

REGULAR MEETING OF THE RIVERVIEW CITY COUNCIL
 CITY OF RIVERVIEW, WAYNE COUNTY, MICHIGAN
 HELD ON MONDAY, MARCH 21, 2022, A.D.
 IN THE COUNCIL CHAMBERS OF
 THE PETER ROTTEVEEL MUNICIPAL BUILDING
 14100 CIVIC PARK DRIVE, RIVERVIEW, MICHIGAN 48193-7689

The meeting was called to order at 7:31 p.m.

Presiding: Mayor Swift

Present: Councilmembers: Blanchette, Gunaga, Norton, ONeil, Robbins, Workman

Motion by Councilmember Blanchette seconded by Councilmember ONeil that Resolution No. 22-08, Amending the Community Development and Building and Engineering Fee Schedule, be Adopted as follows:

**RESOLUTION NO. 22-08
 AMEND FEE SCHEDULE FOR BUILDING, ENGINEERING
 AND COMMUNITY DEVELOPMENT DEPARTMENTS**

WHEREAS, the City Council desires to establish various fees to be implemented for the City of Riverview Building, Engineering and Community Development Departments;

WHEREAS, the Department Head has proposed the various proposed fees;

WHEREAS, the City Council determines the proposed Fees to be required to meet the operational and capital needs for the effected Riverview Departments; and

WHEREAS, Section 26-13 of the Riverview City Charter provides for the City Council to establish the listed Fees by City Council Resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverview, Michigan, hereby Adopts the Proposed Fee Schedule as follows:

<u>BUILDING, ENGINEERING AND COMMUNITY DEVELOPMENT FEES:</u>	<u>FEES:</u>
GENERAL CONDITIONS:	
Administrative fee per permit application	\$20.00
Administrative fee for bond / escrow held	10%
Minimum Permit Fee (Does Not Include Admin Fee)	\$50.00
Work commencing prior to issuance of a permit subject to double permit fees	
Contractor Registration - Includes processing and admin fee (add per State of MI)	\$50.00

Background check for business license application - per applicant	\$ 25.00
Permit extension; written request required	\$ 25.00
Permit refund; written request required. Refund does not include \$20 admin fee	
Hydrant Permit (Requires Bond, Water Cost, Meter Rental, Inspections if needed)	\$125.00
INSPECTION FEES: (Includes building, electrical, plumbing & mechanical)	
All Permits include only one (1) inspection	
Residential: Additional, re-inspect, lock-out, all	\$ 50.00
Commercial / Industrial: Additional, re-inspect, lock-out, all	\$ 60.00
Special inspections, Hard to Assess, Off-Day, Hourly, Obstructed (consolidated)	\$ 75.00
HOME SALE INSPECTIONS - includes initial and final	\$200.00
Home sale escrow (signed escrow agreement and affidavit may be required)	\$1,000.00
RENTAL INSPECTION FEES:	
All rentals must re-certify every 3 years	
SINGLE FAMILY UNITS:	
Initial & final inspections	\$165.00
One time initial registration fee	\$ 50.00
MULTI - UNIT RENTALS:	
Admin fee	10%
Inspection fee comes with initial inspection only	
Each building	\$165.00
Per unit	\$ 75.00
Per Common Area	\$ 75.00
Per Mechanical Room	\$ 75.00
Exterior Per Building	\$ 75.00
Re-Inspection Fee per unit	\$ 75.00
Pools per inspector (Building, Mechanical, Electrical req'd)	\$ 75.00
BUILDING PERMIT FEE SCHEDULE:	
Base Fee \$50.00 to \$1,000.00 valuation	\$ 50.00
\$1,001-and up = \$40 base + \$10 per each \$1,000 over \$1,000	\$ 10.00
Current fee schedule:	
Base fee \$40 to \$1,000 valuation	

\$ 1,001 - \$ 25,000 = \$ 40 & \$10 per each \$1,000 over \$ 1,000	
\$ 25,001 - \$100,000 = \$ 280 & \$ 8 per each \$1,000 over \$ 25,000	
\$100,001 - \$250,000 = \$ 880 & \$ 6 per each \$1,000 over \$100,000	
\$250,001 - \$500,000 = \$1,780 & \$ 5 per each \$1,000 over \$250,000	
\$500,001 - up = \$3,030 & \$ 4 per each \$1,000 over \$500,000	
DEMOLITION:	
Residential dwelling and accessory building (Includes two inspections)	\$100.00
Demolition Accessory Buildings	\$ 50.00
Multiple dwellings, commercial and industrial (Two inspections)	\$125.00
Industrial:	First building \$125.00
	Each additional \$ 50.00
MISC. FEES	
Fence permits (permits are time consuming requiring a review, neighbor agreement, as-built)	\$ 75.00
Sign Face change only (New Category)	\$ 75.00
Permanent Signs (Based on Valuation Chart)	Valuation
Temp Signs, banners, balloons and pendants	(Bond + 10% Admin for removal)
Swimming Pool Above Ground	\$ 50.00
Swimming Pool In-ground (Requires two inspections)	\$ 90.00
Hot Tubs (Requires two inspections)	\$ 90.00
Donation Box(es) (\$50.00 ea. for a new permit or \$25.00 ea. for permit renewal	\$ 50.00/each
Proof of General Liability Insurance no less than \$1 million per occurrence. Renewal:	\$ 25.00/each
ELECTRICAL FEE SCHEDULE:	
Inspections: (See inspection fees above)	
Circuits:	
First Circuit (sign circuit)	\$ 30.00
Each additional circuit	\$ 10.00
Minor repairs, not including new circuits, minimum	\$ 50.00
City Certification for minor wiring on rental units same as above	\$ 50.00
Fixtures, lamps, etc. Installation, alterations, repairs- First 25	\$ 30.00
Each additional 25 (Consolidated lamps/fixtures)	\$ 10.00
Service and Subpanels:	
Service up to 1000 amps	\$ 50.00
Each additional 100 amps	\$ 15.00
Appliances, First (circuits separate):	\$ 25.00

Each additional appliance	\$ 13.00
Motors, generators, standby generator systems, rectifiers, capacitors, etc.	
Units up to and including 100 HP / KW equivalent	\$ 75.00
Each additional 10 HP / KW equivalent	\$ 25.00
Residential Solar Panels – systems	\$150.00 min
Sign installation (inspection fee not included)	\$ 30.00
Each additional sign	\$ 20.00
Sign relocation, minimum	\$ 50.00
Outline tubing, shop or field inspection, first 50 feet	\$ 25.00
Each additional 25 feet or fractional part thereof	\$ 15.00
Special, annual, event, temporary, displays, etc.; Each inspection: (Consolidated)	\$ 75.00
Feeders, Mains, Bus, Duct	
Up to and including 100 feet	\$ 25.00
Each additional 50 feet	\$ 10.00
Outdoor cabinets, each	\$ 50.00
Light pole each	\$ 20.00
HVAC: Reconnect, new or altered for heating / cooling equipment	
Residential (circuit not included) for heating, cooling or combination of:	\$ 50.00
Commercial (circuit not included) for heating, cooling or combination of:	\$ 60.00
Hard to access area (underground, roof, crawl space, etc.)	\$ 75.00
Electric heat:	
First kv	\$ 25.00
Each additional kv	\$ 13.00
Swimming pool, Hot Tub, Spa:	
Motors, filtering plant, one lighting circuit underground, includes rough and final:	
Built in pool or hot tub (two inspections)	\$ 90.00
Aboveground - one inspection	\$ 50.00
Alarm System:	
Drill or pull station (city box):	\$ 30.00
Signaling device or detectors each: (changed from first seven charge of \$25)	\$ 5.00 each
House master panel, subpanel, FACP, FACU	\$ 50.00
Each additional panel (added new subcategory)	\$ 25.00
PLUMBING FEE SCHEDULE:	
All Fixtures: Each \$15 unless otherwise noted. Combined to simplify.	\$ 15.00 each

Includes: air compressor, baths, coffee machine, cooling trays, conductors, dishwashers, TRAPS (grease, shower, backwater)	
dental chairs, drinking fountain, DRAINS (floor, laundry or condensate)	
garbage disposal or waste receptor, hose bibs, humidifiers, inside	
conductor pipe, laundry tray, SINKS (slop, lead cup, test-tube, washstands),	
ice makers, new stack (or alterations of soil, waste vent), pump/water lift,	
refrigerator connect to drainage system, special waste, sump pump,	
surgical cuspidor, swimming pool fixtures above ground, lavatory/ urinal /bidet,	
water closet or stills, water treatment device, any water outlets to coolers,	
heating systems, filters or make-up water tank."	
Fixtures	\$ 15.00 each
Replacement of fixtures (no piping charge), minimum	\$ 32.00
Automatic laundry machines, humidifiers, or beverage machines	\$ 25.00
If more than one machine at same location, each, minimum	\$ 25.00
Sprinkler head:	\$ 1.00 each
Hot water heater (mech/plumb charge to be the same; most common permit applied for)	\$ 50.00
Catch basins (not for parking lot)	\$ 50.00
Interceptor (oil, grease, sand, etc.)	\$ 50.00
Industrial processing equipment or comfort cooling equipment and devices served by secondary water install, replace, remove, or relocated on previous plumbing inspection, per item	\$ 50.00
Minimum certificate fee	\$ 50.00
Sewer / Drain Inspections	
Escrow required if within 10' feet of the city's main (for engineering inspections)	\$5,000.00
Sewers on private property:	\$100.00
Drains (storm drains above or underground on private property):	\$100.00
Water distribution: Entire system residential	\$ 75.00
Water distribution: Entire system commercial	\$150.00
Replacement piping (inspection not included) per room	\$ 30.00
BACKFLOW PREVENTORS:	
(Includes RPZ, double check valves and vacuum breakers)"	\$ 50.00 Each
Underground, waterproofing, drainage etc., charge by inspection	
MECHANICAL FEE SCHEDULE:	
Note: Categories were cleaned up and combined for ease of use /	
Air Conditioner, Cooling Systems	

Residential	\$ 50.00
Commercial	\$ 75.00
Add special inspection fee for hard to access area	\$ 75.00
Chilling Towers Chillers	\$ 35.00
Generators, compressors, motors	
Residential	\$ 50.00
Commercial	\$ 60.00
Add special inspection fee for hard to access area	\$ 75.00
Special or shop inspection of refrigeration equipment, per unit or visit (same fee as a special inspection)	\$ 75.00
Ductwork, steam, water or air distribution systems:	
Installation of complete residential	\$ 50.00
Addition, alteration to existing system	\$ 25.00
Large commercial and industrial minimum charge	\$100.00
Light test	\$ 50.00
Water / steam distribution without boiler / heater	\$ 45.00
Furnace / Heating / Boiler (Entire system pricing instead of many misc. fees added)	
Residential Furnace; complete system including vents, flue, humidifier, air cleaner	\$ 75.00
Commercial Furnace; complete system including vents, flue, humidifier, air cleaner	\$125.00
Residential Boiler; complete system- no extra distribution fee	\$ 75.00
Commercial Boiler; complete system- no extra distribution fee	\$100.00
Add special inspection fee for hard to access area	\$ 75.00
Each additional unit, same location, same day inspection	\$ 30.00
Gas Piping	
Residential	\$ 50.00
Commercial	\$ 60.00
Each opening same location	\$ 10.00
Gas pressure test)	\$ 50.00
Room heater, wall heater, baseboard-type unit:	
First unit at each address	\$ 50.00
Each additional unit at same address	\$ 20.00
Fuel burning stove (may include rooftop inspection for venting)	\$ 50.00
Radiant Tube Infra-red heating	\$ 75.00
Hot water tank (Most common permit / same cost as plumbing permit HWT)	\$ 50.00

Hot water Heater Commercial (New Category)	\$ 75.00
Rooftop Units: Heating, cooling, make-up air etc.: Each	\$ 50.00 each
Rooftop Inspection Each: (Note: Two inspectors must access unit; elec & mech)	\$ 75.00 each
ADDITIONAL ITEMS:	
B-Vent without furnace	\$ 30.00
Chimney, factory built, installed separately	\$ 50.00
Compressor	\$ 30.00
Chimney liner without furnace	\$ 30.00
Electronic air cleaner without furnace	\$ 30.00
Evaporator Coils	\$ 30.00
Exhaust fan	\$ 30.00
Fireplaces (Gas or electric, factory built)	\$ 30.00
Heat exchanger replacement	\$ 25.00
Hoods: Residential kitchen / bath	\$ 50.00
Hood(s): Commercial (Plan review and testing are separate fee)	\$ 60.00
Hood Test: Smoke capture (mechanical inspection fee)	\$ 75.00
Hood Test: Puff or Air Test (mechanical inspection fee)	\$ 75.00
Humidifier without furnace	\$ 30.00
Refrigeration (Split systems)	\$ 50.00
Solar Panels	\$ 30.00
V.A.V. Boxes	\$ 15.00
Walk-in Cooler or Freezer	\$ 50.00
FIRE SUPPRESSION UNITS:	
Fire suppression system (wet/dry)	\$150.00
Fire Suppression plan review (hourly)	\$125.00
Fire Suppression: Pressure test (hourly)	\$125.00
OTHER FEES:	
NOTE: Reviews for the Planning Commission, Zoning Board of Appeals,	
Engineering and Building Plans are conducted under contract will be	Per consultant's rate + 10% admin fee
Invoiced using the applicable contract fee schedule. Excessive engineering,	
planning, building, planning and zoning reviews will be invoiced on an	
hourly basis in addition to the initial review fee based on contracted hourly rates.	
Engineering Review & Inspection	Per consultant's rate + 10% admin fee
Planning Consultant Review	
Fees:	

Site plan review, (Amount to be deposited by the developer into escrow)	\$1,500.00
Engineering plan review (Amount to be deposited by the developer into escrow)	\$2,500.00
Zoning Board of Review:	
Minor reviews (fences, sheds, pools)	\$350.00
Major Reviews (Houses, additions)	\$500.00
Legal Notice for Board / Commission	\$150.00
Administrative site plan review	Hourly Rate
Plan review building	Hourly Rate
ZBA review fee	Hourly Rate
Planning Commission review fee	Hourly Rate
Special Board /Commission meeting request	Hourly Rate
INDUSTRIAL AND COMMERCIAL DEVELOPMENTS:	
A. Site plan review, (Amount to be deposited by the developer into escrow)	Minor: \$1,400.00
	Major: \$5,000.00
B. Engineering plan review (Amount to be deposited by the developer into escrow)	Minor: \$2,500.00
	Major: \$5,000.00
C. Sanitary sewer, water mains and storm sewers	1% of construction plus \$75.00/acre
cost of each utility. (Amount shall be deposited by the developer.)	
D. Full-time inspection of construction of utilities to be dedicated to the	
Municipality - Hourly engineering rate (This amount shall be escrowed	
by the developer or contractor.	
Abatements--creation of district/application	Hourly Rate
Alley vacations	Hourly Rate
Street vacations	Hourly Rate

AYES: Mayor Swift, Councilmembers Blanchette, Gunaga, Norton, O'Neil, Robbins, Workman

NAYS: None

EXCUSED: None

ADOPTED THIS 21st DAY OF MARCH, 2022.

ATTEST:

Andrew M. Swift, Mayor