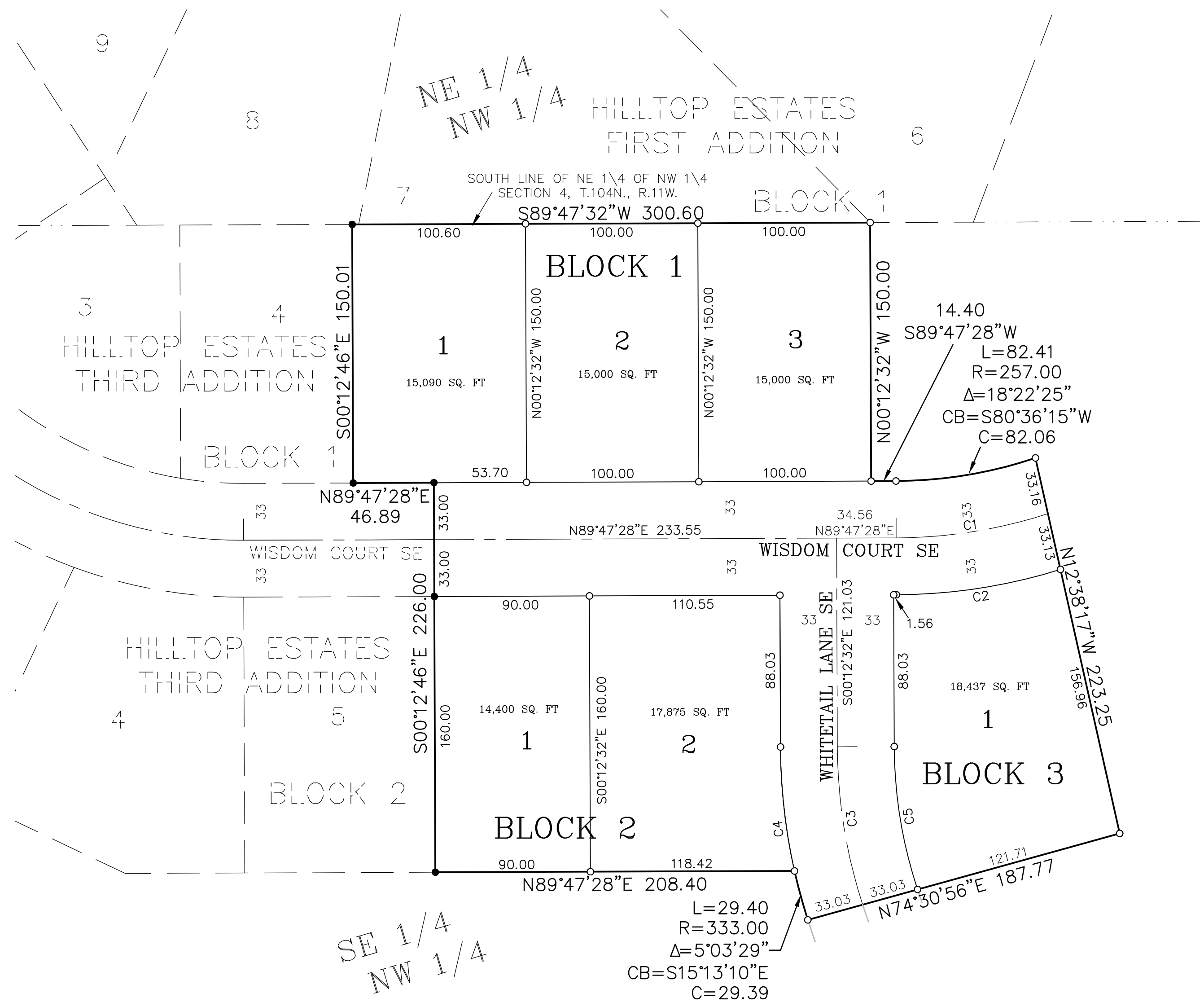
Taxes due and payable in the year 20__ have been paid.

Fillmore County Auditor/Treasurer

Date: _____

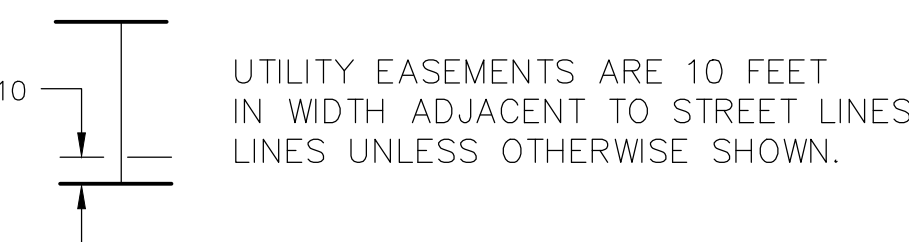
UTILITY EASEMENT
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

BEARINGS
ALL BEARINGS ARE BASED ON THE EAST LINE OF LOT 4, BLOCK 2, HILLTOP ESTATES THIRD ADDITION, WHICH IS ASSUMED TO BEAR SOUTH 00°12'46" EAST.



LEGEND

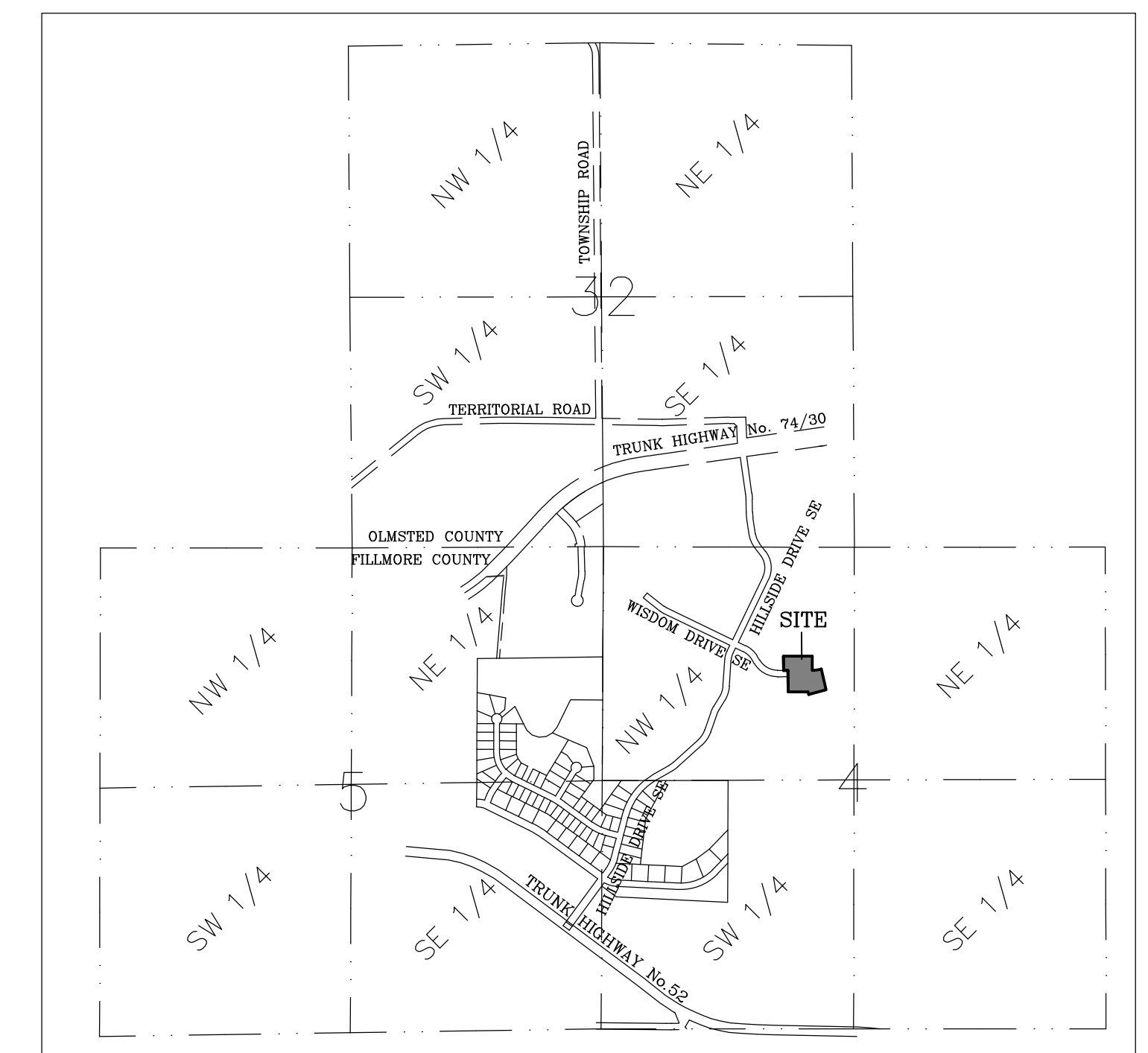
- IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- FOUND MONUMENTS ARE 1/2" IRON PIPES, UNLESS OTHERWISE NOTED
- EASEMENT LINE
- - - SECTION LINE
- UNDERLYING PLAT LINE



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	89.56	290.00	17°41'42"	N80°56'37"E	89.21
C2	96.71	323.00	17°09'21"	N81°12'47"E	96.35
C3	93.14	300.00	17°47'18"	S09°06'12"E	92.77
C4	72.54	333.00	12°28'53"	S06°26'59"E	72.40
C5	84.34	267.00	18°05'57"	S09°15'31"E	83.99

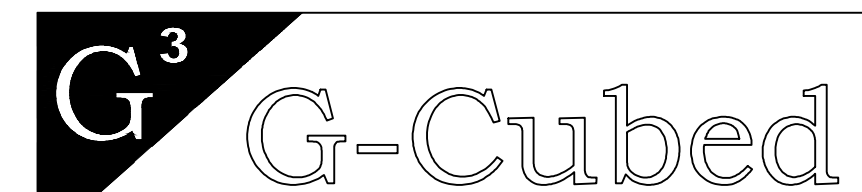
VICINITY MAP

SEC. 4, T. 104 N., R. 11 W.,
FILLMORE COUNTY



"NOT TO SCALE"

FILE: 02-008FP FOURTH



ENGINEERING SURVEYING PLANNING
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

14070 Hwy 52 S.E.
Chatfield, MN 55923



City of Chatfield

Thurber Community Center • Chatfield Municipal Building
21 Second Street Southeast • Chatfield, Minnesota 55923 • 507-867-3810
www.ci.chatfield.mn.us

MEMORANDUM

TO: PLANNING & ZONING COMMISSION
FROM: LOGAN TJOSEM, ZONING ADMINISTRATOR AND PLANNER
SUBJECT: METAL ROOFING AND SIDING TEXT AMENDMENT
DATE: 12/4/2023
CC:

Request / Recommendation / Action Requested: At the 11/6/2023 Planning and Zoning Commission meeting, the Commission members made a motion to amend the language under Section 113-291. Residential Districts(g).

The current regulations are listed below, and the proposed language change is in **red, BOLD, underlined and Italics**, as follows:

Sec. 113-291. Residential districts.

(g) Cloth, canvas, plastic sheeting, tarps, or similar material, **as well as corrugated roofing or siding**, are not allowed as primary building material on an accessory structure. This limitation shall not apply to a greenhouse and accessory structures located in the RR-Rural Residential zoning district or building used for agricultural purposes.

{1} The use of any sheet steel siding is in board and batten style, as opposed to continuous corrugated style;

{2} {1} Doors will be of a standard walk-in style, roll-up style, or overhead style;

{3} {2} Treated skirting will be the only exposed portion of the building that is left unfinished and it shall not have more than eight inches of exposure from finish grade to the bottom of the siding, and the finish grade will lap up on the skirting no less than three inches.

Staff Recommendation / Action Requested:

Staff is requesting the Planning Commission make a recommendation to the City Council for approval of the Text Amendment as outlined above and follow the procedure as outlined in Section 113-135 as referenced below:

Sec. 113-135. - Procedure for the planning commission or the city council.

a) Amendments of this chapter not initiated by the planning commission shall be referred to the planning commission for study and review.

(b) All amendments of this chapter initiated by the planning commission, or the city council shall be the subject of a public hearing pursuant to law. The city clerk shall set the date for a public hearing and shall have the notice of such hearing published in the legal newspaper at least once, not less than ten days, nor more than 30 days prior to said hearing. The city council may waive the mailed notice requirements for a city-wide amendment to this chapter initiated by the planning commission or city council give notice in the manner required by law.

(c) The planning commission shall hold the public hearing and then shall recommend to the city council within 30 days after the public hearing one of three actions: approval, denial, or approval with special conditions/modifications.

(d) The city council shall act upon the application within 30 days after receiving the recommendation of the planning commission. Amendments to this chapter shall be by passage upon a simple majority vote of the city council, provided that any action or passage overriding the recommendations of the planning commission shall require a four-fifths majority vote of the entire city council.

Building Department Services



November 29, 2023

Chatfield, MN and MNSPECT Partnership



Proposal Overview

MNSPECT proposes the following percentage of fee structure for services performed

- 80% of permit fees (\$50.00 minimum)
- 100% of plan review fees*

*Plan reviews are required on all commercial and residential projects, with the exception of the following residential projects (as defined in the Minnesota Residential Code); residential roof covering replacements, exterior siding replacement like-for-like window and exterior door replacements, plumbing work and mechanical work.

- 100% of the following fees:
 - Re-inspection
 - Copies
 - License look-up fee
 - Inspections outside of normal business hours
 - Lead look-up fee
 - Site inspection fee
 - Hourly fees
 - Moved and pre-moved building fees
 - Special Investigation fees
 - Manufactured home Fees
 - Additional plan review fees

The following print fees apply for plan sheets:

- | | | |
|---------------|---------------------|-----------------------------|
| ▪ 8.5 x 11 | \$1.00/side (color) | \$.25/side (black & white) |
| ▪ 8.5 x 14 | \$1.00/side (color) | \$.25/side (black & white) |
| ▪ 11 x 17 | \$2.00/side (color) | \$.50/side (black& white) |
| ▪ Large Plans | \$4.00/side (color) | \$4.00/side (black & white) |

One set for the job site will be provided at no additional cost. These printing fees apply to requested additional copies of plan sets.

This proposal is contingent on the following items:

- The city will adopt the 1988 UBC fee schedule as discussed in our meeting on 11-28-23
- A sufficient number of surrounding communities will agree to contract with MNSPECT to perform similar services in the next 60 days.



The following Standard hourly fees apply to work not related to permits:

Services/Duties	Hourly Rate
Designated Building Official	\$150.00
State Delegation Projects	\$150.00
Inspection/Plan Review Staff	\$95.00
Work Outside Scope	\$95.00
Office/Support Staff	\$75.00
Code Enforcement/Nuisance Abatement	\$90.00

**As an added incentive MNSPECT will provide the city with our Community Core permitting software at no additional cost. The normal price for Community Core is a one-time fee of \$49,000 plus a \$1500 licensing fee per user per year.



**BUILDING CODE ADMINISTRATION AGREEMENT BETWEEN OLMSTED COUNTY
AND THE CITY OF BYRON, MINNESOTA**

WHEREAS, the County of Olmsted has enacted a uniform Building Code for the unincorporated areas of the County; and,

WHEREAS, the City of Byron has enacted a like uniform Building Code and desires that personnel of the County, when scheduled, perform inspection services on a contract basis for the City pursuant to the Minnesota Joint Powers Exercise statute found at Minn. Stat. Section 471.59; and,

NOW THEREFORE, it is agreed by and between the County of Olmsted acting through its Board of Commissioners, and the City of Byron, acting through its City Council that:

1. COUNTY TO PROVIDE BUILDING CODE STAFF AND CODE OVERSIGHT SERVICES - The purpose of this agreement is to provide county administrative personnel services to the City, at such time as County personnel are scheduled, for the approval of applications and determination of the acceptability of proposals, issuance of permits, inspections and preliminary and final determinations of compliance or non-compliance relating to persons or entities engaged in building activities undertaken pursuant to the Building Code of the City of Byron.

The services provided shall include completing inspections of construction, fire protection, health, sanitation and safety, including design and construction standards regarding heat loss control, illumination and climate control in accordance with Minn. Stat. Section 326B.106; Chapter 1300 of the Minnesota Rules and the Minnesota State Building Code on the City 's behalf until terminated.

The inspection shall also include maintaining compliance with erosion control measures on all permitted construction sites in compliance with City ordinance and MPCA NPDES. In the event the runoff control is out of or becomes out of compliance, the building inspection will discontinue until the contractor has brought the project back into compliance with erosion controls. The City will partner with the inspectors to communicate to the builder/developer of the lack of compliance. The service shall include a review of the site plan to assure the building is placed where required. In the event there is concern, the inspectors work with the City staff to determine approval.

The services shall include the inspection of the sump pump and footings connections to assure they are in compliance with the City Ordinance Chapter 51. This Ordinance states that connection into the City stormwater system where available is required. Ordinance Chapter 51 is to be followed as it allows for when a property may have a sump pump to daylight.

The service shall also include the inspectors notifying the City of concerns if the grading of the site does not maintain compliance with the approved grading permit.

The County will provide the City with access to the Accela software needed to respond to future public inquiries and archiving concerning these services.

2. TERM - This service agreement shall commence on June 1, 2021, or upon the date that the final required signatures are obtained by Contractor, whichever occurs later. This agreement shall continue for a one-year term. It shall automatically renew annually unless a party provides 90 days written notice of its intent not to renew the agreement. The agreement may be rescinded or terminated as hereinafter provided.

3. COMPENSATION FOR SERVICES - The County shall receive 100% of the Building Permit Fee and Plan Review Fee for each permit issued as its consideration for the Building Code administration services provided hereunder. The County shall provide to the City, at no charge, two full-access licenses to its Accela permitting software and provide training to City staff members in its use and application. If in the future, it is determined that the City is in need of additional licenses, they shall be provided at the County's direct cost from Accela.

As part of this agreement, the City shall adopt the County's Building Fee Schedule and the County shall incorporate City building fees that heretofore were not included in its current fee schedule. The County's building fee schedule is currently under review and may be updated in the near future. The City shall review and update their development fees related to building and construction, such as water and sewer connection fees, water meter and fire hydrant costs and any and all other fees related to utility connection and infrastructure reviews by City staff.

The County shall provide the City with an annual accounting of the fees collected on or before March 1 of each year following the year when services were provided. The County is also responsible to maintain compliance with the quarterly reporting and payment of the Minnesota surcharge fee to the Minnesota Department of Labor and Industry. The City shall receive a copy of the completed monthly report along with payment for the permits issued during that month.

4. INDEPENDENT CONTRACTOR - Nothing contained in this Agreement is intended or should be construed as creating the relationship of co-partners or joint venturers between County and City. No tenure or any rights or benefits, including workers' compensation, unemployment insurance, medical care, sick leave, vacation leave, severance pay, PERA, or other benefits available to County employees, shall accrue to City or employees of City performing services under this Agreement.

5. INDEMNIFICATION - The City shall indemnify, save and hold harmless the County and all of its elected officials, agents and employees of and from any and all claims, liens, demands, obligations, actions, proceedings or causes of action of whatsoever nature or

character arising out of, or by reason of the inspection or Building Code administrative work provided for herein to be performed by the City and further agrees to defend at its sole cost and expense, any action or proceeding commenced for the purpose of whatsoever character arising as a result of the City's inspections and Building Code administrative work.

The County shall indemnify, save and hold harmless the City and all of its elected officials, agents and employees of and from any and all claims, liens, demands, obligations, actions, proceedings or causes of action of whatsoever nature or character arising out of, or by reason of the inspection or Building Code administrative work provided for herein to be performed by the County and further agrees to defend at its sole cost and expense, any action or proceeding commenced for the purpose of whatsoever character arising as a result of the inspection and Building Code administrative work.

6. DATA PRACTICES - All data collected, created, received, maintained, or disseminated for any purposes by the activities of either of the parties in carrying out their obligations pursuant to this agreement is governed by the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as amended, the Minnesota Rules implementing such act now in force or as adopted. The parties, their agents, and employees will protect all non-public data used in this project.

7. RECORDS - AVAILABILITY AND RETENTION

- A) Each of the parties shall keep complete records of account of all funds and fees payable incident to services under this agreement. Pursuant to Minnesota Statute § 16C.05, Subd. 5, the parties agree that either party, their auditors, or any of their duly authorized representatives, at any time during normal business hours, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of the parties and involve only transactions relating to this Agreement. The parties agree to maintain these records for a period of six (6) years from the date of termination of this Agreement.
- B) With respect to Building Code related documents, the County shall retain copies of building plans for commercial, and industrial buildings for a period of 15 years and copies of residential building plans for a period of 15 years after submission by the applicant unless superseded. With respect to inspection records of buildings, the County shall retain these records for so long as the buildings remain standing years on the Property in question.

8. FORCE MAJEURE - Neither party shall be held responsible for delay or failure to perform caused by fire, flood, epidemic, strikes, riot, acts of God, unusually severe weather,

terrorism, war, acts of public authorities other than the parties or delays or defaults caused by public carriers which was beyond a party's reasonable control, provided the defaulting party gives notice as soon as possible to the other party of the inability to perform.

9. DEFAULT AND CANCELLATION –

- A) If either party fails to perform any of the provisions of this Agreement or so fails to administer the work as to endanger the performance of the Agreement, this shall constitute default. Unless the defaulting party's default is excused, the other party may upon ten (10) days written notice, cancel this Agreement in its entirety.

- B) This Agreement may be canceled with or without cause by either party upon ninety (90) days' written notice, advance notice by either party with no penalties involved.

10. SUBCONTRACTING AND ASSIGNMENT – Neither party shall enter into any subcontract for performance of any services contemplated under this Agreement without the prior written approval of the other party and subject to such conditions and provisions as the other party may deem necessary. A party authorized to enter into a subcontract shall be responsible for the performance of all subcontractors.

11. NONDISCRIMINATION - During the performance of this Agreement, the parties agree to the following: No person providing or receiving services pursuant to this agreement shall, on the grounds of race, color, religion, age, sex, gender identity, sexual orientation, physical or mental disability, marital status, public assistance status, familial status, creed, national origin or Human Rights Commission activity be excluded from full employment rights in, participation in, be denied the benefits of or be otherwise subjected to discrimination under any and all applicable federal and state laws against discrimination.

12. APPLICABLE LAW - This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota. The parties hereby consent and submit to the jurisdiction of the appropriate courts of the State of Minnesota or of the United States having jurisdiction in Minnesota for adjudication of any suite or cause of action arising under or in connection with the contract documents, or the performance of such contract, and agrees that any such suit or cause of action may be brought in any such court.

13. WAIVER - The failure of either party to enforce any provisions of this contract shall not constitute a waiver by the County of that or any other provision.

14. WORKER HEALTH, SAFETY AND TRAINING – Each party shall be solely responsible for the health and safety of its employees in connection with the work

performed under this Contract. Each party shall make arrangements to ensure the health and safety of all subcontractors and other persons who may perform work in connection with this Contract. Each party shall ensure all personnel of that party and subcontractors are properly trained and supervised and, when applicable, duly licensed or certified appropriate to the tasks engaged in under this Contract. Each party shall comply with federal, state, and local occupational safety and health standards, regulations, and rules promulgated pursuant to the Occupational Health and Safety Act which are applicable to the work to be performed by that party.

15. SEVERABILITY - The parties agree that if any term or provision of this contract is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the contract did not contain the particular term or provision held to be invalid.

16. NOTICES - All official notices, shall be sufficiently given when delivered or mailed, certified mail, postage prepaid, to the parties at their respective places of business as set forth below or at a place designated hereafter in writing by the parties.

For the County:

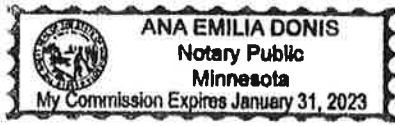

Olmsted County Planning Director
2122 Campus Drive SE, Suite #100
Rochester, MN 55904

For the City:

Byron City Administrator
680 Byron Main Court NE
Byron, MN 55920

17. MERGER CLAUSE - This Agreement constitutes the final expression of the parties' agreement, and the complete and exclusive statement of the terms agreed upon. This Agreement supersedes all prior negotiations, understanding, agreements, and representations. There are no oral or written understandings, agreements or representations not specified herein. Furthermore, no waiver, consent, modification, or change of terms of this Agreement shall bind either party unless in writing and signed by both parties. Such waiver, consent, modification, or change shall be effective only in the specific instance and for the specific purpose given.

Made and executed at Rochester, Minnesota this 20th day of April, 2021.



COUNTY OF OLMSTED

[Handwritten Signature]

Chair, Board of Commissioners

ATTEST: [Handwritten Signature]
Deputy Clerk of the County Board

Executed at Byron, Minnesota this 20th day of April, 2021.

CITY OF BYRON

[Handwritten Signature]

Mayor

ATTEST: [Handwritten Signature]
City Administrator



A Division of WSE Engineering Services, Ltd
1765 Restoration Rd SW
Rochester, MN 55902
507-282-8206

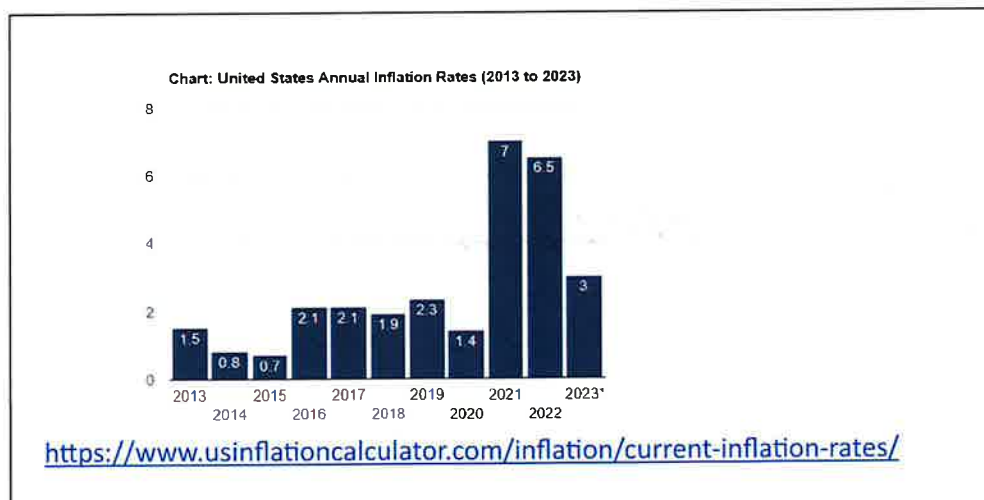
TO: CMS Jurisdictions
RE: Fee Schedule

Many of you are preparing budgets for next fiscal year and have asked us for our updated fee structure. For the last two years (2022 and 2023) CMS has raised labor rates by 2.5% and 3% respectively, knowing inflation was likely higher than our increased rates. CMS has taken every measure to minimize the impacts of inflation; however, CMS was not insulated from the effects of inflation.

With the benefit of looking backward, we have a better understanding of the magnitude of inflation. Using Jan 2020 as a baseline, CMS has raised their rates 5.58%; while in the same time period (Jan-2020 to Jan-2023) inflation has increased 15.55%⁽¹⁾, and IRS Mileage rate 13.91%.

Inflation continues to be difficult to predict, but it appears to be cooling (See chart below); however, inflation in the construction industry continues to outpace other sectors of our economy⁽²⁾. Therefore, it has become necessary to increase our rates to be able to continue to provide competent staff and professionally licensed Building Official's to serve you.

CMS will be raising their labor rates by 10% effective January 1, 2024. See attached Rate Structure Sheet. This will bring CMS's cumulative rate increase to 16% from the baseline of 2020, while in the same time period inflation increased by 19%.⁽¹⁾



Other references:

1 <https://www.dol.gov/general/topic/statistics/inflation>

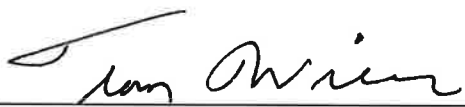
2 <https://www.cbre.com/insights/books/2022-us-construction-cost-trends>

We recognize that our rate increase may impact your budget; therefore, we have been working with other jurisdictions on revising our fee structure in a way that minimizes the impacts to your future budgets. We would welcome the opportunity to discuss this more if you are interested. Please feel free to reach out to any of us with questions at the above address or phone number, or at one of the emails below.

Kim Wadley
CMS Office Manager
Kim@CMSroch.com

Jay Kruger
CMS Department Manager
Jay@CMSroch.com

Construction Management Services,
A Division of WSE Engineering Services, Ltd.

 7/20/2023

Tom Wiener, PE
CEO/President

Date

Tom@WSE.Engineering

MINNESOTA Guide to the State Building Code



- Administration
- Special Provisions
- Commercial Building
- Elevators and Related Devices
- Residential Building
- Existing Buildings
- Electrical
- Flood-proofing
- Energy Conservation
- Accessibility
- Mechanical and Fuel Gas
- Plumbing
- High Pressure Piping Systems
- Manufactured Homes
- Prefabricated Structures
- Industrialized/Modular Buildings
- Storm Shelters



m DEPARTMENT OF
LABOR AND INDUSTRY



INTRODUCTION

For nearly 50 years, the Minnesota State Building Code has been the standard by which buildings have been constructed to provide our citizens with safe, energy efficient and accessible buildings.

From the many buildings built during those years, no one will know the countless lives saved from fire, structural collapse and hazardous materials; the injuries prevented from falls, shattered glass and electric shock; or the prevention of damage to buildings from roof ice, frost heave or water leakage.

In addition, many hundreds of buildings are now fully accessible and usable for our family members and friends with disabilities while much less fossil fuel has had to be burned to heat and cool these same buildings.

This Guide looks back to the original intent of the legislature to provide safe and affordable housing, places to work, shop, eat, congregate, do business, recreate and worship. It reviews where these protections currently exist in the state and what codes are in place to ensure this occurs.

The purpose of this Guide is to inform and educate regulators, government officials and policy makers about the State Building Code and how it serves the public's interest by providing for the safe use of buildings. Because one of the most important roles of government is to protect its citizens, it is our responsibility to ensure this occurs in the construction of buildings.



Handwritten signature of Scott D. McLellan in black ink.

Scott D. McLellan
State Building Official

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HISTORY

1965 A State Building Code was established that applied only to state-owned buildings.

1971 The first State Building Code was enacted into law that applied to all areas of Minnesota that enforced a building code. Up to this point, each municipality maintained its own unique building code or had none at all.

1972 The State Building Code became effective on July 1. If a municipality enforced a building code, it now had to be the State Building Code.



Photo credit: Ben Franske - Own work, GFDL, <https://commons.wikimedia.org/w/index.php?curid=4390505>

1977 Legislation established that the State Building Code would be enforced statewide beginning Jan. 1, 1977, but no later than Jan. 1, 1978. Subsequent legislation passed in 1978 extended the date for mandatory state-wide enforcement of the State Building Code to Jan. 1, 1979.

1979 Legislation provided that a non-metropolitan county may by negative referendum rescind enforcement of the State Building Code (except provisions for accessibility). This enabled county residents and those residing in cities that had not already adopted the code by January 1977 to participate in the vote.

- If the vote was negative, the code no longer applied to townships or cities located within the county.
- As a result of the referendums, only eight counties voted to retain the State Building Code. These were in addition to the seven mandatory metropolitan counties.

1981 Legislation allowed municipalities having a population of less than 2,500 to decide whether or not the State Building Code will apply in their jurisdiction. If these municipalities had already adopted the code, they can now rescind their ordinance adopting the State Building Code (unless they were located in one of the seven metropolitan counties mandated to enforce the State Building Code).

2008 Legislation established for the first time that the State Building Code is the standard that applies statewide for the construction and remodeling of buildings. This means that the State Building Code now applies to all work, regardless of whether or not the State Building Code is required to be enforced by a municipality. This applies to everyone who constructs or remodels buildings, both homeowners and contractors.

2008 Legislation established that as of Jan. 1, 2008, if a municipality had in effect an ordinance adopting the State Building Code, that municipality must continue to enforce the State Building Code and may not repeal its adopting ordinance. The exception is for those municipalities having a population of less than 2,500 (as permitted by the 1981 legislation).

LEGISLATIVE INTENT

Below is an excerpt from the 1971 Session Laws when the legislature first authorized creation of a State Building Code. The purpose of the code, as shown in the first and fourth paragraphs, still appears today in Minnesota Statute 326B.101. The second and third paragraphs describe factors facing the construction industry and society at the time that likely contributed to the establishment of the first State Building Code.

LAWS 1971 – REGULAR SESSION

Be in enacted by the Legislature of the State of Minnesota:

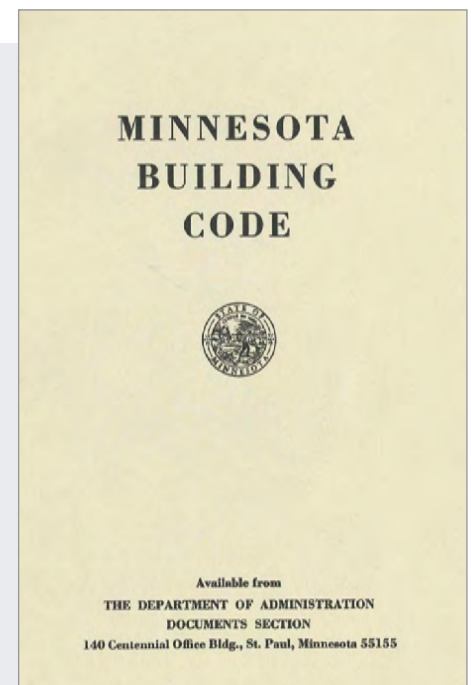
Section 1. Minnesota Statutes 1969, Section 16.83, is amended to read:

16.83 STATE BUILDING CODE; POLICY AND PURPOSE; APPROPRIATING MONEY. Sections 1 to 17 of the act are enacted to enable the commissioner of administration to promulgate and administer a state building code in accordance with the provisions hereof, which code shall govern the construction, reconstruction, alternation, and repair of state-owned buildings and other structures to which the code is applicable. It is necessary that building codes be adopted and enforced to protect the health, safety, welfare, comfort, and security of the residents of this state. However, the construction of buildings should be permitted at the least possible cost consistent with recognized standards of health and safety.

Many citizens of the state are unable to secure adequate housing at prices or rentals which they can afford. Such a situation is contrary to the public interest and threatens the health, safety, welfare, comfort, and security of the people of the state. Other persons in commerce and industry are also affected by the high cost of construction. Construction costs for buildings of all types have risen and are continuing to rise at unprecedented rates.

A multitude of laws, ordinances, rules, regulations, and codes regulating the construction of buildings and the use of materials therein is a factor contributing to the high cost of construction. Many such requirements are obsolete, complex, and unnecessary. They serve to increase costs without providing correlative benefits of safety to owners, builders, tenants, and users of buildings.

It is the purpose of this act to prescribe and provide for the administration and amendment of a state code of building construction which will provide basic and uniform performance standards, establish reasonable safeguards for health, safety, welfare, comfort, and security of the residents of this state who are occupants and users of buildings, and provide for the use of modern methods, devices, materials, and techniques which will in part tend to lower construction costs.



PURPOSE

The purpose of the State Building Code is described in Minnesota Statutes 326B.101 where it reads:



The commissioner shall administer and amend a state code of building construction which will provide basic and uniform performance standards, establish reasonable safeguards for health, safety, welfare, comfort, and security of the residents of this state and provide for the use of modern methods, devices, materials, and techniques which will in part tend to lower construction costs. The construction of buildings should be permitted at the least possible cost consistent with recognized standards of health and safety.

In other words:

- **Basic** – *minimum*
- **Uniform** – *everyone designs and builds to comply with the same requirements*
- **Performance standards** – *requirements should focus on the outcome not specific methods*
- **Reasonable safeguards** – *not overly complex, costly or difficult*
- **Health** – *safe clean water, proper sewer, sanitation, air quality, light, ventilation*
- **Safety** – *protection from fire, smoke, falling, wind, snow, frost, extreme temperature, electrocution, hazardous materials, panic, breaking glass, structural collapse*
- **Welfare** – *accessibility, conserves energy resources, peace of mind, habitability*
- **Comfort** – *heating facilities, soundproofing between apartments, room size*
- **Security** – *school safety, nursing home dementia units, correctional facilities*
- **Provide for the use of modern methods, devices, materials and techniques which will in part tend to lower construction costs** – *encourage and recognize innovation and technologies that provide cost savings in labor, equipment, and building materials*
- **The construction of buildings should be permitted at the least possible cost consistent with recognized standards of health and safety** – *manage adoption of nationally recognized safety and health codes to keep construction costs as low as possible*

FEDERAL IMPACT

Energy

Minnesota is obligated to review and adopt a new commercial energy code when recommended by the U.S. Department of Energy. However, when a new, more efficient residential energy code becomes available, Minnesota is only required to review and consider adopting the new code.

Manufactured Homes

Since 1976, Minnesota has been a State Administrative Agency (SAA) for the U.S. Department of Housing and Urban Development for the installation of manufactured homes. As a condition of being an SAA, Minnesota must adopt installation and dispute-resolution programs compatible with federal regulations for manufactured homes.

Prefabricated Structures

Since 1995, Minnesota has been part of an interstate compact for the regulation of prefabricated structures and modular buildings. This compact obligates Minnesota and partner states to follow specific state codes as well as uniform model rules and regulations when constructing prefabricated structures.



Accessibility

Although Minnesota is not required by the federal government to administer an accessibility code, the Americans with Disabilities Act (ADA) established both the requirement and standard that all new and remodeled buildings are required to follow. To simplify compliance for architects and building owners, Minnesota adopted a model accessibility code that is compatible with ADA.

UNIFORMITY

The State Building Code preempts and supersedes local regulation for the construction of buildings. A key purpose of the legislature establishing a single State Building Code was to promote uniformity of construction standards throughout Minnesota.

Uniformity is important for several reasons:

Reduced cost

Contractors only have to learn one code. This enables them to become more efficient in their design and construction methods, thus minimizing construction costs. Building product manufacturers are able to reduce their costs as they can design their materials to meet just one standard.

Levels the competition

As the entire construction industry uses the same standard, estimating construction costs will be equitable.

Consistent code enforcement

Building officials throughout Minnesota are trained to understand and enforce a single standard. This promotes uniform application and enforcement of the code, thus minimizing errant interpretations, construction delays and additional construction cost.

Statutory requirements for uniformity

Minnesota Statute 326B.121 Subd. 1(a):

The State Building Code is the standard that applies statewide for the construction, reconstruction, alteration, repair, and use of buildings and other structures of the type governed by the code.

Minnesota Statute 326B.121 Subd. 1(b):

The State Building Code supersedes the building code of any municipality.

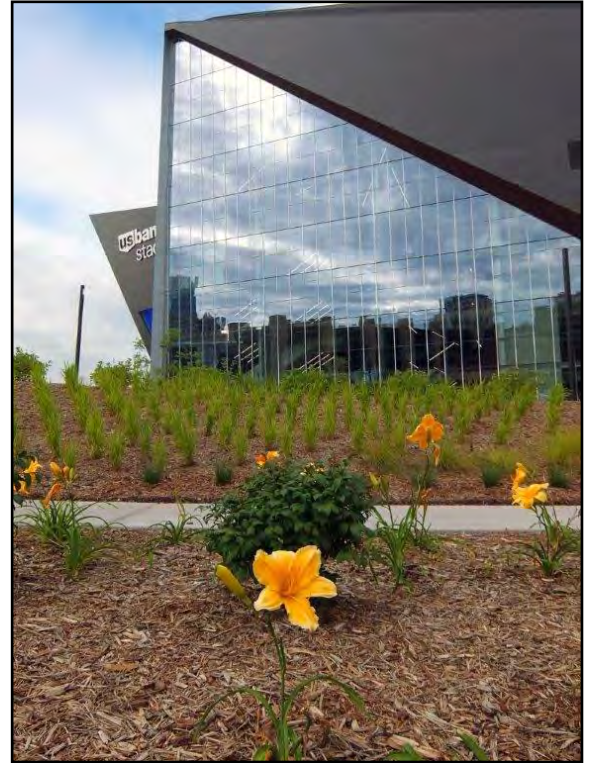
Minnesota Statute 326B.121 Subd. 2(c):

A municipality must not by ordinance, or through development agreement, require building code provisions regulating components or systems of any structure that are different from any provision of the State Building Code.



BENEFITS

- Provides safe and healthy buildings
- Provides peace of mind that buildings are safe to be used as intended
- Provides accessible buildings for all people, regardless of ability
- Provides energy efficient buildings
- Provides buildings that are resilient to weather extremes
- Provides reduced property loss in the event of fire, flood, wind and snow
- Provides consistency in building design, bidding process and building construction
- Provides financial institutions with an assured value of quality and safety. Most require evidence of this through the Certificate of Occupancy
- Provides insurance companies with permit, inspection and occupancy approvals to verify insurability
- Provides prospective property owners with documented improvement records that are sometimes necessary for real estate transfers and tax purposes
- Provides the Insurance Services Office (ISO) with a measurable industry standard to determine cost-effective statewide insurance ratings
- Provides FEMA with a responsible safety standard to base reconstruction costs to replace or repair disaster-destroyed property
- Provides the public with a way to verify that work is done by licensed contractors, architects and engineers
- Provides a standard for consumer protection through Minnesota's Contractor Licensing program and Contractor Recovery Fund
- Provides compatibility with the State Fire Code
- Provides quality community development through the construction of buildings that meets the needs of society, municipalities, building owners and residents



REQUIREMENTS

The State Building Code is a set of documents that regulate the construction of buildings so they are safe, energy efficient and accessible. The specific regulations contained in the State Building Code appear in one of three forms: model codes and standards, Minnesota Rules and Minnesota Statutes.

Model codes

Minnesota law requires the State Building Code to conform as much as possible to model building codes generally accepted and in use throughout the United States. A model code is a book of published construction regulations developed by members of an organization having subject-matter expertise. Model codes are intended for adoption into law by local governments, states and even countries. Because writing codes requires a great deal of work by many experienced and varied industry experts, this is usually beyond the capacity of a local government to produce on its own.

The preferred way to efficiently regulate building safety, accessibility for the disabled and energy efficiency is through the adoption and enforcement of model codes. However, because model codes are produced for widespread use throughout all parts of the country, state government must usually amend or change some provisions in order to address its own particular geography, climate and legislative mandates.

Minnesota rules

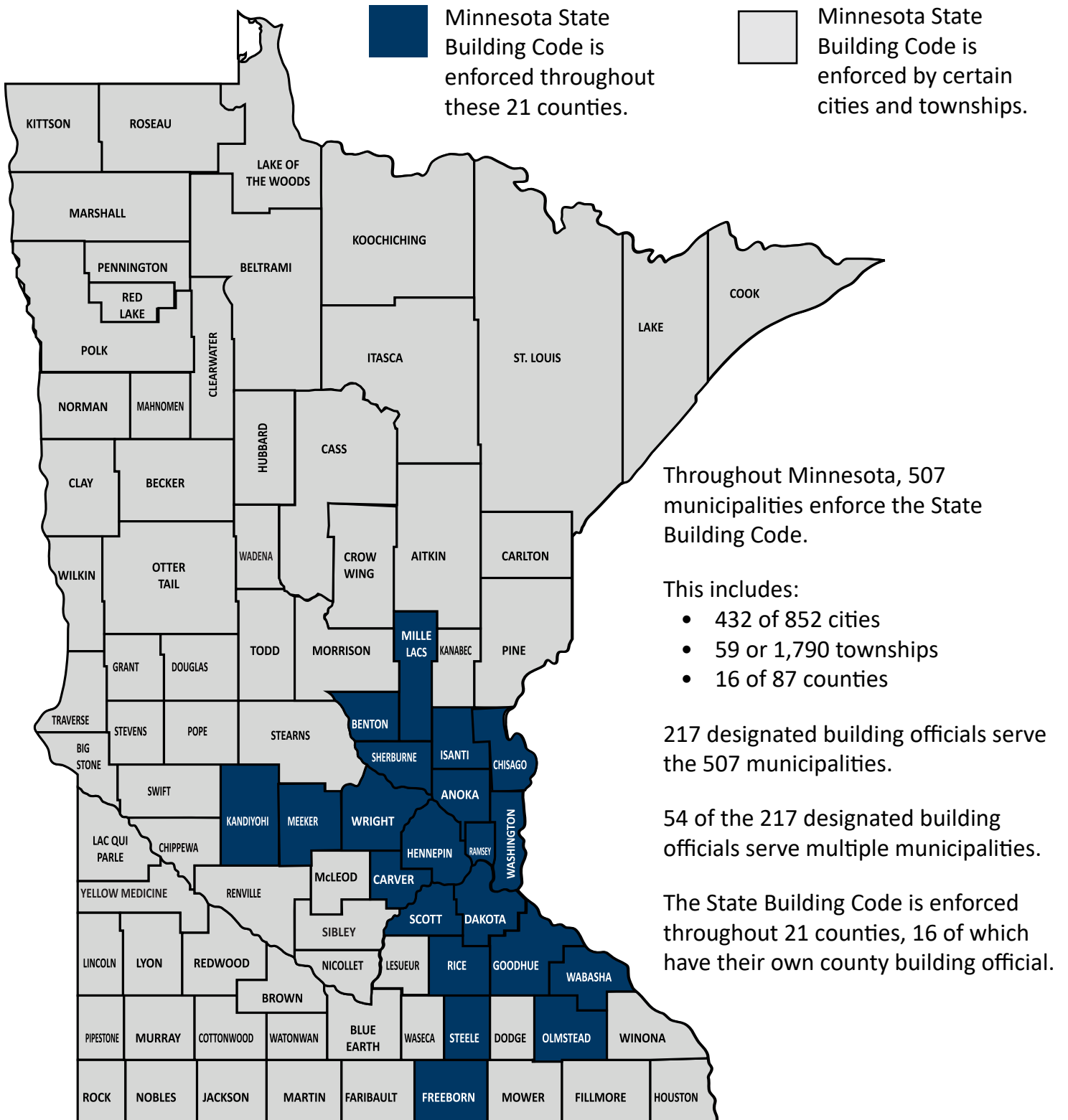
Minnesota law states that the commissioner [of the Minnesota Department of Labor and Industry] shall by rule and in consultation with the Construction Codes Advisory Council establish a code of building standards. A rule is a type of Minnesota law that is produced by a state agency through a legally prescribed process. Although authority for making a rule must be granted by the legislature, the legislature is not directly involved in the process. Adopting a model code into the State Building Code is done by rule. Another example of a rule is when the changes are made to specific requirements of the model code. Usually these are referred to as amendments or amending the model code.

Minnesota statutes

Even though the State Building Code is established by rule using model codes, the legislature can still enact specific requirements into law to regulate the construction of buildings. Most often, this occurs as a result of a tragedy or string of accidents where the State Building Code may not have provided adequate protections. Examples of some of the special provisions passed into law by the legislature include:

- bleacher safety,
- window-fall protection,
- required safety devices for automatic garage door openers,
- window-cleaning safety anchorages,
- radon control, and
- smoke detection devices.

ENFORCEMENT AREAS



CHAPTERS

The Minnesota State Building Code consists of 18 chapters. Most of them adopt by reference a model code or standard that has been developed by a national code-making organization. The remaining chapters contain subject matter that has been written specifically for Minnesota.

- 1300 – Minnesota Building Code Administration
- 1303 – Special Provisions
- 1305 – Minnesota Commercial Building Code
- 1307 – Elevators and Related Devices
- 1309 – Minnesota Residential Code
- 1311 – Minnesota Conservation Code for Existing Buildings
- 1315 – Minnesota Electrical Code
- 1322/23 – Minnesota Energy Code
- 1335 – Flood-proofing Regulations
- 1341 – Minnesota Accessibility Code
- 1346 – Minnesota Mechanical and Fuel Gas Code
- 1350 – Manufactured Homes
- 1360 – Prefabricated Structures
- 1361 – Industrialized/Modular Buildings
- 1370 – Storm Shelters (Manufactured Home Parks)
- 4714 – Minnesota Plumbing Code
- 5230 – Minnesota High Pressure Piping Systems



CODE BOOK FACT SHEET

2020 MINNESOTA BUILDING CODE

ADMINISTRATION

2020 MINNESOTA BUILDING CODE ADMINISTRATION

- Regulates the administration of all Minnesota adopted codes.
- Contains detailed provisions governing building official duties, building department operations, permits, plan review, violations, fees, inspections, board of appeals and certificate of occupancy.
- Located in Minnesota Rules Chapter 1300. This rule chapter replaces the administrative chapters in each of the 2018 International Code Council (ICC) model codes adopted by Minnesota.

EFFECTIVE DATE

- Updates to Minnesota Building Code Administration became effective **March 31, 2020**.

CODE BOOK

The 2020 Minnesota Building Code Administration is incorporated into custom code books published for Minnesota by the International Code Council (ICC). There is no longer a need to separately purchase the ICC model code and Minnesota amendments and refer to them both. Now they are contained in a single reformatted Minnesota-specific code book.

The Minnesota Building Code Administration is available for free online viewing or can be purchased in soft-cover format as part of Minnesota's other published codes.

TO VIEW CODES ONLINE FREE

- Visit www.dli.mn.gov/business/codes-and-laws/2020-minnesota-state-building-codes to view the code.

TO PURCHASE CODE BOOKS

- International Code Council
<https://shop.iccsafe.org/state-and-local-codes/minnesota.html>
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CODE BOOK FACT SHEET

2020 MINNESOTA PROVISIONS TO THE STATE BUILDING CODE

2020 MINNESOTA PROVISIONS TO THE STATE BUILDING CODE

- Addresses a number of subjects related to Minnesota’s climatic conditions and other provisions not appropriately regulated in the International Residential Code (IRC) or International Building Code (IBC).
- Contains Minnesota provisions addressing restroom facilities in public buildings, parking spaces for commuter vans, automatic garage door opening systems, recycling space, footing frost protection, ground snow load, radial ice on towers, wood for exterior decks, patios and balconies, bleacher safety, simplified wind loads and radon.
- Located in Minnesota Rules Chapter 1303. This rule chapter contains special code provisions required by Minnesota statutes.

EFFECTIVE DATES

- Updates to Minnesota Provisions to the State Building Code became effective **July 31, 2020**.

CODE BOOK

The 2020 Minnesota Provisions to the State Building Code is incorporated into both the Minnesota Building Code and Minnesota Residential Code published for Minnesota by the International Code Council (ICC). There is no longer a need to separately purchase the ICC model code and Minnesota amendments and refer to them both. Now they are contained in a single reformatted Minnesota-specific code book.

The Minnesota Provisions to the State Building Code is available for free online viewing or can be purchased as part of the Minnesota Building or Minnesota Residential codes in soft-cover format.

TO VIEW CODES ONLINE FREE

- Visit www.dli.mn.gov/business/codes-and-laws/2020-minnesota-state-building-codes to view the code.

TO PURCHASE CODE BOOKS

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CODE BOOK FACT SHEET

2020 MINNESOTA BUILDING CODE

2020 MINNESOTA BUILDING CODE

- Regulates the design, construction, addition, alteration, repair, use and location of all buildings and structures other than those regulated by the 2020 Minnesota Residential Code.
- Contains detailed provisions governing building construction. These include requirements for structural, means of egress, sanitation, life-safety, fire-safety, and moisture protection.
- Located in Minnesota Rules Chapter 1305. This rule chapter adopts by reference Chapters 2 through 35 of the 2018 International Building Code (IBC) and includes amendments to the IBC.

EFFECTIVE DATES

- Minnesota Building Code became effective **March 31, 2020**.

CODE BOOK

The 2020 Minnesota Building Code is a custom code book published for Minnesota by the International Code Council (ICC). It includes Minnesota's amendments into the body of changed sections and reads as a unified code book. It also includes Minnesota chapters about Administration and Radon. There is no longer a need to separately purchase the ICC model code and Minnesota amendments and refer to them both. Now they are contained in a single reformatted Minnesota-specific code book.

Code books are available for purchase and free, online viewing is available.

TO VIEW CODES ONLINE FREE

- Visit www.dli.mn.gov/business/codes-and-laws/2020-minnesota-state-building-codes to view the code.

TO PURCHASE CODE BOOKS

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CODE BOOK FACT SHEET

2020 MINNESOTA ELEVATOR AND RELATED DEVICES CODE

2020 MINNESOTA ELEVATOR AND RELATED DEVICES CODE

- Regulates the design, construction, installation, alteration, repair, removal, operation and maintenance of elevators and related devices.
- Contains detailed provisions governing passenger elevators, freight elevators, hand-powered elevators, dumbwaiters, escalators, moving walks, vertical reciprocating conveyors, stage and orchestra lifts, endless belt lifts, wheelchair lifts and other related devices.
- Located in Minnesota Rules Chapter 1307. This rule chapter incorporates certain standards of the American Society of Mechanical Engineers (ASME).

EFFECTIVE DATE

- Minnesota Elevator and Related Devices Code became effective **Sept. 28, 2020**.

CODE BOOK

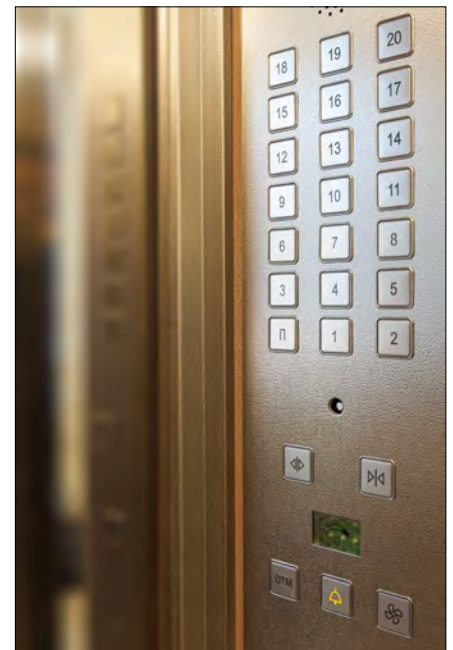
The 2020 Minnesota Elevator and Related Devices Code incorporates several ASME codes and standards with Minnesota amendments.

TO VIEW CODES ONLINE FREE

- Minnesota Rules Chapter 1307, Elevators and Related Devices, www.revisor.mn.gov/rules/1307/

TO PURCHASE CODE BOOKS

- The American Society of Mechanical Engineers at www.asme.org/codes-standards/publications-information/safety-codes-standards



CODE BOOK FACT SHEET

2020 MINNESOTA RESIDENTIAL CODE

2020 MINNESOTA RESIDENTIAL CODE

- Regulates the design, construction, addition, alteration, repair, use, and location of detached one- and two-family dwellings, certain townhouses and their accessory structures.
- Contains detailed provisions governing dwelling construction including requirements for structural, life-safety, fire-safety and moisture protection.
- Located in Minnesota Rules Chapter 1309. This rule chapter adopts by reference Chapters 2 through 10, 44, Section P2904, and Appendix K and Q from the 2018 International Residential Code (IRC) as amended in Minnesota.

EFFECTIVE DATES

- Residential Code became effective **March 31, 2020**.

CODE BOOK

The 2020 Minnesota Residential Code is a custom code book published for Minnesota by the International Code Council (ICC). It includes Minnesota's amendments into the body of changed sections and reads as a unified code book. It also includes Minnesota chapters about Administration, Radon and Energy. There is no longer a need to separately purchase the ICC model code and Minnesota amendments and refer to them both. Now they are contained in a single reformatted Minnesota-specific code book.

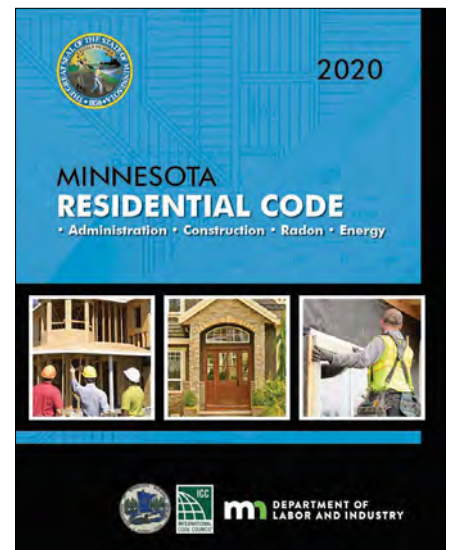
The Minnesota Residential Code is available for free online viewing or can be purchased in soft-cover format (English and Spanish versions).

TO VIEW CODES ONLINE FREE

- Visit www.dli.mn.gov/business/codes-and-laws/2020-minnesota-state-building-codes to view the code.

TO PURCHASE CODE BOOKS

- International Code Council
<https://shop.iccsafe.org/state-and-local-codes/minnesota.html>
701-931-4533



CODE BOOK FACT SHEET

2020 MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS

2020 MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS

- Regulates the design, alteration, repair, addition, change of occupancy and relocation of existing buildings and structures, including historic buildings. This code does not apply to buildings or structures regulated by the 2020 Minnesota Residential Code.
- Contains regulations for building conservation using both prescriptive and performance-based provisions with emphasis on performance. These regulations may often be less restrictive than the IBC, making building conservation and reuse of existing buildings more cost effective while maintaining building safety.
- Located in Minnesota Rules Chapter 1311. This rule chapter adopts by reference Chapters 2 through 16 of the 2018 International Existing Building Code (IEBC) and includes amendments to the IEBC.

EFFECTIVE DATE

- Conservation Code for Existing Buildings became effective **March 31, 2020**.

CODE BOOK

The 2020 Minnesota Conservation Code for Existing Buildings is a custom code book published for Minnesota by the International Code Council (ICC). It includes Minnesota's amendments into the body of changed sections and reads as a unified code book. It also includes a Minnesota chapter about Administration. There is no longer a need to separately purchase the ICC model code and Minnesota amendments and refer to them both. Now they are contained in a single reformatted Minnesota-specific code book.

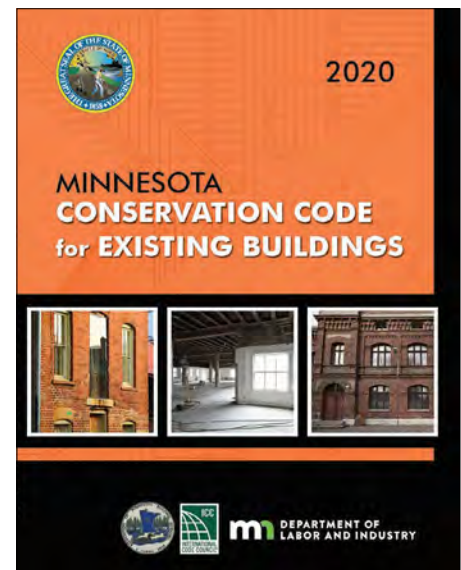
The Minnesota Conservation Code for Existing Buildings is available for purchase in soft-cover format. Free online viewing is also available.

TO VIEW CODES ONLINE FREE

- Visit www.dli.mn.gov/business/codes-and-laws/2020-minnesota-state-building-codes to view the code.

TO PURCHASE CODE BOOKS

- International Code Council
<https://shop.iccsafe.org/state-and-local-codes/minnesota.html>
701-931-4533



CODE BOOK FACT SHEET

2020 MINNESOTA ENERGY CODE

2020 MINNESOTA ENERGY CODE

- Provides energy-conserving standards for the design, construction, alteration, renovation and repair of residential and commercial buildings.
- Contains design and construction standards regarding heat-loss control, illumination and climate control.
- Located in Minnesota Rules Chapters 1322 and 1323. This rule chapter adopts by reference Chapters 2(RE) through 5(RE) of the 2012 International Energy Conservation Code (IECC) for residential, 2(CE) through 4(CE) and 6(CE) of the 2018 IECC for commercial, and optional AHSRAE Standard 90.1-2016, the 2012 IECC and Minnesota amendments to the IECC. The IECC includes requirements for both residential and commercial buildings.

EFFECTIVE DATE

- Commercial Energy Code with ANSI/ASHRAE/IES Standard 90.1-2016 became effective **March 31, 2020**.
- Residential Energy Code became effective **Feb. 14, 2015**.

CODE BOOK

The 2020 Minnesota Energy Code is a custom code published for Minnesota by the International Code Council (ICC). It includes Minnesota's amendments into the body of changed sections and reads as a unified code book. It also includes a Minnesota chapter on Administration. There is no longer a need to separately purchase the ICC model code and Minnesota amendments and refer to them both. Now they are contained a single reformatted Minnesota-specific code book.

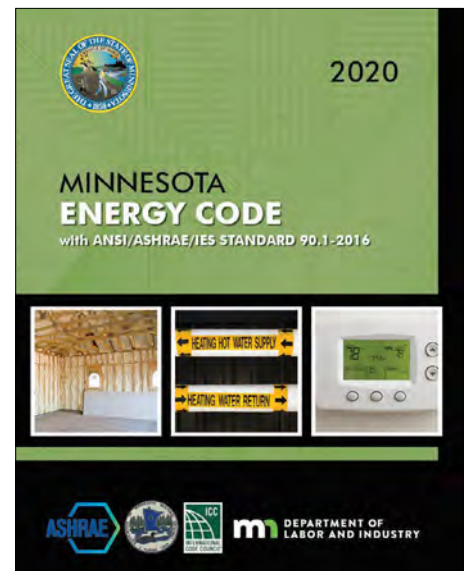
Code books are available for purchase and free, online viewing is also available.

TO VIEW CODES ONLINE FREE

- Visit www.dli.mn.gov/business/codes-and-laws/2020-minnesota-state-building-codes to view the code.

TO PURCHASE CODE BOOKS

- International Code Council
<https://shop.iccsafe.org/state-and-local-codes/minnesota.html>
701-931-4533



CODE BOOK FACT SHEET

2020 MINNESOTA ACCESSIBILITY CODE

2020 MINNESOTA ACCESSIBILITY CODE

- Provides standards for the design and construction of buildings to be accessible for all persons.
- Contains detailed scoping requirements from IBC Chapter 11 and detailed technical provisions from ICC/ANSI A117.1-2009 to ensure that buildings and facilities are designed and constructed to be accessible.
- Located in Minnesota Rules Chapter 1341. This rule chapter adopts by reference Chapter 11 of the 2018 International Building Code (IBC), Section 305 of the 2018 International Existing Building Code (IEBC), ICC/ANSI A117.1-2009, and Minnesota amendments.

EFFECTIVE DATE

- Minnesota Accessibility Code became effective **March 31, 2020**.

CODE BOOK

The 2020 Minnesota Accessibility Code is a custom code published for Minnesota by the International Code Council (ICC). It includes Minnesota's amendments into the body of changed sections and reads as a unified code book. It also includes a Minnesota chapter about Administration. There is no longer a need to separately purchase the ICC model codes and Minnesota amendments and refer to them both. Now they are contained in a single reformatted Minnesota-specific code book.

The Minnesota Accessibility Code is available for purchase in soft-cover format. Free online viewing is also available.

TO VIEW CODES ONLINE FREE

- Visit www.dli.mn.gov/business/codes-and-laws/2020-minnesota-state-building-codes to view the code.

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- International Code Council
<https://shop.iccsafe.org/state-and-local-codes/minnesota.html>
701-931-4533



CODE BOOK FACT SHEET

2020 MINNESOTA MECHANICAL AND FUEL GAS CODE

2020 MINNESOTA MECHANICAL AND FUEL GAS CODE

- Regulates the design, installation, maintenance, alteration and inspection of building mechanical systems that are used to provide control of environmental conditions and related processes.
- Contains provisions governing mechanical and fuel gas systems using prescriptive and performance-based provisions with emphasis on performance.
- Located in Minnesota Rules Chapter 1346. This rule chapter adopts by reference Chapters 2 through 15 of the 2018 International Mechanical Code, Chapters 2 through 8 of the 2018 International Fuel Gas Code (including amendments to both), chapters 1 through 9 of ANSI/ASHRAE Standard 154-2016, Ventilation for Commercial Cooking Operations, and ANSI/ASHRAE 62.2-2016, Ventilation and Acceptable Indoor Air Quality in Residential Buildings.

EFFECTIVE DATE

- Minnesota Mechanical and Fuel Gas Code became effective **April 6, 2020.**

CODE BOOK

The 2020 Minnesota Mechanical and Fuel Gas Code is a custom code published for Minnesota by the International Code Council (ICC). It includes Minnesota's amendments into the body of changed sections and reads as a unified code book. It also includes a Minnesota chapter about Administration. There is no longer a need to separately purchase the ICC model codes and Minnesota amendments and refer to them both. Now they are contained in a single reformatted Minnesota-specific code book.

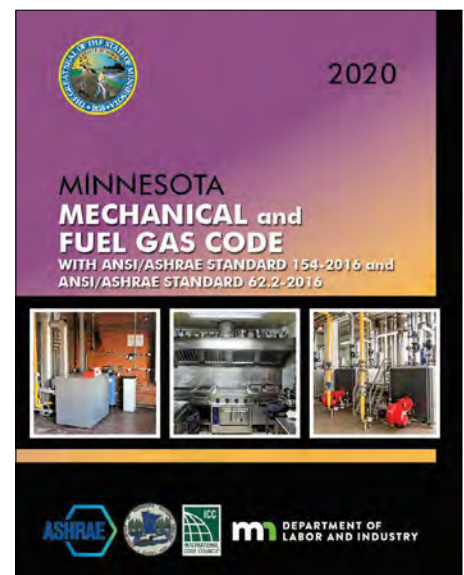
The Minnesota Mechanical and Fuel Gas Code is available for free online viewing or can be purchased in soft-cover format.

TO VIEW CODES ONLINE FREE

- Visit www.dli.mn.gov/business/codes-and-laws/2020-minnesota-state-building-codes to view the code.

TO PURCHASE CODE BOOKS

- International Code Council
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701-931-4533



CODE BOOK FACT SHEET

2020 MINNESOTA PLUMBING CODE

2020 MINNESOTA PLUMBING CODE

- Regulates the design and installation of plumbing systems statewide for all buildings including new, addition, alteration, repair and replacement.
- Contains requirements for drain, waste, and vent systems, water supply and distribution systems, backflow prevention, water conditioning equipment, roof drainage systems, plumbing fixtures, materials and non-potable rainwater catchment systems.
- Minnesota Rules, Chapter 4714. The rule incorporates by reference Chapters 2 to 11, 16, and 17 of the 2018 edition of the Uniform Plumbing Code (UPC), and UPC Appendices A, B, and I, with Minnesota amendments.

EFFECTIVE DATE

- Minnesota Plumbing Code became effective **Dec. 17, 2021**.

CODE BOOK

The 2020 Minnesota Plumbing Code is published by the International Association of the Plumbing and Mechanical Officials (IAPMO) for Minnesota in a single, reformatted custom code book. It incorporates Minnesota amendments and reads as a unified code book. It also includes Chapter 4716, Plumber Licensing and Apprentice Registration, and Chapter 1300, Minnesota Administration Code.

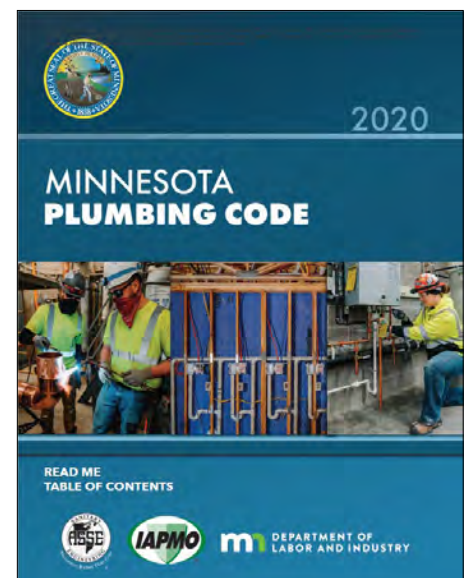
The 2020 Minnesota Plumbing Code is available for free online viewing or can be purchased in soft-cover format or eBook.

TO VIEW CODES ONLINE FREE

- Visit <http://epubs.iapmo.org/2020/MPC/>

TO PURCHASE CODE BOOKS

- International Association of the Plumbing and Mechanical Officials Online Bookstore
<https://iapmomembership.org/store/2020-minnesota-plumbing-code/1126/>
909-472-4208
Email: publications@iapmo.org



CODE BOOK FACT SHEET

2019 HIGH PRESSURE PIPING CODE

2019 HIGH PRESSURE PIPING CODE

- Regulates the design, construction and installation of high-pressure steam and other heating mediums, ammonia refrigeration and bioprocess piping systems.
- Contains detailed material and pressure requirements for pipe, fittings and valves as well as procedure, qualification and production welding requirements on high pressure piping (HPP) systems.
- The Board of High Pressure Piping Systems has adopted five model codes, with Minnesota amendments: ASME B31.1-2016 for high pressure steam and other heating mediums; ANSI/IIAR2-2014 and ASME B31.5-2016 for ammonia refrigeration; ASME BPE-2016 for bioprocess; and ASME Section IX-2017 for welding requirements on all high-pressure piping systems.

EFFECTIVE DATE

- Minnesota Rules Chapter 5230, containing the Minnesota High Pressure Piping Code, became effective **May 14, 2019.**

CODE BOOK

Minnesota High Pressure Piping Laws and Rules is available for free online viewing or can be purchased as part of the Minnesota Building Code in soft-cover format.

The four American Society of Mechanical Engineers (ASME) codes adopted by reference as part of the Minnesota High Pressure Piping Code are available for purchase online through ASME or other third-party vendors.

The International Institute of Ammonia Refrigeration Standard ANSI/IIAR2-2014 is available for purchase online through IIAR.

TO VIEW CODES ONLINE FREE

- Visit www.dli.mn.gov/business/codes-and-laws/2020-minnesota-state-building-codes to view the code.

TO PURCHASE CODE BOOKS

- American Society of Mechanical Engineers
www.asme.org/shop/standards or 800-843-2763
- International Institute of Ammonia Refrigeration
www.iiar.org or 703-312-4200



CODE BOOK FACT SHEET

2020 NATIONAL ELECTRICAL CODE

2020 NATIONAL ELECTRICAL CODE

- The 2020 National Electrical Code (NEC) provides the minimum installation criteria for electrical wiring for commercial, residential and industrial occupancies. The original code document was developed in 1897 as a result of united efforts of various insurance, electrical, architectural and allied interests.
- The purpose of the code is the practical safeguarding of persons and property from hazards arising from the use of electricity. Contains prescriptive installation requirements for premises wiring systems but is not intended to be a design specification or an instruction manual for untrained persons.
- The code is adopted by the Minnesota Board of Electricity as required by Minnesota Statutes 326B.32 Subd. 2 (3) pursuant to Chapter 14.

EFFECTIVE DATE

- The 2020 NEC became effective **Nov. 17, 2020**.

CODE BOOK

The 2020 NEC is published by the National Fire Protection Association (NFPA) and is adopted in Minnesota without amendment.

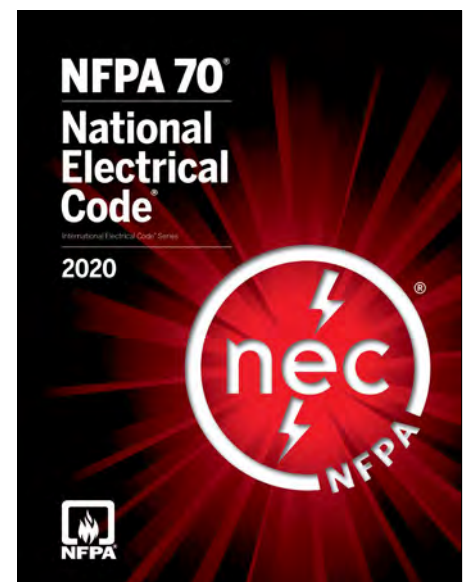
The NEC is available for purchase from the NFPA and free online viewing is available with user registration, membership is not required.

TO VIEW CODES ONLINE FREE

- Visit www.dli.mn.gov/business/codes-and-laws/2020-minnesota-state-building-codes to view the code.

TO PURCHASE CODE BOOKS

- National Fire Protection Association
One Batterymarch Park
Quincy, Massachusetts 02169-7471
1-800-344-3555



CODE BOOK FACT SHEET

INDUSTRIALIZED MODULAR BUILDINGS

INDUSTRIALIZED MODULAR BUILDINGS

- Regulates the construction, review process and approval for industrialized modular buildings built away from the site of occupancy by approved modular builders. Modular buildings may be any occupancy or construction type allowed by code.
- Provides for Minnesota to become member of the Interstate Industrialized Building Commission.
- Contained in Minnesota Rules Chapter 1361. The rule incorporates parts of the 2007 Model Rules and Regulations and 2007 Uniform Administrative Procedures of the Model Rules and Regulations for Industrialized/Modular Buildings as adopted by the Industrialized Buildings Commission.
- Regardless of where it is manufactured, the building must be constructed to the Minnesota State Building Code when it is to be installed in Minnesota.
- Industrialized Modular Buildings must be constructed in accordance with the 2020 Minnesota Building Code.



EFFECTIVE DATES

- Interstate Industrialized Building Commission, 2007 Model Rules and Regulations and 2007 Uniform Procedures became effective **July 1, 2007**.
- Minnesota Rule Chapter 1361, Industrialized Modular Buildings, became effective in **1995**.

CODE BOOK

- The 2007 Model Rules and Regulations and 2007 Uniform Administrative Procedures are available online.

TO VIEW CODE ONLINE FREE

- Minnesota Rule Chapter 1361, Industrialized Modular Buildings
www.revisor.mn.gov/rules/?id=1361
- 2007 IIBC Model Rules and Regulations and Uniform Administrative Procedures
www.interstateibc.org/forms

TO PURCHASE CODE BOOKS

- International Code Council
<https://shop.iccsafe.org/state-and-local-codes/minnesota.html> or 701-931-4533

MINNESOTA MANUFACTURED HOME CODE

- Regulates the installation and sales of manufactured homes and licensing of manufacturers, dealers and installers of manufactured homes built and installed to Code of Federal Regulations.
- Contains detailed regulations for installation and certification of manufactured homes, application forms to sell manufactured homes and record keeping of the sales and installations.
- Is contained in Minnesota Rules Chapter 1350 and the Code of Federal Regulations CFR 3280, 3282, 3285, 3286 and 3288.
- Manufactured homes are required only to be constructed to the Manufactured Home Code, CFR 3280 and 3282.

EFFECTIVE DATES

- Minnesota Rule 1350 became effective **Jan. 4, 2010**.
- CFR 3280 and 3282 became effective **June 15, 1976**.
- CFR 3288 became effective **Feb. 8, 2008**.
- CFR 3285 and 3286 became effective **Jan. 1, 2009**.

CODE BOOK

- Code of Federal Regulations is available at http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/rmra/mhs/csp



TO VIEW CODE ONLINE FREE

- Minnesota Rule Chapter 1350, Manufactured homes www.revisor.mn.gov/rules/?id=1350
- Code of Federal Regulations https://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/rmra/mhs/csp

TO PURCHASE CODE BOOKS

- The Institute for Building Technology and Safety (IBTS) at www.ibts.org/publications.html

CODE BOOK FACT SHEET

PREFABRICATED BUILDINGS

PREFABRICATED BUILDINGS

- Governs the construction of prefabricated buildings. These buildings are intended for use as one- and two-family dwellings or accessory buildings of closed construction built away from the site of occupancy typically by vocational schools or lumber yards.
- Contains detailed regulations for the submittal of documents to be reviewed and approved prior to construction. Includes requirements for inspections to determine compliance with the Minnesota State Building Code.
- Is contained in Minnesota Rules Chapter 1360.
- Prefabricated buildings must be constructed in accordance with the 2020 Minnesota Residential Code.

EFFECTIVE DATES

- Minnesota Rule Chapter 1360 became effective in **1995**.

TO VIEW CODE ONLINE FREE

- Minnesota Rule Chapter 1360, Prefabricated Buildings, is available at www.revisor.mn.gov/rules/?id=1360.



TO PURCHASE CODE BOOKS

- International Code Council
<https://shop.iccsafe.org/state-and-local-codes/minnesota.html>
701-931-4533

CODE BOOK FACT SHEET

MINNESOTA FLOOD-PROOFING CODE

MINNESOTA FLOOD-PROOFING CODE

- Ensures that buildings and structures located in a flood hazard zone are properly flood-proofed or elevated in accordance with prescribed standards.
- These regulations apply to the construction, alteration and repair of any building or parts of a building or structure in the flood hazard area(s) of municipalities.
- Located in Minnesota Rules Chapter 1335. The rule adopts by reference sections 100 to 1406 of the 1972 edition of the “Flood-proofing Regulations” from the Office of the Chief Engineers, U.S. Army, Washington, D.C., and made part of the State Building Code.

EFFECTIVE DATES

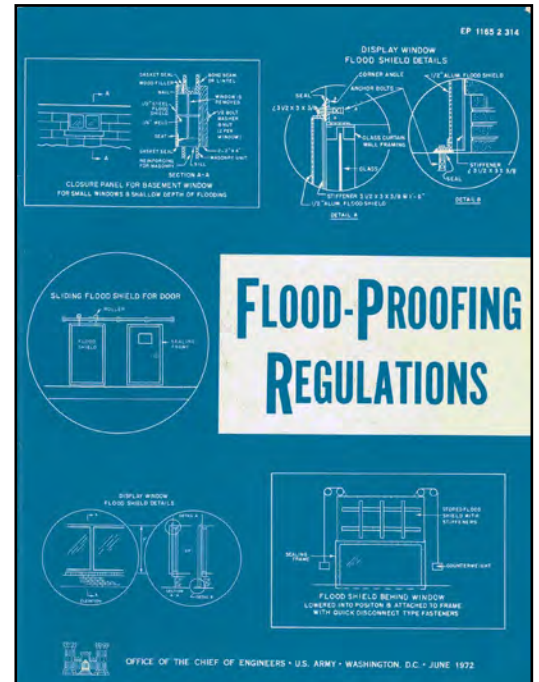
- Minnesota Rule Chapter 1335, Flood-proofing, became effective **Jan. 14, 1974.**

CODE BOOK

- 1972 Flood-proofing Regulations by the Office of the Chief Engineers, U.S. Army, Washington, D.C.

TO VIEW CODES ONLINE FREE

- 1972 Flood-proofing Regulations by the Office of the Chief Engineers, U.S. Army, Washington, D.C., available at www.dnr.state.mn.us/waters/watermgmt_section/floodplain/floodproofing.html.
- Minnesota Rule Chapter 1335, Flood-proofing, is available at www.revisor.mn.gov/rules/?id=1335.



CODE BOOK FACT SHEET

STORM SHELTERS

STORM SHELTERS

- Ensures that buildings or portions of buildings intended to shelter manufactured home park residents from tornadoes and extreme winds are constructed to provide required protection.
- Provides minimum standards of design and construction of manufactured home park storm shelters.
- Is contained in Minnesota Rules Chapter 1370, Storm Shelters. The rule adopts by reference FEMA 361, the Design and Construction Guidance for Community Shelters, July 2000, published by the Federal Emergency Management Agency, Washington, D.C.

EFFECTIVE DATES

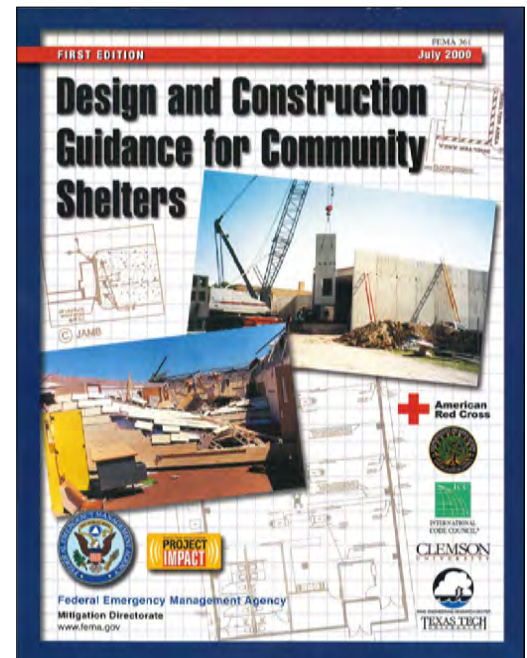
- Minnesota Rule Chapter 1370, Storm Shelters, became effective **March 1, 1988**.

CODE BOOK

- It is available in the Minnesota State Law Library and the Minnesota Department of Public Safety, Division of Emergency Management, 85 State Capitol, Saint Paul, Minnesota 55155.

TO VIEW CODES ONLINE FREE

- Minnesota Rule Chapter 1370, Storm Shelters, is available at www.revisor.mn.gov/rules/?id=1370.
- www.fema.gov/fema-p-361-safe-rooms-tornadoes-and-hurricanes-guidance-community-and-residential-safe-rooms





Minnesota Department of Labor and Industry
Construction Codes and Licensing Division
443 Lafayette Road N., St. Paul, MN 55155
1-800-657-3944
www.dli.mn.gov

APPENDIX A

BUILDING PERMIT FEE SCHEDULE

OVER THE COUNTER PERMIT FEE = Flat Fee + Deposit

Type of O-T-C Permit	Flat Fee
Manufactured Home	\$220.00
Demolition	\$175.00
Windows/Doors*	\$150.00
All others	\$100.00
Reinspection Fee - (If Special Trip is needed)	\$80.00
Deposit - 1 x Applicable Permit Fee. Refunded upon passing inspection.	

*Fee includes up to 3 site visits. Additional site visits are subject to a Reinspection Fee

PLAN REVIEWED PERMIT FEE = (Plan Review Fee + Permit Fee + State Surcharge + Deposit)

Plan Review Fee Calculation

Plan Review Application Fee*	\$150.00
Plan Review Fee	65% of Permit Fee.

*The Plan Review Application Fee will be applied toward Plan Review Fee if a Permit is issued.

Valued Permit Fee

Permit Valuation*	Permit Fee Calculation**	Deposit = % x Permit Fee
\$1-999	\$65.00	
\$1000 - \$4,999	\$65.00 + \$20.00 /\$1000 x for each \$1000 >\$1,000	50%
\$5,000 - \$19,999	\$131.00 + \$6.00 /\$1000 x for each \$1000 >\$5,000	50%
\$20,000 - \$99,999	\$226.00 + \$5.00 /\$1000 x for each \$1000 >\$20,000	50%
\$100,000 - \$249,999	\$704.75 + \$3.75 /\$1000 x for each \$1000 >\$100,000	25%
\$250,000 - \$499,999	\$1,266.75 + \$3.65 /\$1000 x for each \$1000 >\$250,000	25%
\$500,000 - \$749,999	\$2,178.50 + \$3.50 /\$1000 x for each \$1000 >\$500,000	25%
\$750,000 - \$999,999	\$3,052.25 + \$3.25 /\$1000 x for each \$1000 >\$750,000	25%
\$1,000,000 - \$1,999,999	\$3,864.50 + \$3.20 /\$1000 x for each \$1000 >\$1,000,000	25%
\$2,000,000 - \$4,999,999	\$7,040.75 + \$2.25 /\$1000 x for each \$1000 >\$2,000,000	25%
\$5,000,000 - \$9,999,999	\$13,785.75 + \$2.20 /\$1000 x for each \$1000 >\$5,000,000	25%
\$10,000,000 and over	\$24,785.75 + \$2.20 /\$1000 x for each \$1000 >\$10,000,000	25%

** An additional \$35 Mechanical and/or Plumbing Fee will be added to applicable Permits

State Surcharge per Minnesota Statute 326B.148

Permit Valuation*	State Surcharge Fee Calculation
\$0 - \$1,000,000	\$5/\$10000 x the valuation
\$1,000,001 - \$2,000,000	\$500 + \$4/\$10000 x value between \$1,000,000 & \$2,000,000)
\$2,000,001 - \$3,000,000	\$900 + \$3/\$10000 x value between \$2,000,000 & \$3,000,000)
\$3,000,001 - \$4,000,000	\$1200 + \$2/\$10000 x value between \$3,000,000 & \$4,000,000)
\$4,000,001 - \$5,000,000	\$1400 + \$1/\$10000 x value between \$4,000,000 & \$5,000,000)
Greater than \$5,000,000	\$1500 + \$0.50/10000 x value that exceeds \$5,000,000)

*Permit Valuation in accordance with Section 1300.0160 Subp3 of the MN State Building Code

Other Fees

Permit Holder to pay CMS directly for:

\$20.00	Less than 16 business hours notice
\$80.00	Less than 12 business hours notice
\$200.00	(Same day) Less than 8 business hours or Saturday
\$100.00	Reinspect Fee (If special trip)
\$0.25/page	Print/Copy plans submitted electronically 11x17 or smaller
\$5/page	Print/Copy large plans (plot size) submitted electronically

Special Projects and Retainer Fees

Hourly Rates for Special Projects

\$65.78/hr	Certified Building Official
\$65.78/hr	Building Official Consultant
\$65.10/hr	Field Inspector
\$43.14/hr	Clerical/Secretarial
IRS rate	Mileage
At Cost	Other Expenses

Retainer Fees

\$100/mo	Code Consultant Retainer Fee
\$200/mo	IWorQ's Community Development & Public Works Software Fee

Valuation	2024 Permit fee	2024 CMS Plan Review Fee	2024 State Surcharge	2024 Total Permit
\$1,000.00	\$65.00	\$43.00	\$0.50	\$108.50
\$2,000.00	\$85.00	\$56.00	\$1.00	\$142.00
\$3,000.00	\$105.00	\$69.00	\$1.50	\$175.50
\$4,000.00	\$125.00	\$82.00	\$2.00	\$209.00
\$5,000.00	\$131.00	\$86.00	\$2.50	\$219.50
\$6,000.00	\$143.00	\$93.00	\$3.00	\$239.00
\$7,000.00	\$149.00	\$97.00	\$3.50	\$249.50
\$8,000.00	\$155.00	\$101.00	\$4.00	\$260.00
\$9,000.00	\$161.00	\$105.00	\$4.50	\$270.50
\$10,000.00	\$167.00	\$109.00	\$5.00	\$281.00
\$11,000.00	\$173.00	\$113.00	\$5.50	\$291.50
\$12,000.00	\$179.00	\$117.00	\$6.00	\$302.00
\$13,000.00	\$185.00	\$121.00	\$6.50	\$312.50
\$14,000.00	\$191.00	\$125.00	\$7.00	\$323.00
\$15,000.00	\$197.00	\$129.00	\$7.50	\$333.50
\$16,000.00	\$203.00	\$132.00	\$8.00	\$343.00
\$17,000.00	\$209.00	\$136.00	\$8.50	\$353.50
\$18,000.00	\$215.00	\$140.00	\$9.00	\$364.00
\$19,000.00	\$221.00	\$144.00	\$9.50	\$374.50
\$20,000.00	\$226.00	\$147.00	\$10.00	\$383.00
\$21,000.00	\$231.00	\$151.00	\$10.50	\$392.50
\$22,000.00	\$236.00	\$154.00	\$11.00	\$401.00
\$23,000.00	\$241.00	\$157.00	\$11.50	\$409.50
\$24,000.00	\$246.00	\$160.00	\$12.00	\$418.00
\$25,000.00	\$257.00	\$168.00	\$12.50	\$437.50
\$26,000.00	\$263.00	\$171.00	\$13.00	\$447.00
\$27,000.00	\$269.00	\$175.00	\$13.50	\$457.50
\$28,000.00	\$275.00	\$179.00	\$14.00	\$468.00
\$29,000.00	\$281.00	\$183.00	\$14.50	\$478.50
\$30,000.00	\$287.00	\$187.00	\$15.00	\$489.00
\$31,000.00	\$293.00	\$191.00	\$15.50	\$499.50
\$32,000.00	\$299.00	\$195.00	\$16.00	\$510.00
\$33,000.00	\$305.00	\$199.00	\$16.50	\$520.50
\$34,000.00	\$311.00	\$203.00	\$17.00	\$531.00
\$35,000.00	\$317.00	\$207.00	\$17.50	\$541.50
\$36,000.00	\$323.00	\$210.00	\$18.00	\$551.00
\$37,000.00	\$329.00	\$214.00	\$18.50	\$561.50
\$38,000.00	\$335.00	\$218.00	\$19.00	\$572.00
\$39,000.00	\$341.00	\$222.00	\$19.50	\$582.50
\$40,000.00	\$347.00	\$226.00	\$20.00	\$593.00
\$41,000.00	\$353.00	\$230.00	\$20.50	\$603.50
\$42,000.00	\$359.00	\$234.00	\$21.00	\$614.00
\$43,000.00	\$365.00	\$238.00	\$21.50	\$624.50
\$44,000.00	\$371.00	\$242.00	\$22.00	\$635.00
\$45,000.00	\$377.00	\$246.00	\$22.50	\$645.50
\$46,000.00	\$383.00	\$249.00	\$23.00	\$655.00
\$47,000.00	\$389.00	\$253.00	\$23.50	\$665.50
\$48,000.00	\$395.00	\$257.00	\$24.00	\$676.00
\$49,000.00	\$401.00	\$261.00	\$24.50	\$686.50
\$50,000.00	\$407.00	\$265.00	\$25.00	\$697.00
\$51,000.00	\$413.00	\$269.00	\$25.50	\$707.50
\$52,000.00	\$419.00	\$273.00	\$26.00	\$718.00
\$53,000.00	\$425.00	\$277.00	\$26.50	\$728.50
\$54,000.00	\$431.00	\$281.00	\$27.00	\$739.00
\$55,000.00	\$437.00	\$285.00	\$27.50	\$749.50
\$56,000.00	\$443.00	\$288.00	\$28.00	\$759.00
\$57,000.00	\$449.00	\$292.00	\$28.50	\$769.50

Valuation	2024 Permit fee	2024 CMS Plan Review Fee	2024 State Surcharge	2024 Total Permit
\$58,000.00	\$455.00	\$296.00	\$29.00	\$780.00
\$59,000.00	\$461.00	\$300.00	\$29.50	\$790.50
\$60,000.00	\$467.00	\$304.00	\$30.00	\$801.00
\$61,000.00	\$473.00	\$308.00	\$30.50	\$811.50
\$62,000.00	\$479.00	\$312.00	\$31.00	\$822.00
\$63,000.00	\$485.00	\$316.00	\$31.50	\$832.50
\$64,000.00	\$491.00	\$320.00	\$32.00	\$843.00
\$65,000.00	\$497.00	\$324.00	\$32.50	\$853.50
\$66,000.00	\$503.00	\$327.00	\$33.00	\$863.00
\$67,000.00	\$509.00	\$331.00	\$33.50	\$873.50
\$68,000.00	\$515.00	\$335.00	\$34.00	\$884.00
\$69,000.00	\$521.00	\$339.00	\$34.50	\$894.50
\$70,000.00	\$527.00	\$343.00	\$35.00	\$905.00
\$71,000.00	\$533.00	\$347.00	\$35.50	\$915.50
\$72,000.00	\$539.00	\$351.00	\$36.00	\$926.00
\$73,000.00	\$545.00	\$355.00	\$36.50	\$936.50
\$74,000.00	\$551.00	\$359.00	\$37.00	\$947.00
\$75,000.00	\$557.00	\$363.00	\$37.50	\$957.50
\$76,000.00	\$563.00	\$366.00	\$38.00	\$967.00
\$77,000.00	\$569.00	\$370.00	\$38.50	\$977.50
\$78,000.00	\$575.00	\$374.00	\$39.00	\$988.00
\$79,000.00	\$581.00	\$378.00	\$39.50	\$998.50
\$80,000.00	\$587.00	\$382.00	\$40.00	\$1,009.00
\$81,000.00	\$593.00	\$386.00	\$40.50	\$1,019.50
\$82,000.00	\$599.00	\$390.00	\$41.00	\$1,030.00
\$83,000.00	\$605.00	\$394.00	\$41.50	\$1,040.50
\$84,000.00	\$611.00	\$398.00	\$42.00	\$1,051.00
\$85,000.00	\$617.00	\$402.00	\$42.50	\$1,061.50
\$86,000.00	\$623.00	\$405.00	\$43.00	\$1,071.00
\$87,000.00	\$629.00	\$409.00	\$43.50	\$1,081.50
\$88,000.00	\$635.00	\$413.00	\$44.00	\$1,092.00
\$89,000.00	\$641.00	\$417.00	\$44.50	\$1,102.50
\$90,000.00	\$647.00	\$421.00	\$45.00	\$1,113.00
\$91,000.00	\$653.00	\$425.00	\$45.50	\$1,123.50
\$92,000.00	\$659.00	\$429.00	\$46.00	\$1,134.00
\$93,000.00	\$665.00	\$433.00	\$46.50	\$1,144.50
\$94,000.00	\$671.00	\$437.00	\$47.00	\$1,155.00
\$95,000.00	\$677.00	\$441.00	\$47.50	\$1,165.50
\$96,000.00	\$683.00	\$444.00	\$48.00	\$1,175.00
\$97,000.00	\$689.00	\$448.00	\$48.50	\$1,185.50
\$98,000.00	\$695.00	\$452.00	\$49.00	\$1,196.00
\$99,000.00	\$701.00	\$456.00	\$49.50	\$1,206.50
\$100,000.00	\$704.75	\$459.00	\$50.00	\$1,213.75
\$105,000.00	\$723.50	\$471.00	\$52.50	\$1,247.00
\$110,000.00	\$742.25	\$483.00	\$55.00	\$1,280.25
\$115,000.00	\$761.00	\$495.00	\$57.50	\$1,313.50
\$120,000.00	\$779.75	\$507.00	\$60.00	\$1,346.75
\$125,000.00	\$798.50	\$520.00	\$62.50	\$1,381.00
\$130,000.00	\$817.25	\$532.00	\$65.00	\$1,414.25
\$135,000.00	\$836.00	\$544.00	\$67.50	\$1,447.50
\$140,000.00	\$854.75	\$556.00	\$70.00	\$1,480.75
\$145,000.00	\$873.50	\$568.00	\$72.50	\$1,514.00
\$150,000.00	\$892.25	\$580.00	\$75.00	\$1,547.25
\$155,000.00	\$911.00	\$593.00	\$77.50	\$1,581.50
\$160,000.00	\$929.75	\$605.00	\$80.00	\$1,614.75
\$165,000.00	\$948.50	\$617.00	\$82.50	\$1,648.00
\$170,000.00	\$967.25	\$629.00	\$85.00	\$1,681.25

Valuation	2024 Permit fee	2024 CMS Plan Review Fee	2024 State Surcharge	2024 Total Permit
\$175,000.00	\$986.00	\$641.00	\$87.50	\$1,714.50
\$180,000.00	\$1,004.75	\$654.00	\$90.00	\$1,748.75
\$185,000.00	\$1,023.50	\$666.00	\$92.50	\$1,782.00
\$190,000.00	\$1,042.25	\$678.00	\$95.00	\$1,815.25
\$195,000.00	\$1,061.00	\$690.00	\$97.50	\$1,848.50
\$200,000.00	\$1,079.75	\$702.00	\$100.00	\$1,881.75
\$205,000.00	\$1,098.50	\$715.00	\$102.50	\$1,916.00
\$210,000.00	\$1,117.25	\$727.00	\$105.00	\$1,949.25
\$215,000.00	\$1,136.00	\$739.00	\$107.50	\$1,982.50
\$220,000.00	\$1,154.75	\$751.00	\$110.00	\$2,015.75
\$225,000.00	\$1,173.50	\$763.00	\$112.50	\$2,049.00
\$230,000.00	\$1,192.25	\$775.00	\$115.00	\$2,082.25
\$235,000.00	\$1,211.00	\$788.00	\$117.50	\$2,116.50
\$240,000.00	\$1,229.75	\$800.00	\$120.00	\$2,149.75
\$245,000.00	\$1,248.50	\$812.00	\$122.50	\$2,183.00
\$250,000.00	\$1,266.75	\$824.00	\$125.00	\$2,215.75
\$255,000.00	\$1,285.00	\$836.00	\$127.50	\$2,248.50
\$260,000.00	\$1,303.25	\$848.00	\$130.00	\$2,281.25
\$265,000.00	\$1,321.50	\$859.00	\$132.50	\$2,313.00
\$270,000.00	\$1,339.75	\$871.00	\$135.00	\$2,345.75
\$275,000.00	\$1,358.00	\$883.00	\$137.50	\$2,378.50
\$280,000.00	\$1,376.25	\$895.00	\$140.00	\$2,411.25
\$285,000.00	\$1,394.50	\$907.00	\$142.50	\$2,444.00
\$290,000.00	\$1,412.75	\$919.00	\$145.00	\$2,476.75
\$295,000.00	\$1,431.00	\$931.00	\$147.50	\$2,509.50
\$300,000.00	\$1,449.25	\$943.00	\$150.00	\$2,542.25
\$305,000.00	\$1,467.50	\$954.00	\$152.50	\$2,574.00
\$310,000.00	\$1,485.75	\$966.00	\$155.00	\$2,606.75
\$315,000.00	\$1,504.00	\$978.00	\$157.50	\$2,639.50
\$320,000.00	\$1,522.25	\$990.00	\$160.00	\$2,672.25
\$325,000.00	\$1,540.50	\$1,002.00	\$162.50	\$2,705.00
\$330,000.00	\$1,558.75	\$1,014.00	\$165.00	\$2,737.75
\$335,000.00	\$1,577.00	\$1,026.00	\$167.50	\$2,770.50
\$340,000.00	\$1,595.25	\$1,037.00	\$170.00	\$2,802.25
\$345,000.00	\$1,613.50	\$1,049.00	\$172.50	\$2,835.00
\$350,000.00	\$1,631.75	\$1,061.00	\$175.00	\$2,867.75
\$355,000.00	\$1,650.00	\$1,073.00	\$177.50	\$2,900.50
\$360,000.00	\$1,668.25	\$1,085.00	\$180.00	\$2,933.25
\$365,000.00	\$1,686.50	\$1,097.00	\$182.50	\$2,966.00
\$370,000.00	\$1,704.75	\$1,109.00	\$185.00	\$2,998.75
\$375,000.00	\$1,723.00	\$1,120.00	\$187.50	\$3,030.50
\$380,000.00	\$1,741.25	\$1,132.00	\$190.00	\$3,063.25
\$385,000.00	\$1,759.50	\$1,144.00	\$192.50	\$3,096.00
\$390,000.00	\$1,777.75	\$1,156.00	\$195.00	\$3,128.75
\$395,000.00	\$1,796.00	\$1,168.00	\$197.50	\$3,161.50
\$400,000.00	\$1,814.25	\$1,180.00	\$200.00	\$3,194.25
\$405,000.00	\$1,832.50	\$1,192.00	\$202.50	\$3,227.00
\$410,000.00	\$1,850.75	\$1,203.00	\$205.00	\$3,258.75
\$415,000.00	\$1,869.00	\$1,215.00	\$207.50	\$3,291.50
\$420,000.00	\$1,887.25	\$1,227.00	\$210.00	\$3,324.25
\$425,000.00	\$1,905.50	\$1,239.00	\$212.50	\$3,357.00
\$430,000.00	\$1,923.75	\$1,251.00	\$215.00	\$3,389.75
\$435,000.00	\$1,942.00	\$1,263.00	\$217.50	\$3,422.50
\$440,000.00	\$1,960.25	\$1,275.00	\$220.00	\$3,455.25
\$445,000.00	\$1,978.50	\$1,287.00	\$222.50	\$3,488.00
\$450,000.00	\$1,996.75	\$1,298.00	\$225.00	\$3,519.75
\$455,000.00	\$2,015.00	\$1,310.00	\$227.50	\$3,552.50

Valuation	2024 Permit fee	2024 CMS Plan Review Fee	2024 State Surcharge	2024 Total Permit
\$460,000.00	\$2,033.25	\$1,322.00	\$230.00	\$3,585.25
\$465,000.00	\$2,051.50	\$1,334.00	\$232.50	\$3,618.00
\$470,000.00	\$2,069.75	\$1,346.00	\$235.00	\$3,650.75
\$475,000.00	\$2,088.00	\$1,358.00	\$237.50	\$3,683.50
\$480,000.00	\$2,106.25	\$1,370.00	\$240.00	\$3,716.25
\$485,000.00	\$2,124.50	\$1,381.00	\$242.50	\$3,748.00
\$490,000.00	\$2,142.75	\$1,393.00	\$245.00	\$3,780.75
\$495,000.00	\$2,161.00	\$1,405.00	\$247.50	\$3,813.50
\$500,000.00	\$2,178.50	\$1,417.00	\$250.00	\$3,845.50
\$505,000.00	\$2,196.00	\$1,428.00	\$252.50	\$3,876.50
\$510,000.00	\$2,213.50	\$1,439.00	\$255.00	\$3,907.50
\$515,000.00	\$2,231.00	\$1,451.00	\$257.50	\$3,939.50
\$520,000.00	\$2,248.50	\$1,462.00	\$260.00	\$3,970.50
\$525,000.00	\$2,266.00	\$1,473.00	\$262.50	\$4,001.50
\$530,000.00	\$2,283.50	\$1,485.00	\$265.00	\$4,033.50
\$535,000.00	\$2,301.00	\$1,496.00	\$267.50	\$4,064.50
\$540,000.00	\$2,318.50	\$1,508.00	\$270.00	\$4,096.50
\$545,000.00	\$2,336.00	\$1,519.00	\$272.50	\$4,127.50
\$550,000.00	\$2,353.50	\$1,530.00	\$275.00	\$4,158.50
\$555,000.00	\$2,371.00	\$1,542.00	\$277.50	\$4,190.50
\$560,000.00	\$2,388.50	\$1,553.00	\$280.00	\$4,221.50
\$565,000.00	\$2,406.00	\$1,564.00	\$282.50	\$4,252.50
\$570,000.00	\$2,423.50	\$1,576.00	\$285.00	\$4,284.50
\$575,000.00	\$2,441.00	\$1,587.00	\$287.50	\$4,315.50
\$580,000.00	\$2,458.50	\$1,599.00	\$290.00	\$4,347.50
\$585,000.00	\$2,476.00	\$1,610.00	\$292.50	\$4,378.50
\$590,000.00	\$2,493.50	\$1,621.00	\$295.00	\$4,409.50
\$595,000.00	\$2,511.00	\$1,633.00	\$297.50	\$4,441.50
\$600,000.00	\$2,528.50	\$1,644.00	\$300.00	\$4,472.50
\$605,000.00	\$2,546.00	\$1,655.00	\$302.50	\$4,503.50
\$610,000.00	\$2,563.50	\$1,667.00	\$305.00	\$4,535.50
\$615,000.00	\$2,581.00	\$1,678.00	\$307.50	\$4,566.50
\$620,000.00	\$2,598.50	\$1,690.00	\$310.00	\$4,598.50
\$625,000.00	\$2,616.00	\$1,701.00	\$312.50	\$4,629.50
\$630,000.00	\$2,633.50	\$1,712.00	\$315.00	\$4,660.50
\$635,000.00	\$2,651.00	\$1,724.00	\$317.50	\$4,692.50
\$640,000.00	\$2,668.50	\$1,735.00	\$320.00	\$4,723.50
\$645,000.00	\$2,686.00	\$1,746.00	\$322.50	\$4,754.50
\$650,000.00	\$2,703.50	\$1,758.00	\$325.00	\$4,786.50
\$655,000.00	\$2,721.00	\$1,769.00	\$327.50	\$4,817.50
\$660,000.00	\$2,738.50	\$1,781.00	\$330.00	\$4,849.50
\$665,000.00	\$2,756.00	\$1,792.00	\$332.50	\$4,880.50
\$670,000.00	\$2,773.50	\$1,803.00	\$335.00	\$4,911.50
\$675,000.00	\$2,791.00	\$1,815.00	\$337.50	\$4,943.50
\$680,000.00	\$2,808.50	\$1,826.00	\$340.00	\$4,974.50
\$685,000.00	\$2,826.00	\$1,837.00	\$342.50	\$5,005.50
\$690,000.00	\$2,843.50	\$1,849.00	\$345.00	\$5,037.50
\$695,000.00	\$2,861.00	\$1,860.00	\$347.50	\$5,068.50
\$700,000.00	\$2,878.50	\$1,872.00	\$350.00	\$5,100.50
\$705,000.00	\$2,896.00	\$1,883.00	\$352.50	\$5,131.50
\$710,000.00	\$2,913.50	\$1,894.00	\$355.00	\$5,162.50
\$715,000.00	\$2,931.00	\$1,906.00	\$357.50	\$5,194.50
\$720,000.00	\$2,948.50	\$1,917.00	\$360.00	\$5,225.50
\$725,000.00	\$2,966.00	\$1,928.00	\$362.50	\$5,256.50
\$730,000.00	\$2,983.50	\$1,940.00	\$365.00	\$5,288.50
\$735,000.00	\$3,001.00	\$1,951.00	\$367.50	\$5,319.50
\$740,000.00	\$3,018.50	\$1,963.00	\$370.00	\$5,351.50

Valuation	2024 Permit fee	2024 CMS Plan Review Fee	2024 State Surcharge	2024 Total Permit
\$745,000.00	\$3,036.00	\$1,974.00	\$372.50	\$5,382.50
\$750,000.00	\$3,052.25	\$1,984.00	\$375.00	\$5,411.25
\$755,000.00	\$3,068.50	\$1,995.00	\$377.50	\$5,441.00
\$760,000.00	\$3,084.75	\$2,006.00	\$380.00	\$5,470.75
\$765,000.00	\$3,101.00	\$2,016.00	\$382.50	\$5,499.50
\$770,000.00	\$3,117.25	\$2,027.00	\$385.00	\$5,529.25
\$775,000.00	\$3,133.50	\$2,037.00	\$387.50	\$5,558.00
\$780,000.00	\$3,149.75	\$2,048.00	\$390.00	\$5,587.75
\$785,000.00	\$3,166.00	\$2,058.00	\$392.50	\$5,616.50
\$790,000.00	\$3,182.25	\$2,069.00	\$395.00	\$5,646.25
\$795,000.00	\$3,198.50	\$2,080.00	\$397.50	\$5,676.00
\$800,000.00	\$3,214.75	\$2,090.00	\$400.00	\$5,704.75
\$805,000.00	\$3,231.00	\$2,101.00	\$402.50	\$5,734.50
\$810,000.00	\$3,247.25	\$2,111.00	\$405.00	\$5,763.25
\$815,000.00	\$3,263.50	\$2,122.00	\$407.50	\$5,793.00
\$820,000.00	\$3,279.75	\$2,132.00	\$410.00	\$5,821.75
\$825,000.00	\$3,296.00	\$2,143.00	\$412.50	\$5,851.50
\$830,000.00	\$3,312.25	\$2,153.00	\$415.00	\$5,880.25
\$835,000.00	\$3,328.50	\$2,164.00	\$417.50	\$5,910.00
\$840,000.00	\$3,344.75	\$2,175.00	\$420.00	\$5,939.75
\$845,000.00	\$3,361.00	\$2,185.00	\$422.50	\$5,968.50
\$850,000.00	\$3,377.25	\$2,196.00	\$425.00	\$5,998.25
\$855,000.00	\$3,393.50	\$2,206.00	\$427.50	\$6,027.00
\$860,000.00	\$3,409.75	\$2,217.00	\$430.00	\$6,056.75
\$865,000.00	\$3,426.00	\$2,227.00	\$432.50	\$6,085.50
\$870,000.00	\$3,442.25	\$2,238.00	\$435.00	\$6,115.25
\$875,000.00	\$3,458.50	\$2,249.00	\$437.50	\$6,145.00
\$880,000.00	\$3,474.75	\$2,259.00	\$440.00	\$6,173.75
\$885,000.00	\$3,491.00	\$2,270.00	\$442.50	\$6,203.50
\$890,000.00	\$3,507.25	\$2,280.00	\$445.00	\$6,232.25
\$895,000.00	\$3,523.50	\$2,291.00	\$447.50	\$6,262.00
\$900,000.00	\$3,539.75	\$2,301.00	\$450.00	\$6,290.75
\$905,000.00	\$3,556.00	\$2,312.00	\$452.50	\$6,320.50
\$910,000.00	\$3,572.25	\$2,322.00	\$455.00	\$6,349.25
\$915,000.00	\$3,588.50	\$2,333.00	\$457.50	\$6,379.00
\$920,000.00	\$3,604.75	\$2,344.00	\$460.00	\$6,408.75
\$925,000.00	\$3,621.00	\$2,354.00	\$462.50	\$6,437.50
\$930,000.00	\$3,637.25	\$2,365.00	\$465.00	\$6,467.25
\$935,000.00	\$3,653.50	\$2,375.00	\$467.50	\$6,496.00
\$940,000.00	\$3,669.75	\$2,386.00	\$470.00	\$6,525.75
\$945,000.00	\$3,686.00	\$2,396.00	\$472.50	\$6,554.50
\$950,000.00	\$3,702.25	\$2,407.00	\$475.00	\$6,584.25
\$955,000.00	\$3,718.50	\$2,418.00	\$477.50	\$6,614.00
\$960,000.00	\$3,734.75	\$2,428.00	\$480.00	\$6,642.75
\$965,000.00	\$3,751.00	\$2,439.00	\$482.50	\$6,672.50
\$970,000.00	\$3,767.25	\$2,449.00	\$485.00	\$6,701.25
\$975,000.00	\$3,783.50	\$2,460.00	\$487.50	\$6,731.00
\$980,000.00	\$3,799.75	\$2,470.00	\$490.00	\$6,759.75
\$985,000.00	\$3,816.00	\$2,481.00	\$492.50	\$6,789.50
\$990,000.00	\$3,832.25	\$2,491.00	\$495.00	\$6,818.25
\$995,000.00	\$3,848.50	\$2,502.00	\$497.50	\$6,848.00
\$1,000,000.00	\$3,864.50	\$2,512.00	\$500.00	\$6,876.50
\$1,025,000.00	\$3,944.50	\$2,564.00	\$510.00	\$7,018.50
\$1,050,000.00	\$4,024.50	\$2,616.00	\$520.00	\$7,160.50
\$1,075,000.00	\$4,104.50	\$2,668.00	\$530.00	\$7,302.50
\$1,100,000.00	\$4,184.50	\$2,720.00	\$540.00	\$7,444.50
\$1,125,000.00	\$4,264.50	\$2,772.00	\$550.00	\$7,586.50

Valuation	2024 Permit fee	2024 CMS Plan Review Fee	2024 State Surcharge	2024 Total Permit
\$1,150,000.00	\$4,344.50	\$2,824.00	\$560.00	\$7,728.50
\$1,175,000.00	\$4,424.50	\$2,876.00	\$570.00	\$7,870.50
\$1,200,000.00	\$4,504.50	\$2,928.00	\$580.00	\$8,012.50
\$1,225,000.00	\$4,584.50	\$2,980.00	\$590.00	\$8,154.50
\$1,250,000.00	\$4,664.50	\$3,032.00	\$600.00	\$8,296.50
\$1,275,000.00	\$4,744.50	\$3,084.00	\$610.00	\$8,438.50
\$1,300,000.00	\$4,824.50	\$3,136.00	\$620.00	\$8,580.50
\$1,325,000.00	\$4,904.50	\$3,188.00	\$630.00	\$8,722.50
\$1,350,000.00	\$4,984.50	\$3,240.00	\$640.00	\$8,864.50
\$1,375,000.00	\$5,064.50	\$3,292.00	\$650.00	\$9,006.50
\$1,400,000.00	\$5,144.50	\$3,344.00	\$660.00	\$9,148.50
\$1,425,000.00	\$5,224.50	\$3,396.00	\$670.00	\$9,290.50
\$1,450,000.00	\$5,304.50	\$3,448.00	\$680.00	\$9,432.50
\$1,475,000.00	\$5,384.50	\$3,500.00	\$690.00	\$9,574.50
\$1,500,000.00	\$5,464.50	\$3,552.00	\$700.00	\$9,716.50
\$1,525,000.00	\$5,544.50	\$3,604.00	\$710.00	\$9,858.50
\$1,550,000.00	\$5,624.50	\$3,656.00	\$720.00	\$10,000.50
\$1,575,000.00	\$5,704.50	\$3,708.00	\$730.00	\$10,142.50
\$1,600,000.00	\$5,784.50	\$3,760.00	\$740.00	\$10,284.50
\$1,625,000.00	\$5,864.50	\$3,812.00	\$750.00	\$10,426.50
\$1,650,000.00	\$5,944.50	\$3,864.00	\$760.00	\$10,568.50
\$1,675,000.00	\$6,024.50	\$3,916.00	\$770.00	\$10,710.50
\$1,700,000.00	\$6,104.50	\$3,968.00	\$780.00	\$10,852.50
\$1,725,000.00	\$6,184.50	\$4,020.00	\$790.00	\$10,994.50
\$1,750,000.00	\$6,264.50	\$4,072.00	\$800.00	\$11,136.50
\$1,775,000.00	\$6,344.50	\$4,124.00	\$810.00	\$11,278.50
\$1,800,000.00	\$6,424.50	\$4,176.00	\$820.00	\$11,420.50
\$1,825,000.00	\$6,504.50	\$4,228.00	\$830.00	\$11,562.50
\$1,850,000.00	\$6,584.50	\$4,280.00	\$840.00	\$11,704.50
\$1,875,000.00	\$6,664.50	\$4,332.00	\$850.00	\$11,846.50
\$1,900,000.00	\$6,744.50	\$4,384.00	\$860.00	\$11,988.50
\$1,925,000.00	\$6,824.50	\$4,436.00	\$870.00	\$12,130.50
\$1,950,000.00	\$6,904.50	\$4,488.00	\$880.00	\$12,272.50
\$1,975,000.00	\$6,984.50	\$4,540.00	\$890.00	\$12,414.50
\$2,000,000.00	\$7,040.75	\$4,577.00	\$900.00	\$12,517.75
\$2,100,000.00	\$7,265.75	\$4,723.00	\$930.00	\$12,918.75
\$2,200,000.00	\$7,490.75	\$4,869.00	\$960.00	\$13,319.75
\$2,300,000.00	\$7,715.75	\$5,016.00	\$990.00	\$13,721.75
\$2,400,000.00	\$7,940.75	\$5,162.00	\$1,020.00	\$14,122.75
\$2,500,000.00	\$8,165.75	\$5,308.00	\$1,050.00	\$14,523.75
\$2,600,000.00	\$8,390.75	\$5,454.00	\$1,080.00	\$14,924.75
\$2,700,000.00	\$8,615.75	\$5,601.00	\$1,110.00	\$15,326.75
\$2,800,000.00	\$8,840.75	\$5,747.00	\$1,140.00	\$15,727.75
\$2,900,000.00	\$9,065.75	\$5,893.00	\$1,170.00	\$16,128.75
\$3,000,000.00	\$9,290.75	\$6,039.00	\$1,200.00	\$16,529.75
\$3,100,000.00	\$9,515.75	\$6,186.00	\$1,220.00	\$16,921.75
\$3,200,000.00	\$9,740.75	\$6,332.00	\$1,240.00	\$17,312.75
\$3,300,000.00	\$9,965.75	\$6,478.00	\$1,260.00	\$17,703.75
\$3,400,000.00	\$10,190.75	\$6,624.00	\$1,280.00	\$18,094.75
\$3,500,000.00	\$10,415.75	\$6,771.00	\$1,300.00	\$18,486.75
\$3,600,000.00	\$10,640.75	\$6,917.00	\$1,320.00	\$18,877.75
\$3,700,000.00	\$10,865.75	\$7,063.00	\$1,340.00	\$19,268.75
\$3,800,000.00	\$11,090.75	\$7,209.00	\$1,360.00	\$19,659.75
\$3,900,000.00	\$11,315.75	\$7,356.00	\$1,380.00	\$20,051.75
\$4,000,000.00	\$11,540.75	\$7,502.00	\$1,400.00	\$20,442.75
\$4,100,000.00	\$11,765.75	\$7,648.00	\$1,410.00	\$20,823.75
\$4,200,000.00	\$11,990.75	\$7,794.00	\$1,420.00	\$21,204.75

Valuation	2024 Permit fee	2024 CMS Plan Review Fee	2024 State Surcharge	2024 Total Permit
\$4,300,000.00	\$12,215.75	\$7,941.00	\$1,430.00	\$21,586.75
\$4,400,000.00	\$12,440.75	\$8,087.00	\$1,440.00	\$21,967.75
\$4,500,000.00	\$12,665.75	\$8,233.00	\$1,450.00	\$22,348.75
\$4,600,000.00	\$12,890.75	\$8,379.00	\$1,460.00	\$22,729.75
\$4,700,000.00	\$13,115.75	\$8,526.00	\$1,470.00	\$23,111.75
\$4,800,000.00	\$13,340.75	\$8,672.00	\$1,480.00	\$23,492.75
\$4,900,000.00	\$13,565.75	\$8,818.00	\$1,490.00	\$23,873.75
\$5,000,000.00	\$13,785.75	\$8,961.00	\$1,500.00	\$24,246.75
\$5,250,000.00	\$14,335.75	\$9,319.00	\$1,512.50	\$25,167.25
\$5,500,000.00	\$14,885.75	\$9,676.00	\$1,525.00	\$26,086.75
\$5,750,000.00	\$15,435.75	\$10,034.00	\$1,537.50	\$27,007.25
\$6,000,000.00	\$15,985.75	\$10,391.00	\$1,550.00	\$27,926.75
\$6,250,000.00	\$16,535.75	\$10,749.00	\$1,562.50	\$28,847.25
\$6,500,000.00	\$17,085.75	\$11,106.00	\$1,575.00	\$29,766.75
\$6,750,000.00	\$17,635.75	\$11,464.00	\$1,587.50	\$30,687.25
\$7,000,000.00	\$18,185.75	\$11,821.00	\$1,600.00	\$31,606.75
\$7,250,000.00	\$18,735.75	\$12,179.00	\$1,612.50	\$32,527.25
\$7,500,000.00	\$19,285.75	\$12,536.00	\$1,625.00	\$33,446.75
\$7,750,000.00	\$19,835.75	\$12,894.00	\$1,637.50	\$34,367.25
\$8,000,000.00	\$20,385.75	\$13,251.00	\$1,650.00	\$35,286.75
\$8,250,000.00	\$20,935.75	\$13,609.00	\$1,662.50	\$36,207.25
\$8,500,000.00	\$21,485.75	\$13,966.00	\$1,675.00	\$37,126.75
\$8,750,000.00	\$22,035.75	\$14,324.00	\$1,687.50	\$38,047.25
\$9,000,000.00	\$22,585.75	\$14,681.00	\$1,700.00	\$38,966.75
\$9,250,000.00	\$23,135.75	\$15,039.00	\$1,712.50	\$39,887.25
\$9,500,000.00	\$23,685.75	\$15,396.00	\$1,725.00	\$40,806.75
\$9,750,000.00	\$24,235.75	\$15,754.00	\$1,737.50	\$41,727.25
\$10,000,000.00	\$24,785.75	\$16,111.00	\$1,750.00	\$42,646.75
\$11,000,000.00	\$26,985.75	\$17,540.74	\$1,800.00	\$46,326.49
\$12,000,000.00	\$29,185.75	\$18,970.74	\$1,850.00	\$50,006.49
\$13,000,000.00	\$31,385.75	\$20,400.74	\$1,900.00	\$53,686.49
\$14,000,000.00	\$33,585.75	\$21,830.74	\$1,950.00	\$57,366.49
\$15,000,000.00	\$35,785.75	\$23,260.74	\$2,000.00	\$61,046.49
\$16,000,000.00	\$37,985.75	\$24,690.74	\$2,050.00	\$64,726.49
\$17,000,000.00	\$40,185.75	\$26,120.74	\$2,100.00	\$68,406.49
\$18,000,000.00	\$42,385.75	\$27,550.74	\$2,150.00	\$72,086.49
\$19,000,000.00	\$44,585.75	\$28,980.74	\$2,200.00	\$75,766.49
\$20,000,000.00	\$46,785.75	\$30,410.74	\$2,250.00	\$79,446.49