

STAFFORD COUNTY - DEPARTMENT OF PUBLIC WORKS FEE SCHEDULE - JULY 1, 2014

Effective July 1, 2012 the following fees are subject to a 2.75% Technology Service Fee. Payment for all plan review fees shall be made in advance. Building permit fees shall be paid prior to receiving a building permit.	
SERVICE	FEE
BUILDING	
RESIDENTIAL	
Single-Family Dwellings - New Construction (Use Groups R-3, R-4, and R-5)	
Individual House Plan Review	\$0.10/sq. ft.; \$200 minimum
Master House Plan Review	\$0.20/sq. ft.; \$200 minimum
Individual House Plan for Master Plan Approved Designs	\$0.04/sq. ft.; \$100 minimum
Industrialized/Manufactured Housing Plan	\$0.04/sq. ft.; \$100 minimum
Architectural Building Review (if applicable)	\$100
Building Construction Inspection	\$0.14/sq. ft.; \$50 minimum
Plan Amendments	\$0.04/sq. ft.; \$50 minimum
All Trades (i.e. electric, plumbing, etc.)	\$60/per trade per system
Supplemental Heating Units (i.e. gas logs, fireplace inserts, space heaters, chimneys, pool heaters, etc.)	\$60/unit
Utility Hookups (i.e. electric, water, sewer, etc.)	\$60/hookup
Mechanical Lifts (i.e. elevators, wheelchairs)	\$60/level
American Society of Mechanical Engineers (ASME) Tanks	\$60/unit
Generators	\$60/unit
Certificate of Occupancy	\$60
Temporary Occupancy	\$250
Additions and Alterations (Use Groups R-3, R-4, and R-5)	
Plan Review	\$0.10/sq. ft.; \$75 minimum
Architectural Building Review (if applicable)	\$100
Building Construction Additions	\$0.14/sq. ft.; \$50 minimum
Building Construction Alterations	\$0.10/sq. ft.; \$50 minimum
Plan Amendments	\$0.04/sq. ft.; \$50 minimum
All Trades (i.e. electric, plumbing, etc.)	\$60/per trade per system
Supplemental Heating Units (i.e. gas logs, fireplace inserts, space heaters, chimneys, pool heaters, etc.)	\$60/unit
Utility Hookups (i.e. electric, water, sewer, etc.)	\$60/hookup
Mechanical Lifts (i.e. elevators, wheelchairs)	\$60/level
ASME Tanks	\$60/unit
Generators	\$60/unit
Roof Replacement (structural not shingles) Plan Review	\$0.04/sq. ft.; \$50 minimum
Roof Replacement (structural not shingles) Inspection	\$0.04/sq. ft.; \$50 minimum

Multi-Family Dwellings (Use Groups R-1 and R-2)	
Plan Review	\$0.10/sq. ft.; \$200 minimum
Architectural Building Review (if applicable)	\$100
Building Construction	\$0.14/sq. ft.; \$50 minimum
Plan Amendments	\$0.04/sq. ft.; \$50 minimum
All Trades (i.e. electric, plumbing, etc.)	\$60/per trade per system
Supplemental Heating Units (i.e. gas logs, fireplace inserts, space heaters, chimneys, pool heaters, etc.)	\$60/unit
Utility Hookups (i.e. electric, water, sewer, etc.)	\$60/hookup
Mechanical Lifts (i.e. elevators, wheelchairs)	\$60/level
ASME Tanks	\$60/unit
Generators	\$60/unit
Certificate of Occupancy	\$60
Temporary Occupancy	\$250
COMMERCIAL	
Commercial Construction Building Permit - New Construction - Structural Review	
Plan Review	\$0.10/sq. ft.; \$200 minimum
Architectural Building Review (if applicable)	\$100
Plan Amendments Review	\$0.05/sq. ft.; \$50 minimum
Fire Prevention Code Plan Review > than 10,000 square foot	\$0.04/sq. ft.; \$125 minimum
Fire Prevention Code Revision or Additional Plan Review	\$125/review
Building Construction Inspection	\$0.14/sq. ft.; \$50 minimum
Certificate of Occupancy	\$60
Temporary Occupancy	\$250
Commercial Additions/Alterations Structural Review	
Plan Review	\$0.10/sq. ft.; \$60 minimum
Architectural Building Review (if applicable)	\$100
Plan Amendments or Alterations	\$0.05/sq. ft.; \$50 minimum
Fire Prevention Code Plan Review > 10,000 square foot	\$0.04/sq. ft.; \$125 minimum
Fire Prevention Code Plan Review Revision or Additional Plan Review	\$125/review
Building Construction/Alterations Inspection	\$0.14/sq. ft.; \$50 minimum
Roof Repair or Replacement (shingles only)	\$0.02/sq. ft.; \$100 minimum
Temporary Business Facility Inspection	\$60
Towers Review	\$1.00/ft. of ht.; \$150 minimum
Certificate of Occupancy Inspection	\$60
Temporary Occupancy Inspection	\$250
Pools, hot-tubs, spas, etc. - Commercial and Residential (All Use Groups)	
Plan Review	\$0.10/sq. ft.; \$100 minimum
Pool (i.e. decks, walkways, alterations, etc.)	\$0.20/sq. ft.; \$60 minimum
Commercial Trades - Plan Review Fees (i.e. electrical, mechanical, plumbing, etc.)	
If included with commercial new or alteration plan	No Charge
If submitted as stand-alone improvement	\$0.04/sq. ft.; \$50 minimum
Plan or Permit Amendments	\$0.04/sq. ft.; \$50 minimum
Inspection - General Fees	
Building, Mechanical, and Electrical General Inspections	\$0.04/sq. ft.; \$50 minimum

Mechanical (In Addition to General Fee)	
Appliances or Equipment (i.e. boilers, cooling towers, generators, product dispensers, paint booths, freezers, heaters, fans, air compressors, pumps, kitchen hoods, etc.)	\$60/item
Mechanical Lifts (i.e. elevators, escalators, dumbwaiters, wheelchairs, etc.)	\$60/level
Electrical (In Addition to General Fee)	
Electric Unit Heaters (all types)	\$60/unit
Heat Pumps, Central Air Conditioning	\$60/unit
Generators < 100 kilovolt-amps (KVA)	\$50/unit
Generators \geq 100 KVA	\$100/unit
Exterior Pole Lighting	\$60/1 st pole \$20/ea. add. pole
Exterior Pole Lighting Groundworks	\$50
Electric Service Entrance < 600 amps - Permanent	\$60
Electric Service Entrance - between 600 and 1,200 amps - Permanent	\$100
Electric Service Entrance > 1,200 amps - Permanent	\$200
Electric Service Entrance > 600 volts - Permanent	\$250
Transformers < 100 KVA	\$60
Transformers \geq 100 KVA	\$100
Electric Motors	\$10/unit
Low Voltage Wiring (i.e. data, cable TV, telephone, alarm, etc.)	\$0.02/sq. ft.; \$50 minimum
Temporary Electrical Service (in lieu of general fee)	\$50
Temporary Electrical Wiring (in lieu of general fee)	\$50
Electric Sub Panels	\$15/unit
Plumbing - General Inspection	
Utility Services - 5 foot Outside Building (water and sewer)	\$60/unit
Building Sanitary and Storm Drain Piping	\$100/floor
Water Distribution Piping - Within Building	\$100/floor
Grease traps, separators, backflows, manholes, chemical treatment devices, food grinders, sewage pumps/ejectors, etc.	\$60/unit
Minor Plumbing Fixtures (includes sinks, showers, tubs, toilets, urinals, bidets, dishwashers, clothes washers, drinking fountains, yard/wall hydrants, backwater devices, roof, floor, and trench drains, etc.) - (unless listed elsewhere in fee schedule)	\$5/unit; \$50 minimum
Major Plumbing Fixtures (includes emergency eyewash/shower stations, irrigation systems, water treatment units, clinical sinks, macerating toilets, specialized washer systems, water features/fountains and aquariums, ice makers, water heaters, baptisteries, etc.)	\$60/unit
Directional Devices, Pressure Reducing Devices, etc.	\$15/unit
Fuel Gas - General Inspection	
Base Fee	\$60
Regulators	\$10/unit
Fuel Tanks (including ASME)	\$60/unit
Fuel Tank removal/abandonment	\$60/unit
Fuel Pumps/Dispensers	\$60/unit

Fire Protection Systems (Department of Fire and Rescue fees charged with Building Permit)	
Plan Review Fees (All Use Groups)	
Sprinkler System Limited Occupancy	\$55/system
Sprinkler System Light Hazard Occupancy - Minimum	\$136 minimum
1-100 Sprinkler Heads	\$2.20/head
101-300 Sprinkler Heads	\$2.10/head
301-500 Sprinkler Heads	\$1.99/head
501 + Sprinkler Heads	\$1.78/head
Sprinkler Ordinary Hazard and Rack Storage - minimum	\$136 minimum
1-100 Sprinkler Heads	\$2.20/head
101-300 Sprinkler Heads	\$1.99/head
301-500 Sprinkler Heads	\$1.57/head
More than 501 Sprinkler Heads	\$1.26/head
Sprinkler Extra Hazard - minimum	\$136 minimum
1-100 Sprinkler Heads	\$1.68/head
101-300 Sprinkler Heads	\$1.57/head
301-500 Sprinkler Heads	\$1.47/head
501 + Sprinkler Heads	\$1.26/head
National Fire Protection Association (NFPA) 13R System - minimum	\$136 minimum
1-100 Sprinkler Heads	\$2.20/head
101-300 Sprinkler Heads	\$2.10/head
301-500 Sprinkler Heads	\$1.99/head
501 + Sprinkler Heads	\$1.78/head
NFPA 13D System	\$50/system
Dry Pipe System	\$52/dry pipe valve
Sprinkler and Standpipe	\$150/standpipe riser
Standpipe System	\$100/system
Fire Pump (includes all risers)	\$275/fire pump
Fire Alarm System	\$5/device; \$100 minimum
Underground Fire Service Line	\$150/unit
Commercial Kitchen Hood Suppression System	\$200/system
Carbon Dioxide Extinguishing System	\$110/system
Clean Agent Extinguishing System	\$100/system
Dry Chemical System	\$100/system
Wet Chemical System	\$100/system
Paint Spray Booths	\$200/system
Inspection Fees (All Use Groups)	
Inspection by Building Official	\$0.02/sq. ft.; \$50 minimum
Inspection of Fire and Life Safety Systems - (800 series in Hansen)	\$200/inspection
Re-Inspection of Fire and Life Safety Systems (additional inspections)	\$200/re-inspection
Miscellaneous Permits - Review Fees	
Office Trailers	\$100
Tents	\$60
Demolition	\$60
Home Business	\$60
Alternative Energy Systems (i.e. solar, wind, geothermal, etc.)	\$100
Ramps, Docks etc.	\$0.05/sq. ft.; \$50 minimum
Retaining Walls and Bulkheads	\$60

Inspection Fees	
Office Trailers	\$100
Tents	\$60
Demolition	\$60
Equipment Installation (i.e. generators, pumps etc.)	\$60
Home Business	\$60
Alternative Energy Systems (i.e. solar, wind, geothermal, etc.)	\$50
Ramps, Docks etc.	\$0.20/sq. ft.; \$50 minimum
Retaining Walls and Bulkheads	\$0.80/lin. ft.; \$50 minimum
Zoning - Department of Planning and Zoning - Fee Charged with Permit	
Residential New Zoning Permit	\$100
Residential Change Zoning Permit	\$70
Commercial Zoning Permit Minor Development	\$125
Commercial Zoning Permit Major Development	\$250
Sign Permit	\$120 + \$2/sq. ft.
Administrative Fees (All Use Groups)	
Building Code, Fire Code, Property Maintenance, and Amusement Device Appeals - (non- refundable if withdrawn by applicant, refundable upon applicant's successful appeal)	\$500/appeal
Permit Information Changes and Refunds	\$25/permit
Administrative	\$25/permit
Stop Work Orders and Violation Notices	\$200/event
Re-Inspection Fees - per re-inspection per trade (except fire) - one free re-inspection	\$60
Approval for Third Party Inspectors (includes access to County IWR)	\$250/set-up (non-refundable)
After Hours and Week-End Inspections (in addition to normal fees) - 2 hour minimum	\$75/hour; \$150 minimum
Record Research, Reports, Documents, Verifications, etc. (estimated total fee payable in advance)	\$40/hour (non-refundable)
Mailed or Faxed Documents, Letters, Reports, Occupancy Reports etc.	\$2/page (non-refundable)
Photocopies	\$0.25/page
Fees for Amusement Devices shall be in Accordance with State Regulations	State of Virginia Regulations
Fees may be Waived at the Discretion of the Building Official when such work is being performed by a non-profit or governmental organization for other than them.	Building Official Discretion
State Levy on Total Building Permit Fees (including Fire Protection Permits)	2%
Refunds for Voided Permits shall be prorated based on percentage of inspections completed. Refund request shall be submitted in writing.	Prorated
Re-Instatement of Expired or Rescinded Permit	\$50
Elevator Certificate Renewal	\$50
Extension of Permit	\$50
Environmental - Erosion and Sediment Control, Stormwater Management, and Chesapeake Bay Preservation Area	
Grading Permit	
Erosion and sediment Control Inspection - per disturbed acre or portion thereof	\$600/dist. ac.; \$600 minimum; \$1000 annual renewal
Stormwater Inspection (construction inspection of Stormwater Management BMP, storm sewers, and stormwater conveyance channels located outside VDOT right-of-way	2% of total approved amount of security for stormwater facilities and stormwater drainage systems

Virginia Stormwater Management Program (VSMP) Permit - * 28% Portion of fees listed below must be returned to Department of Environmental Quality in accordance with State Regulations	
Sites \geq 2,500 Square Feet and $<$ 1 Acre *	\$290; \$20/modification or transfer; \$50/annual maintenance
Sites \geq 1 Acre and $<$ 5 Acres *	\$2,700; \$200/modification or transfer; \$400/annual maintenance
Sites \geq 5 Acres and $<$ 10 Acres *	\$3,400; \$250/modification or transfer; \$500/annual maintenance
Sites \geq 10 Acres and $<$ 50 Acres *	\$4,500; \$300/modification or transfer; \$650/annual maintenance
Sites \geq 50 Acres and $<$ 100 Acres *	\$6,100; \$450/modification or transfer; \$900/annual maintenance
Sites \geq 100 Acres *	\$9,600; \$700/modification or transfer; \$1,400/annual maintenance
Building Permit - Environmental Review	
Residential Lot Grading - Plan Review	\$300
Residential Lot Grading - Inspection	\$300
Residential Lot Inspection - VSMP	\$209
Commercial - Landscaping Inspection	\$100/building permit
Commercial and Residential - New - Chesapeake Bay Preservation Act (CBPA)	\$75/building permit review
Commercial and Residential - Change - CBPA Building Permit Review	\$25/building permit review
Stormwater Best Management Practice (BMP) Maintenance Inspection by County Staff - per BMP facility	
Stormwater Ponds (i.e. retention, extension, detention, and detention facilities etc.)	\$300
Filtration/Infiltration Facilities (i.e. bioretention, bioinfiltration, infiltration trench, constructed wetlands, sand filter, dry well system, porous and permeable pavement systems, tree box filter, and vegetated roofs etc.)	\$75
Level Spreaders, filter strips, vegetated/grassed swales, manufactured facilities, and check dams etc.	\$50
Onlot Low Impact Development (LID) Facilities (i.e. rain gardens, rain barrels, and dry wells etc.) Privately owned BMP facilities located on individual residential lots	N/A
County Staff Review of Owner BMP Maintenance Inspection Report prepared by Registered Design Professional	\$50
Major Water Quality Impact Review	\$500
Resource Protected Area (RPA) Waiver Request	\$200
RPA Mitigation/Restoration Plan	\$200
Securities - Developer	
Securities Contract Management	\$550
Security Reduction	\$325
Replacement of Agreement	\$500
Substitution of Security	\$350

Security Contract Extensions	\$300
Security Default Action	\$600
Report Requests	\$75
Securities - Individual Building Lot Security Fees	
Management	\$175/building lot
Substitution	\$125
Report Requests	\$75
Individual Lot Security (single family home)	\$2,500
Individual Lot Security (townhouse)	\$500
Fire Prevention Code Permits - (Issued by Department of Fire and Rescue)	
Facilities, Occupancies, and Precautions Against Fire	
Assembly/Educational Occupancies	\$200
Aviation Facility	\$200
Covered Mall Building	\$200
Commercial Open Burning	\$200
Dry Cleaning Facility	\$200
Exhibit or Trade Shows	\$200
Hazardous Production Materials Facility (HPM)	\$500
Lumber Yards and Wood Working Operations	\$200
Organic Coating Manufacturing Facility	\$200
Private Fire Hydrants (not serviced by Stafford County Utilities)	\$200
Special Amusement Occupancies	\$200
Tents, Canopies, and Membrane Structures	\$200
Vehicle Display - inside building	\$200
Vehicle Repair Garages	\$200
Waste Handling Facility	\$200
Combustible Storage and Hazardous Operations	
Aerosols	\$200
Battery Systems	\$200
Combustible Dust-Producing Operations	\$200
Combustible Fibers	\$200
Compressed Gases	\$200
Flammable Finishes	\$200
Fruit and Crop Ripening Operations	\$200
Fumigation and Insecticidal Fogging Operations	\$200
High-Piled and Combustible Storage	\$200
Industrial Oven Operations	\$200
Magnesium Operations	\$200
Tire Storage and Rebuilding Operations	\$200
Welding and other Hot Work	\$200
Fireworks and Other Explosives	
Blasting	\$200
Explosive of Fireworks Storage	\$200
Aerial Display	\$500
Indoor Pyrotechnics Display of Special Effects	\$200
Itinerant Vendor	\$1,000
Distributor or Wholesaler	\$500
Permanent Vendor	\$200

Hazardous Materials	
Corrosive Materials	\$200
Cryogenic Fluids	\$200
Flammable or Combustible Liquids	\$200
Flammable Gases	\$200
Flammable Solids	\$200
Highly Toxic Materials	\$200
Liquefied Petroleum Gas (LPG)	\$200
Organic Peroxides	\$200
Oxidizers	\$200
Pyrophoric Materials	\$200
Pyroxlin Plastics	\$200
Unstable Materials	\$200
Water-Reactive Materials	\$200