

CITY OF RIDGETOP, TENNESSEE

ORDINANCE NO 2022-105

Be it ordained by the City of Ridgetop, Tennessee as follows:

TO AMEND THE EXISTING BUILDING PERMIT FEE SCHEDULE ORDINANCE 2017- 114
AND ADOPT THE FOLLOWING
RIDGETOP BUILDING PERMIT FEE SCHEDULE FOR
THE CITY OF RIDGETOP, TENNESSEE

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND
ALDERMEN OF THE CITY OF RIDGETOP TENNESSEE THAT:**

Mobile homes permit (temporary)	\$500.00
New Residential Construction, (Living area, heated space) Including Permanent Double-wide mobile homes or modular homes. Includes one (1) inspection of; Footer, Framing, Plumbing, Mechanical and Final	\$100 plus \$10 per \$1000 value (*)
Additions Additions that enlarge the footprint of an existing structure and/or provides	\$100 plus \$10 per \$1000 value (*)
Remodeling Remodel to an existing structure. Based on inspections required per Building Inspector to be determined after reviewing the submitted construction plans. Any other required inspections, will be at 100.00 per inspection.	\$125 per required inspection
Construction of covered porches, garages, Carports, or storage buildings not included above,***	\$ 0.35 per sq ft.
Deck Permit Without footers (post construction) Includes one (1) inspection With footers includes two (2) inspections	\$125.00 \$200.00
Plumbing Permit Includes one (1) inspection	\$125.00
Mechanical Permit Includes one (1) inspection	\$125.00
Swimming pools (aerated and/or filtered) Above ground Includes one (1) inspection Below Ground Includes two (2) inspections	\$125.00 \$200.00
Extra/Additional or Re-Inspection Fee	\$100.00
Grease Trap (Rough-in only) Under Counter 500 Gallon 1,000 Gallon 1,500 Gallon 2,000 Gallon	\$100.00 \$150.00 \$200.00 \$250.00 \$300.00

COMMERCIAL AND INDUSTRIAL PERMIT FEE SCHEDULE

<u>Total valuation</u>	<u>Fee</u>
\$1,000 or less	No fee, unless inspection is required in which case a \$100.00 fee for each inspection will be charged
\$1,001 or more	\$100.00 for first \$2000 and \$10.00 for each additional thousand or fraction thereof.(**)

Permit fees apply to all new construction and the replacement of any existing construction. If construction is not commenced within six (6) months the permit shall expire. Permits shall be good for a period up to 12 months. If additional time is required for construction, properly executed permits may be renewed for a period not to exceed four (4) months at a cost of \$125.00. Re-inspections to be at a cost of \$100.00 per inspection.

Construction prior to obtaining a permit. *When construction is commenced prior to a Zoning Compliance Permit being obtained, the permit fee shall be “triple” the amount set forth in this section.*

(Applicant must show proof of County Adequate Facility Tax (AFT) payment or satisfaction before a Ridgetop permit may be issued)

* Footage determined by Robertson County AFT receipt or from certified house plan (valued at \$100 per sq ft)

**Actual cost of construction from certified building estimate or bid letter on builder's letterhead by contractor.

***The “Covered porches, garages carports or storage buildings fee” shall apply only to additions made to a dwelling after initial construction and/or to separate structures constructed at the same time but not covered by the residential permit. Extra inspection fees of \$100.00 per inspection will apply depending on what permit is issued for and what inspection is required.

Rules of use (For Office Use)

No building permit shall be issued for any new construction until the Robertson County, or other applicable county AFT or Impact fee has been paid. A permit may be issued upon presentation of a copy of the applicable AFT or Impact tax receipt if all other requirements for the City of Ridgetop are met. The AFT receipt indicates the square footage of the permitted construction and the amount of county tax paid. This square footage will be used to determine the structure value for the Ridgetop Residential Building Permit fee

(The residential permit fee will be determined by the square footage on the AFT certificate; the formula is: value equals \$100 per square footage).

The Robertson County AFT lists the square footage of building. Our Commercial or Industrial building permit requires a value and that value will be determined by a certified bid or cost letter on the contractor/builder's letterhead. The applicable fee shall be computed using the Commercial and Industrial Permit Fee Schedule. (\$100.00 for first \$2000 and \$10.00 for each additional thousand or fraction thereof)

This ordinance shall take effect from and after its final passage, the public welfare requiring it.

Passed 1st Reading August 16, 2022

Date of Public Hearing, September 20, 2022

Passed on 2nd Reading, September 20, 2022

Tim Shaw, Mayor

City Recorder