

ORDINANCE NO. 2361

AN ORDINANCE to amend and reordain Section 7-8.1, Chapter 7 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 7 relates to BUILDING CODE OF THE CITY OF ALEXANDRIA, VIRGINIA and which Section 7-8.1 relates to FEES.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 7-8.1, Chapter 7 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained to read as follows:

Sec. 7-8.1. Fees.

a. Building permits and certificates. Before a permit to begin work for new construction, alteration, removal, demolition or other building operation shall be issued, the fees prescribed by this section shall be paid to the director of finance. No amendment to a permit necessitating an additional fee shall be approved until the additional fee shall have been paid.

The minimum nonrefundable inspection fee for any one (1) building permit shall be fifteen dollars (\$15.00) per dwelling unit, structure or other property improvement for which a permit is issued.

The payment of the fee for the construction, alteration, removal or demolition and for all work done in connection with or concurrently with the work contemplated by a building permit, shall not relieve the applicant or holder of the permit from the payment of any other fees that may be prescribed by law.

The fee for each building permit shall be paid based on the total construction cost of the building, structure and/or any other improvement of the property for which such building permit is obtained. Total construction cost shall include all involved labor and material valued at the current retail market value plus overhead and profit.

Total construction costs for new construction shall be computed by multiplying the volume of space occupied by the structure by the figure in Table I of the current "Building Valuation Data Report" as published by the Building Officials and Code Administrators International, Inc. corresponding to the appropriate use group and type of construction and multiplying this figure by .006. Separate permits are required for specialty items as described below.

The volume of the structure shall be computed as follows:

(1) Structures with basements--all enclosed dormers, porches, penthouses and other enclosed portions of the structure extending from the basement or cellar floor to the mean height of a pitched roof, or the average height to the top of the roof beams of a flat roof;

(2) Structures without basement or cellar--the height measured to a level one-fifth (1/5) the distance from the first floor level to the bottom of the footings, but not to exceed two and one-half (2-1/2) feet below the first floor level;

(3) Open sheds and similar structure--the volume measurement within the perimeter of the roof for a height from the grade line to the mean roof level.

The fee for alterations, repairs and specialty items shall be one and two-tenths percent (1.2%) of the total construction cost. The total construction cost shall be equal to the greater of the costs of materials to the owner, fair profit and overhead and labor, as declared by the applicant or the computed total construction cost based on current median unit prices as shown in the most recent issue of the Means Building Construction Cost Data published by the Robert Snow Means Company, Inc. Specialty items shall include (1) construction of footings and foundations prior to the permit issued for full construction, (2) installation of escalators, freight and passenger elevators, dumbwaiters and handicapped chairlifts, (3) installation of fire suppression and alarm systems, (4) installation of retaining walls and other miscellaneous structures and (5) any other construction or installation not mentioned above.

The fee for a certificate of use and occupancy shall be twenty-five dollars (\$25.00) per dwelling unit or tenant space.

The fee for semiannual elevator inspections certificate of compliance shall be twenty-five dollars (\$25.00) for each freight and passenger elevator and fifteen dollars (\$15.00) for each dumbwaiter, sidewalk elevator, escalator, handicapped chairlift and enclosed lift in commercial buildings. The fee for additional inspections necessitated by the facility not being in compliance at the time of inspection shall be fifteen dollars (\$15.00) per inspection for each elevator and ten dollars (\$10.00) for each dumbwaiter, sidewalk elevator, escalator, handicapped chairlift or enclosed lift in commercial buildings.

The fee for a building permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be at the rate of one dollar and twenty cents (\$1.20) per hundred dollars (\$100.00) of the estimated cost of moving plus the cost of new foundations and all work necessary to place the building or structure in its completed condition in the new location.

The permit fee to demolish a building or structure shall be twenty-five dollars (\$25.00) for each building or structure. A performance bond or cash deposit will be required in the amount of fifty cents (\$.50) per square foot of building to be razed for the purpose of assuring completion of demolition, securing the site for public safety, finished grading and sodding/seeding of the site and other necessary measures to prevent soil erosion. The minimum cash deposit or bond shall be three hundred dollars (\$300.00). Should the bond/cash deposit not adequately fulfill this purpose, the City of Alexandria reserves the right to place a lien on the property to equalize the expenditures made.

The inspection fee for erection, restoration or repainting of any sign shall be computed at the rate of fifty cents (\$.50) per square foot of sign area. The minimum fee shall be fifteen dollars (\$15.00).

Any permit issued by the building official pursuant to the provisions of this section, under which no work is performed within six (6) months may be cancelled upon the application of the owner to the city manager, whereupon ninety percent (90%) of the fee paid for such permit or all of such fee in excess of

fifteen dollars (\$15.00), whichever is less, shall be refunded; except that when the costs of services performed by the city in connection with such permit, as computed by the director of building and mechanical inspections, exceeds ten percent (10%) of the permit fee and is greater than fifteen dollars (\$15.00), the city manager shall deduct from said refund the amount of such excess.

(b) Mechanical and machinery fees. Section M-114.2 of the Basic Mechanical Code of the Uniform Statewide Building Code is amended to read as follows:

All fees for annual periodic mechanical inspections shall be as follows:

Hot Water Heating	
	Fee
0-1000 MBH	\$25.00
1001-2000 MBH	\$30.00
Over 2000 MBH	\$35.00

Power Boilers	
	Fee
0-100 H.P.	\$35.00
101-500 H.P.	\$40.00
501-1000 H.P.	\$45.00
Over 1000 H.P.	\$50.00

Heating Boilers	
	Fee
0-1000 P/H	\$30.00
1001-2000 P/H	\$35.00
2001-3000 P/H	\$40.00
3001-4000 P/H	\$45.00
Over 4000 P/H	\$50.00

Other Major Mechanical Devices

Unified Pressure Vessels 200 gallons or more, Air Storage Tanks over 6 cubic feet and other major mechanical devices	\$15.00
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The minimum fee for each periodic mechanical inspection shall be fifteen dollars (\$15.00). The minimum fee for inspections requested after working hours or on weekends shall be sixty dollars (\$60.00).

A fifteen dollar (\$15.00) reinspection service fee shall be charged for equipment not in compliance with certificate standards requiring inspection for certification.

The issuance of an annual safety certificate shall be made upon inspection completion. The certificate must be displayed in clear view.

Section M-114.3 of the Basic Mechanical Code of the Uniform Statewide Building Code is amended to read as follows:

A mechanical inspection fee shall be paid for any mechanical work done on new, restored or existing property.

The minimum nonrefundable mechanical inspection fee for any one (1) mechanical permit shall be fifteen dollars (\$15.00) and shall apply for each structure, dwelling unit or improvement for which a permit is issued.

The fee for mechanical inspection of the installation, repair or renovation of air conditioning units in existing or new buildings shall be charged at the rate of one and two-tenths percent (1.2%) of the total cost of construction. Total cost of construction shall include all material and labor for full installation, repair or renovation.

The fee for mechanical inspection of the installation, repair or renovation of heating appliances including heat pumps, heat boilers and other electrical heating appliances and related equipment shall be charged at the rate of one and two-tenths percent (1.2%) of the total cost of construction. Total cost of construction shall include all material and labor for full installation, repair or renovation.

The fee for mechanical inspection of the installation, repair or renovation of refrigeration, steam, pressurized or incineration equipment and other mechanical equipment which require mechanical inspection shall be charged at the rate one and two-tenths percent (1.2%) of the total cost of construction. Total cost of construction shall include all material and labor with overhead and profit for full installation, repair or renovation.

No machinery, appliance or equipment shall be installed or used in any manufacturing plant or establishment in the City of Alexandria, Virginia, without first obtaining a permit for the installation and use thereof.

The building official shall conduct the inspection of the machinery, appliances and equipment in any such manufacturing plant or establishment. In conducting such inspection, the building official may use any of his authorized assistants and may, subject to the approval of the city manager, use the services of any other department of the city.

In addition, where expert technical assistance is requested by the building official, the city manager is authorized to employ and consult with such experts as he, the city manager, may deem necessary.

The above-mentioned inspections shall be made in order to protect the public welfare, health and safety by minimizing the hazards and nuisances that may arise by virtue of the installation and use of such machinery and equipment.

The building official shall refuse to issue a permit for either the installation or use of any such machinery, appliance or equipment that does not conform to good engineering practice or does not minimize, insofar as reasonably possible, the danger of nuisance from noise, smoke, dust, gas, odor, fire, explosion, water pollution, air pollution or radiation.

Before any permit for the installation or use of any machinery, appliance or equipment in any manufacturing plant or establishment in the city is issued, a fee of one-fifth of one percent (.02%) of the cost of such machinery, appliance or equipment and the installation thereof shall be paid to the director of finance.

For the purpose of this section, the words "manufacturing plant or establishment" shall be construed to include, but shall not be limited to the following:

(1) Plants for the manufacture, compounding, assembling or treatment of articles of merchandise from the previously prepared materials such as bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paint, paper, plastic, precious or semiprecious metal or stone, shell, textiles, tobacco, wood (excluding planing mill) and yarn.

(2) Asphalt manufacture or mixing plants.

(3) Disinfectant manufacturing plants.

(4) Distillation of bone, coal or wood.

(5) Extermination and insect poison manufacture.

(6) Fertilizer manufacturing plants.

(7) Forge plants.

(8) Gas manufacturing plants.

(9) Plants for the incineration or reduction of dead animals, offal or garbage.

(10) Paint, oil, shellac, turpentine or varnish manufacturing plants.

Notwithstanding anything in this section, there shall be no fees assessed for the erection or alteration of a building or structure performed by or for the Washington Metropolitan Area Transit Authority in connection with the construction, alteration, repair or maintenance of rail rapid transit facilities such as rails, stations, substations, repair and storage yards, retaining walls, tunnel structures and elevated rail structures.

Section 2. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective July 1, 1979.

FRANK E. MANN
Mayor

Introduction: 4/10/79	Public Hearing: 4/21/79
First Reading: 4/10/79	Second Reading: 4/24/79
Publication: 4/13/79	Final Passage: 4/24/79