

COMMON COUNCIL



Rouss City Hall
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I, Kari J. Van Diest, Deputy Clerk of the Common Council, hereby certify on this 25th day of March 2016 that the following Ordinance is a true and exact copy of one and the same adopted by the Common Council of the City of Winchester, assembled in regular session on the 22nd day of March 2016.

AN ORDINANCE TO AMEND AND REENACT SECTIONS 6-27 AND 6-28 OF CITY CODE PERTAINING TO BUILDING PERMIT REQUIREMENTS AND FEES FOR BUILDING ALTERATIONS IN THE HISTORIC WINCHESTER ZONING DISTRICT.

WHEREAS, at their February 9, 2016 Work Session, City Council requested staff to develop an ordinance to ensure that a building permit is required for replacing windows, siding and roofing materials in the Historic Winchester zoning district; and

WHEREAS, the City has identified the continuation of historic preservation as an action item in the adopted Strategic Plan; and

WHEREAS, the Uniform Statewide Building Code allows for localities to require a building permit for these activities pursuant to Section 108.2 of the Code; and

WHEREAS, the City of Winchester has established a historic district pursuant to Section 15.2-2306 of the Code of Virginia; and,

WHEREAS, the inclusion of such a building permit requirement will allow for the City to more uniformly ensure that development occurs in conformance with building code and historic district design guidelines thereby meeting the objectives of the Strategic Plan.

NOW therefore be it ORDAINED that Chapter 6, Sections 6-27 and 6-28 of the Winchester City Code be amended as follows:

CHAPTER 6

BUILDING REGULATIONS

DIVISION 2. BUILDING PERMIT FEES

SECTION 6-27. PRESCRIBED. GENERALLY. ~~(JOHN THIS SECTION)~~

A permit for the construction or alteration of a building, structure, sign, plumbing, gas or mechanical work shall be charged a fee according to the following schedule. Fees shown are based on a per square foot basis unless otherwise indicated. In addition to these fees, an additional 1.75% **levy established by 13VAC5-63-70. Section 107, Fees**, shall be charged to support the Virginia Building Code Academy and other training programs in accordance to the Virginia Uniform Statewide Building Code.

New Construction and additions:

Residential and institutional construction (Churches, schools, etc.).	
Finished floor area	\$ 00.16
Unfinished floor area	\$ 00.12
Minimum fee	\$ 40.00
Commercial and industrial	
Finished floor area	\$ 00.24
Minimum fee	\$ 60.00
Industrialized buildings or shells, including slab and foundation (warehouse, etc.)	\$ 00.20
Remodeling and/or finishing of shell space.	
Residential	\$ 00.14
Minimum	\$ 40.00
Institutional, commercial or industrial	\$ 00.16
Minimum	\$ 60.00
Garage or carport	\$ 00.14
Accessory building or structure	\$ 00.14
Prefabricated homes with third party inspection seal (each) (plus foundation permit).....	\$120.00

Replacement, special items, and services:

Deck or porch (each)	\$ 50.00
Demolition (each)	\$ 80.00
Plus bond	\$ 500.00
(Note: An irrevocable letter of credit from a financial institution in the amount of \$500.00 may be placed on file with the city treasurer in place of a bond.)	
Asbestos removal permit	\$ 60.00
Automotive lifts (per unit)	\$ 40.00
Dumbwaiters (each).....	\$ 40.00
Elevators (each).....	\$100.00
Escalators (each - per floor)	\$ 40.00
Fence (over 6 feet - per 50 linear feet)	\$ 40.00
Retaining wall (per 50 feet)	\$ 40.00
Fireplace, chimney, or wood stove (each)	\$ 40.00
Foundation only (each)	\$ 80.00
Moving building (plus foundation permit)	\$100.00
Radio towers and like structures (each)	\$ 40.00

Re-roofing (per job location):	
Residential.....	\$ 50.00
Non-residential	\$100.00
Re-siding (per job location)	\$ 50.00
Sign permit (per sign)	\$ 40.00
Swimming pool (each)	
Residential	\$ 60.00
Non-residential	\$100.00
Storage tanks (under or above ground - each)	
Removal	\$ 50.00
Installation	\$ 80.00
Temporary structures	\$ 60.00
Tents on residential property	\$ 40.00
Tents on non-residential property	\$ 60.00
Bleachers and grandstands (per site)	\$ 40.00
Safety glass replacement	\$ 30.00
Window Replacement (in Historic Winchester Zoning District)	\$ 30.00

Services:

Temporary certificate of occupancy	
Residential (per unit)	\$ 60.00
All other	\$150.00
Renewal (all TCO's)	\$100.00
Permit renewal.....	\$ 50.00
Refunds - All permits -	
Permits less than \$20.00 and minimum and base fees.....	No Refund
No work started.....	75% of the fee above the minimum or base fee.
Work started.....	Based on percentage of work complete.
Not to exceed 50% of permit fee. Base fee is non-refundable.	
Annual permit (where approved).....	\$200.00
Re-inspection (failure to be ready or second rejection).....	\$ 50.00
Pre-application plan preview	
Residential one and two family	\$ 60.00
Residential (three units)	\$100.00
Additional per unit	\$ 20.00
Non-residential	\$200.00
 New plans on previously approved project requiring a new plan review (per s.f.)	 \$ 00.04
 Change of use inspection	
Residential	\$ 40.00
Commercial, industrial	\$100.00
Occupancy inspection	
One and two family residential	\$ 40.00
Other residential (per unit)	\$ 60.00
Non residential	\$100.00

For work not specifically listed above or unable to be evaluated, the fee shall be 6.00 per \$1,000 or fraction thereof, of estimated cost, which includes materials and labor.

Plumbing Work:

Base permit fee:	
Residential (per unit)	\$ 30.00
Non-residential (per unit or floor)	\$ 40.00
Water service inspection	\$ 16.00
Sewer service inspection	\$ 16.00

Per fixture (includes floor drain, hose connections, and outlets)

outlets)	\$ 7.00
Re-inspection (failure to be ready or second rejection).....	\$ 50.00
Prefabricated homes with third party inspection seals	\$ 40.00
Cross connection device (each)	\$ 10.00
Maximum	\$200.00
Irrigation sprinkler system (base).....	\$ 40.00
Additional per head ..	\$ 3.00

Mechanical Work:

Base permit fee:	
Residential (per unit)	\$ 20.00
Non-residential (per unit or floor)	\$ 30.00
Heat pumps and Air Conditioning (per unit)	\$ 30.00
Each additional ton over 5	\$ 10.00
Maximum per unit	\$240.00
Furnace or boiler to 100,000 BTU (per unit)	\$ 30.00
Each additional 100,000 BTU's	\$ 10.00
Maximum.....	\$240.00
Fire dampers (each)	\$ 5.00
Crematorium and incinerators (each)	\$ 80.00
Commercial range hoods (each)	\$ 50.00
Refrigeration systems (per unit)	\$ 50.00
Each additional ton over 5	\$ 10.00
Oil burners conversion or replacements	\$ 60.00
Re-inspection (failure to be ready or second rejection).....	\$ 50.00
Other mechanical work not specified	\$6.00 per \$1000 or fraction there of, of estimated cost, \$40.00 minimum

LP Gas Work:

Base permit fee:	
Residential (per dwelling unit)	\$ 20.00
Non-residential	\$ 30.00
Per appliance or outlet	\$ 7.00
Re-inspection (failure to be ready or second rejection).....	\$ 50.00

Natural Gas Work:

Note: The Shenandoah Gas Company provides funding for inspection of all natural gas work performed in the City. Permits are required, but there are no fees charged to the customer.

Fire Protection:

Automatic Sprinklers:	
Residential (13D).....	\$ 50.00
Limited Area (per 20 heads)	\$ 50.00
Commercial (NFIPA systems) (base fee)	\$ 60.00
Additional per head	\$ 1.00
Fire pumps (per pump)	\$ 80.00
Standpipe systems (per riser).....	\$ 80.00
Underground fire line (per line)	\$ 60.00
Water fixed spray, Foam, Carbon Dioxide, Halogenated, Dry chemical, Wet chemical systems (base fee).....	\$ 60.00
Additional per head/outlet.....	\$ 2.00
Fire alarm systems (base fee)	\$ 60.00
Additional per device	\$ 1.00
Re-inspection fees:	
Hydrostatic retest (after one test)	\$100.00
Fire alarm systems (after two inspections)	
Base fee	\$ 50.00
Additional per device	\$ 00.50
Change from approved plans requiring new plan review	
Base fee	\$ 50.00
Additional per added or moved device or head	\$ 00.50
All other (failure to be ready or second rejection)	\$ 50.00

Electrical:

*Note: Electrical inspections are performed by a third party firm under contract with the City of Winchester. Permit fees are collected by the third party firm as agent for the Building Official. A fee of \$1.50 shall be paid by the third party firm to the City for each permit obtained.

Annual Elevator Certification:

Passenger or Freight elevators (each).....	\$ 20.00
Escalators (each)	\$ 20.00
Dumbwaiters (each)	\$ 20.00
Man Lift	\$ 20.00

Amusement Devices:

Fee established per 13VAC5-31-75, Virginia Amusement Device Regulations.

— Each Kiddie Ride	\$15.00 or \$7.50 approved 3rd party inspection
— Each Major Ride	\$25.00 or \$12.50 approved 3rd party inspection
— Each Spectacular Ride	\$45.00 or \$22.50 approved 3rd party inspection

(Ord. Dated 8-9-76, 5-5 - 5-13; Ord. No. 016-80, 5-5 - 5-13; Ord. No. 027-83, 5-26, 8-9-83; Ord. No. 006-84, 5-26, 4-10-84; Ord. No. 016-87, 5-26, 6-9-87; Ord. No. 026-87, 5-26, 8-11-87; Ord. No. 004-90, 5-27, 2-13-90; Ord. No. 023-92, 5-27, 5-37, 5-66, 5-76, 5-85, 5-113, 5-132, 12-8-92; Ord. No. 040-95, 9-12-95; Ord. No. 026-2002, 10-8-02; Ord. No. 032-2003, 10-14-03)

State Law Reference--Code of Virginia, §36-105, authority to levy fees to defray cost of enforcement of building code.

Building Code Reference--USBC Section 107.

SECTION 6-28 PERMITS REQUIRED FOR CERTAIN WORK IN HISTORIC WINCHESTER ZONING DISTRICT.

A building permit shall be required for any construction involving the replacement of roofing, siding, or windows for structures located within the Historic Winchester zoning district. Any such permit required shall not be issued by the Building Official until all requisite zoning approvals have been issued by the Board of Architectural Review or Zoning Administrator.

Building Code Reference-USBC Section 108.2.

SECTIONS 6-2829 - 6-35. RESERVED.
(Ord. No. 004-90, 2-13-90)

Ordinance No. 2016-10

ADOPTED by the Common Council of the City of Winchester on the 22nd of March 2016.

Witness my hand and the seal of the City of Winchester, Virginia.

*Kari J. Van Diest, CMC
Deputy Clerk of the Common Council*