

WAKULLA COUNTY
RESOLUTION# 13-61

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA ADOPTING AN AMENDED AND RESTATED SCHEDULE OF FEES FOR INSPECTIONS AND ENFORCEMENT OF THE FLORIDA BUILDING CODE AND FIRE PREVENTION CODE; PROVIDING CERTAIN FINDINGS; REPEALING ALL PRIOR SCHEDULES OF FEES FOR INSPECTIONS AND ENFORCEMENT OF THE FLORIDA BUILDING CODE AND FIRE PREVENTION CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 553.80 and 125.56, Florida Statutes, authorize the County to establish a schedule of reasonable inspection fees and other fees to defer the costs of enforcement of the Florida Building Code and Fire Prevention Code; and

WHEREAS, Chapter 8, Wakulla County Land Development Code, entitled Building and Construction Code relates to the Construction Industry Building permits, licenses and matters relating to same; and

WHEREAS, pursuant to Section 8-2 all building permits, fees and costs are to be set by resolution of the Board of County Commissioners of Wakulla County, Florida (the "Board"); and

WHEREAS, County staff recently evaluated the existing fee schedule and analyzed findings of the costs of certain building permits, Wakulla County, Florida; and

WHEREAS, Fiscal Choice Consulting, LLC, calculated the amount of average staff time and additional resources needed to enforce the Florida Building Code and conduct inspections for structures of various sizes and uses based upon the County's historical experience, which "Fee Study" is attached hereto as Appendix A and incorporated herein by reference; and

WHEREAS, the fees that were not updated through the 2013 fee study were calculated by the fee study done by Maximus as Appendix B and incorporated herein by reference; and

WHEREAS, it was determined by the Fee Study that Wakulla County building permits are on the lower side of the hourly rates in use for building permits in other jurisdictions and that times by task presented by Wakulla County are consistent with findings of other communities based upon the level of effort required; and

WHEREAS, consistent with existing law, the Fee Study recommends a schedule of revised fees that do not contain any profit, but instead are sized to cover the County's costs for enforcing the Florida Building Code and Fire Prevention Code in order to place the responsibility for the cost of those services on those who request it and insulating taxpayers from the need to subsidize development; and

WHEREAS, based upon this review and input from staff, the Board hereby approves the Fee Study, finds the fees outlined in the Fee Study to be fair and reasonable, and further deems it desirable to

establish an amended and restated schedule of building permit and inspection as presented in the Fee Study and incorporated into this resolution.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Wakulla County, Florida, that:

SECTION 1. INCORPORATION OF FINDINGS. The above findings are true and correct and are hereby incorporated herein by reference.

SECTION 2. SCHEDULE OF FEES FOR INSPECTIONS AND ENFORCEMENT OF THE FLORIDA BUILDING CODE AND FIRE PREVENTION CODE. The Board hereby adopts the following schedule of fees for inspections and the enforcement of the Florida Building Code and Florida Fire Prevention Code:

Application and Plan Review

Residential Construction:

Residential- application and plans review:		\$	35.00
Single Family Dwelling	Minimum for residential	\$	765.00
(To include electrical, mechanical and plumbing	Building	.48 per sq ft under roof	
	Sewer tie in	\$	45.00
Any gas permit will be added as \$75.00 for up to 3 gas appliances			
Single Family Dwelling-Mobile Home or DCA Unit	Set-up	\$	765.00
(To include electrical, mechanical and plumbing)	Electric	\$	-
	Plumbing	\$	-
	Mechanical	\$	-
	Sewer tie in	\$	45.00
House Moving	Set-Up	\$	315.00
	Electric	\$	110.00
	Plumbing	\$	75.00
	Mechanical	\$	75.00
Fema or engineered foundation if applicable		\$	125.00
Any gas permit will be added as \$75.00 for up to 3 gas appliances			

One or two family dwelling addition up to 625 sq ft
 .48 cents per sq ft over 625 sq ft

Building	\$	300.00
Electric	\$	75.00
Plumbing	\$	75.00
Mechanical	\$	75.00

Renovations up to 2000 sq ft
 .15 per sq ft over 2000 sq ft

Building	\$	200.00
Electric	\$	75.00
Plumbing	\$	75.00
Mechanical	\$	75.00

Minor renovations at minimum fees per categories
 Any gas permit will be added as \$75.00 up to 3 appliances

Commercial Construction:

Commercial- application

	\$	65.00
Building Only		.46 per sqft
Minimum of	\$	722.00

Business Alterations

.23 per sqft

Business Additions

\$1.20 per sqft

Fire- application

\$ 40.00 + .05 per sq ft

Commercial DCA Unit
 (To include electrical, mechanical and plumbing)

Set-up	\$765.00 + .59 per sq ft
Electric	
Plumbing	
Mechanical	
Sewer tie in	\$ 45.00

Electric:
 over 200 amp service + \$50.00 per panel

\$ 135.00 + .50 per box

Plumbing:

\$ 90.00 + \$15.00 per fixture

Mechanical
 Over 5 tons

\$ 150.00 up to 5 tons
 \$ 10.00 per ton

Gas
 Each Appliance Over

\$ 115.00 up to 3 appliances
 \$ 25.00

Commercial Hoods			\$	225.00 per hood
Hood Fire Suppression System (residential hoods installed in commercial buildings)			\$	150.00
Fire Alarms up to 3000 sq ft			\$	300.00
Over 3000 sq ft			.10 per sq ft	
Fire Sprinkler Systems up to 5000 sq ft			\$	250.00
Over 5000 sq ft			.05 per sq ft	
Underground Fire Mains			\$	125.00
Tower Modification			\$	125.00
Cabinet			\$	80.00
Antenna			\$	135.00
Signs (no permit required for <32 sq ft and <6' in height)				
Up to 125 sq ft			\$	135.00
Over 125 sq ft			\$1.00 per sq ft	additional
Billboards	\$2.00 sq ft	Minimum	\$	315.00
Facilities Permit Fee (Annual Charge Only)			\$	475.00
Other Permits:				
Residential Electrical				
Single Inspection			\$	75.00
Multiple Inspections			\$	115.00
Residential				
Plumbing			\$	75.00
Sewer Tie In			\$	45.00
Residential Mechanical				
Up to 5 tons			\$	75.00
Over 5 tons			\$10.00 per ton	
Residential Gas			\$	75.00
Each Appliance Over			\$	15.00
Minimum Permit fees for		Residential	\$	65.00
		Commercial	\$	80.00
Foundation Only Permits: up to 3000 sq ft				

	Residential	\$ 200.00
	Commercial	\$ 300.00
Over 3000 sq ft		.05 per sq ft
Including retaining walls		
Attached or Detached Garage	Frame or Block	\$ 225.00
Raising Structures	up to 1800 sq ft	\$ 300.00
	over 1800 sq ft	.10 per sq ft
Vinyl or Hardy Siding	Residential	\$ 100.00
Up to 3000 sq ft	Commercial	\$ 150.00
Over 3000 sq ft		.05 per sq ft
Open Shelter up to 400 sq ft		\$ 125.00
401 sq ft to 1500 sq ft		\$ 200.00
Over 1501 sq ft		\$200.00 + .05 per sq ft
If foundation added		\$ 75.00
Closed Shelter up to 400 sq ft		\$ 150.00
401 sq ft to 1500 sq ft		\$ 225.00
Over 1501 sq ft		\$225.00 + .05 per sq ft
Pre-manufactured lawn storage sheds and carports		\$ 75.00
Foundation Extra		\$ 50.00
Demolition	Residential	\$ 100.00
	Commercial	\$ 200.00
Re-roof	Residential	\$ 125.00
Up to 3000 sq ft	Commercial	\$ 200.00
Over 3000 sq ft		.05 per sq ft
Screen Porch		\$ 100.00
Screen Porch on foundation		\$ 150.00
Cover over existing deck		\$ 100.00
In-ground Swimming Pool	Residential	\$275.00 + \$45.00 electric
	Commercial	\$350.00 + \$135.00 electric
Above-ground Swimming Pool(Non-Seasonal)	Residential	\$ 125.00
Screen pool enclosures		\$ 150.00

Residential Docks	up to 250 sq ft	\$ 175.00	
	over 250 sq ft	.07 per sqft additional	
Commercial Docks	up to 250 sq ft	\$ 275.00	
	over 250 sq ft	.07 per sq ft	
Residential Decks		\$ 75.00	
Commercial Decks		\$ 175.00	
Residential decks on 5 ft plus piling	up to 250 sq ft	\$ 240.00	
	over 250 sq ft	.07 per sq ft	
Seawalls/Bulkheads	up to 50 L/ft	\$ 300.00	
	over 50 L/ft	.50 per L/ft	
Boat Lift	Minimum	\$ 65.00	
	Residential	\$ 75.00	
	Electric	\$ 75.00	
Solar panel water heater	Residential	\$ 150.00	
	Commercial	\$ 225.00	
Photovoltaic solar system	Residential	\$ 100.00	
Photovoltaic solar system	up to 4 KW	\$ 150.00	
	over 4 KW	.25 per KW	
Petroleum product tanks		\$ 350.00	each
Fuel dispensing pumps		\$ 100.00	each
Temporary tents/Events/Festivals		\$ 80.00	
Pre-move mobile home inspections		\$ 65.00	
Change of Use/Occupancy		\$ 80.00	
Safety inspection		\$ 65.00	
Impact fee exemption letter inspection		\$ 50.00	
Re-Inspection fees		\$ 50.00	
Administrative Charge for annual up keep of Contractor License		\$ 25.00	

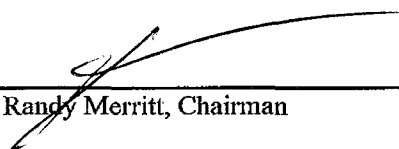
SECTION 3. OTHER CHARGES. All other charges associated with the construction of a building, including, but not limited to, charges for impact fees, sewer system access, water meters, water wells, solid waste and fire and any other required costs are in addition to the building and inspection fees provided for herein.

SECTION 4. REPEAL. All prior adopted schedules of building permit and inspection fees and other fees necessary to enforce the Florida Building Code and Florida Fire Prevention Code are hereby repealed.

SECTION 5. EFFECTIVE DATE. This resolution shall take effect upon adoption.

DONE AND ADOPTED this 4th day of November, 2013

**BOARD OF COUNTY COMMISSIONERS
OF WAKULLA COUNTY, FLORIDA**



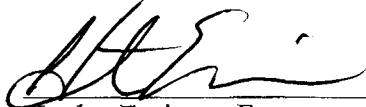
Randy Merritt, Chairman

ATTEST:



Brent K. THURMOND, Ex Officio
Clerk to the Board

APPROVED AS TO FORM:



Heather Encinosa, Esq.
County Attorney

APPENDIX A

FISCAL CHOICE
CONSULTING LLC

790 West Frontage Road
Suite 110
Northfield, Illinois 60093
(847) 302-2006 cell
(847) 441-4175 office
(847) 441-4174 fax

October 3, 2013

James Melvin
Building Official
Wakulla County
3095 Crawfordville Highway
Crawfordville, FL 32327

Dear Mr. Melvin:

This summarizes the method used to determine the cost of fee services in your department.

Our understanding of the requirements includes two important principles:

1. A unit of local government may not intentionally make a profit on the sale of permits.
2. Good faith estimates of staff effort are both legally acceptable and in use throughout the State of Florida. There is, to the best of our knowledge, no legal requirement for time sheets or other after-the-fact justification of time charged by permit.

The analysis we presented has two key parts, which we explain below:

- Determination of an hourly rate
- Determination of the times required by permit type

Determination of an Hourly Rate

An hourly rate for the department is, in essence, the cost of the department divided by the hours worked.

The budget is \$311,681.

Staff involved include a full-time inspector, a part-time employee and 15 hours per week of inspection time by the Building Official.

Staff do not work all of the hours for which they are compensated, due to accruals of time for vacation, sick leave and holidays. Adjusting compensated hours to a productive hour total follows 2 CFR Part 225, formerly known as US Office of Management & Budget Circular A87

(Cost Principles for State, Local & Indian Tribal Governments), which amounts to a de facto national standard for governmental cost accounting.

Making the productive hour adjustment results in the following productive hours:

Title	Productive hours
Full-time Inspector	1,864
Part-time (1)	832
Building official (at 15 hours of inspection/week)	780
Total	3,476

Dividing the budget by the productive hours (\$311,681 / 3,476) yields an hourly rate of \$89.67.

Determination of the times required by permit type

It is difficult to estimate the time required for complex tasks as a whole, so the best practice is to break the work into component steps whose requirements are more easily explained. In the present case, we divided permits into two categories: plan review and inspection.

The findings by permit type are labeled as such in the report. We note here that the breakdown of tasks involves eight plan review steps and nineteen inspection steps.

Summary of Findings

Our opinion is based on the following experiences:

- Several hundred permit studies nationally
- Similar building permit cost studies done by our staff throughout the State of Florida (City of Tampa, Hillsborough County, Manatee County, City of Miami Beach, Monroe County, Lake County, Polk County, Orange County, City of Cape Coral, City of Cocoa, Charlotte County, Pasco County)
- Serving the Government Finance Officers Association of the US & Canada as a national conference speaker on how to perform this type of study

Based on this experience, it is our opinion that:

Hourly Rate - The Wakulla County hourly rate for building permits is on the lower side of the hourly rates in use for building permit calculation in Florida, and nationally as well. Rates as high as \$125 per hour are found in Florida and we have seen rates in excess of \$150 per hour elsewhere in the U.S.

Time Assigned by Activity - Times presented by Wakulla County are within the range of times reported elsewhere. They are also consistent with findings of other communities that go the extra (unrequired) step of completing timesheets to verify the times required.

Documentation - The documentation prepared for this analysis is as detailed as that used in any other Florida. The Building Official took the time to review the analysis in detail and confirmed that the facts and assumptions are reasonable and appropriate reflections of how that department serves the public. We feel that this meets or exceeds any expectation of rigor for price setting that exists in the Florida Building Code or elsewhere in Florida laws governing the establishment of prices for building permits.

If the County were to adopt the findings of this study, it would not, except by an unusual surge in demand, make a profit on the sale of building permits. The rates, by design, are intended only to break even, placing the responsibility for the cost of the service on those who request it and insulating taxpayers from the need to subsidize development.

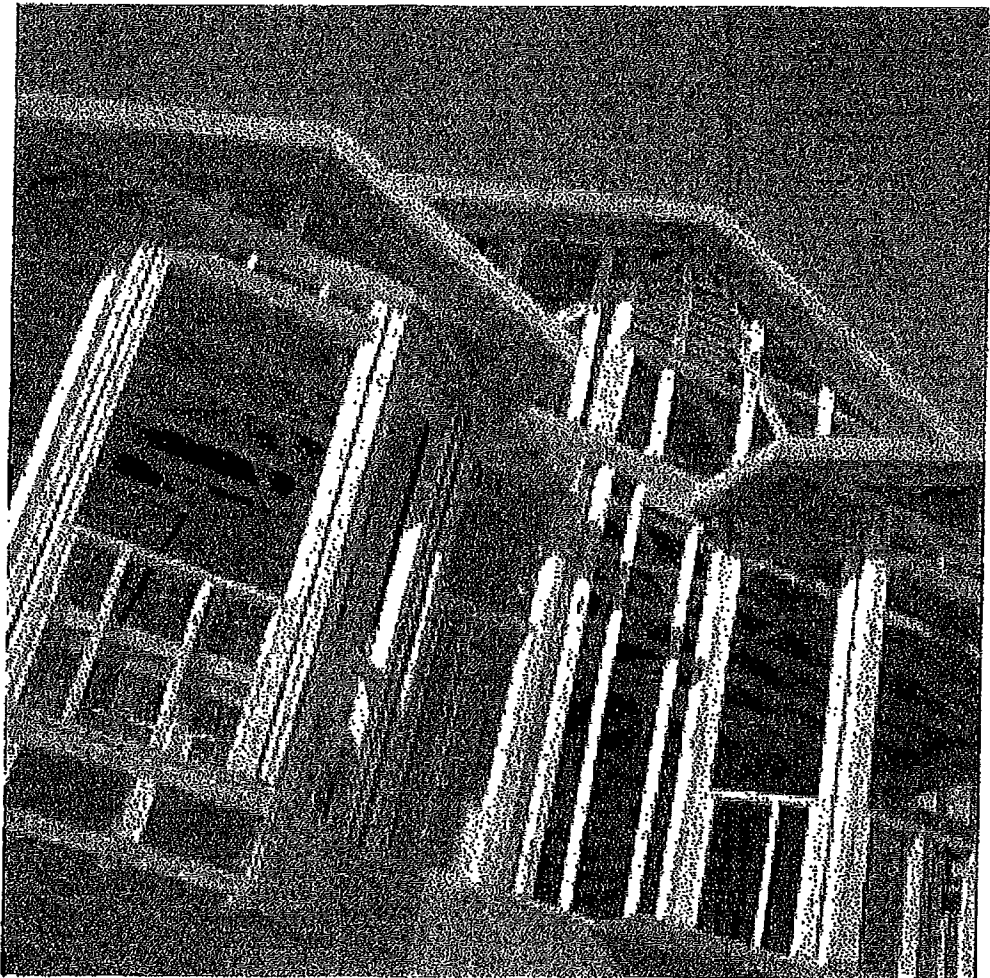
Please call if you have questions.

FISCAL CHOICE CONSULTING, LLC

A handwritten signature in dark ink, appearing to read "Bruce Cowans", written over a horizontal line.

Bruce Cowans

brucecowans@fiscalchoice.com



**Findings of the Costs of Certain Building Permits
Wakulla County, Florida**

September 12, 2013

FISCAL CHOICE
CONSULTING LLC

790 West Frontage Road
Suite 110
Northfield, Illinois 60093
(847) 441-4175

User Fee Studies

Operational Improvement Analyses

Wakulla County, Florida
Building & Development Fees
FY 2013

September 12, 2013
Final report

Fiscal Choice Consulting, LLC
7904 W. Frongate Road, Suite 110
Northfield, FL 32609
cell (847) 302-2006
office (847) 441-4175
fax (847) 441-4174
office@fiscalchoice.com

FISCAL CHOICE
CONSULTING LLC

© copyright 2013 Fiscal Choice Consulting, LLC

Wakulla County, Florida

Building & Development Fees

FY 2013

Department Hourly Rate

\$89.67

1 Summary

Final report

HOURS

Related IBC Class	Building Use (e.g., IBC Occupancy Type)	Typical size	Plan Review	Inspection	Total	Plumbing, Mechanical & Electrical	Plumbing	Mechanical	Electrical
R3	Residential (new) Single family detached	2,397	4.83	7.89	12.72	11.73	0.33	0.33	0.33
	Residential alterations	1,000	3.66	3.90	7.56	6.57	0.33	0.33	0.33
	Residential additions	300	4.00	5.10	9.09	5.85	0.83	1.08	1.33
B	Business (new)	3,542	10.11	13.24	23.35	18.35	1.50	2.00	1.50
	Business alterations	3,542	4.83	6.58	11.42	8.93	0.83	0.83	0.83
	Business additions	1,000	9.28	8.47	17.74	13.41	1.17	1.67	1.50
	Mobile Home	1,000	3.38	5.16	8.53	8.28	-	0.25	-
	Commercial minimum (PLAN REVIEW ONLY, not including sf)	200	3.50	-	3.50	3.50	-	-	-
	Commercial minimum (INSPECTION ONLY, not including s.f)	200	-	4.55	4.55	4.55	-	-	-

Wakulla County, Florida

Building & Development Fees
FY 2013

Department Hourly Rate

\$89.67

1 Summary

Final report

TOTAL PROJECT COST

Related IBC Class	Building Use (e.g., FBC Occupancy Type)	Typical size	Total including Plumbing, Mechanical & Electrical				Total excluding Plumbing, Mechanical & Electrical	Plumbing, Mechanical & Electrical Only		
			Plan Review	Inspection	Total			Plumbing	Mechanical	Electrical
R3	Residential (new) Single family detached	2,397	\$433	\$707	\$1,140		\$1,052	\$29.59	\$29.59	\$29.59
	Residential alterations	1,000	\$328	\$350	\$678		\$589	\$29.59	\$29.59	\$29.59
	Residential additions	300	\$359	\$457	\$816		\$525	\$74.42	\$96.84	\$119.26
B	Business (new)	3,542	\$906	\$1,187	\$2,094		\$1,645	\$134.50	\$179.33	\$134.50
	Business alterations	3,542	\$433	\$590	\$1,024		\$800	\$74.42	\$74.42	\$74.42
	Business additions	1,000	\$832	\$759	\$1,591		\$1,202	\$104.61	\$149.44	\$134.50
	Mobile Home	1,000	\$303	\$462	\$765		\$743	\$0.00	\$22.42	\$0.00
	Commercial minimum (PLAN REVIEW ONLY, not including sf)	200	\$314	\$0	\$314		\$314	\$0.00	\$0.00	\$0.00
	Commercial minimum (INSPECTION ONLY, not including s.f)	200	\$0	\$408	\$408		\$408	\$0.00	\$0.00	\$0.00

Wakulla County, Florida

Building & Development Fees

FY 2013

Department Hourly Rate

\$89.67

1 Summary

Final report

COST PER 100 SQUARE FEET

Related IBC Class	Building Use (e.g., FBC Occupancy Type)	Typical size	Total including Plumbing, Mechanical & Electrical				Total excluding Plumbing, Mechanical & Electrical	Plumbing, Mechanical & Electrical Only		
			Plan Review	Inspection	Total			Plumbing	Mechanical	Electrical
R3	Residential (new) Single family detached	2,397	\$18.07	\$29.50	\$47.58		\$43.87	\$1.23	\$1.23	\$1.23
	Residential alterations	1,000	\$32.83	\$34.97	\$67.80		\$58.92	\$2.96	\$2.96	\$2.96
	Residential additions	300	\$119.50	\$152.33	\$271.84		\$175.00	\$24.81	\$32.28	\$39.75
B	Business (new)	3,542	\$25.59	\$33.52	\$59.11		\$46.45	\$3.80	\$5.06	\$3.80
	Business alterations	3,542	\$12.23	\$16.67	\$28.90		\$22.59	\$2.10	\$2.10	\$2.10
	Business additions	1,000	\$83.17	\$75.94	\$159.10		\$120.25	\$10.46	\$14.94	\$13.45
	Mobile Home	1,000	\$30.28	\$46.23	\$76.52		\$74.27	\$0.00	\$2.24	\$0.00
	Commercial minimum (PLAN REVIEW ONLY, not including sf)	200	\$156.92	\$0.00	\$156.92		\$156.92	\$0.00	\$0.00	\$0.00
	Commercial minimum (INSPECTION ONLY, not including s.f)	200	\$0.00	\$204.03	\$204.03		\$204.03	\$0.00	\$0.00	\$0.00

Wakulla County, Florida
 Building & Development Fees
 FY 2013

2 Budget
 Final report

Item	Budget
Budget	\$311,681
Total	\$311,681

Title	Productive hours
Full-time inspector	1,864
Part-time (1)	832
Building official (at 15 hours of inspection/week)	780

Total 3,476

Productive Hourly Rate \$89.67

Wakulla County, Florida
Building & Development Fees
FY 2013

PLAN REVIEW		INTAKE		PLAN REVIEW				
Related IBC Class	Building Use (e.g., FBC Occupancy Type)	Typical Occupancy Size (sq)	Preliminary Plan Review	Intake & Processing	Structural Review	Plumbing Review	Mechanical Review	Electrical Review
NEW								
R3	Residential (new) Single family detached	2,387	0.50	0.33	2.00	0.33	0.33	0.51
	Residential alterations	1,000	0.50	0.33	1.00	0.33	0.33	0.34
B	Residential additions	300			2.00	0.33	0.33	0.51
	Business (new)	3,542	0.50	0.33	4.00	1.00	1.50	1.28
	Business alterations	3,542	0.50	0.33	2.00	0.33	0.33	0.51
	Business additions	1,000			4.00	1.00	1.50	1.28
	Mobile Home	1,000	0.50	0.33	1.50		0.25	0.30
	Commercial minimum (PLAN REVIEW ONLY, not including \$)	200	0.50	0.33	1.00			0.17
	Commercial minimum (INSPECTION ONLY, not including \$)	200						

Wakulla County, Florida
 Building & Development Fees
 FY 2013

S Plan Review Effort
 Final report

PLAN REVIEW

PLAN REVIEW			DOCUMENTATION			Total Hours for typical project
Related IBC Class	Building Use (e.g., FBC Occupancy Type)	Typical Occupancy Size (sf)	Permit Assistance	Design Assistance		
NEW						
R3	Residential (new) Single family detached	2,337	0.50		4.83	
	Residential alterations	1,000	0.50		3.66	
	Residential additions	800	0.50		4.00	
B	Business (new)	3,542	0.50		10.11	
	Business alterations	3,542	0.50		4.83	
	Business additions	1,000	0.50		9.28	
	Mobile Home	1,000	0.50		3.38	
	Commercial minimum (PLAN REVIEW ONLY, not including sf)	200	1.50		3.50	
	Commercial minimum (INSPECTION ONLY, not including sf)	200			0.50	

Wakulla County, Florida
Building & Development Fees
FY 2013

INSPECTION			INTAKE		INSPECTION FEES							
Related IBC Class	Building Use (e.g., FBC Occupancy Type)	Typical Occupancy Size (sq ft)	Scheduling/ Intake & Processing	Travel To/ From Site	Account Application	Construction Code Review	Structural Code Review	Electrical Code Review	Plumbing Code Review	Mechanical Code Review	Final Inspection	
NEW												
R2	Residential (New) Single family detached	2,337	0.17	2.79	0.25	-	0.25	0.50	1.00		0.25	
	Residential alterations	1,000	0.17	1.40	-	-	-	-	0.50		0.25	
	Residential additions	900	0.17	1.86	0.25	-	0.25	0.25	0.50		0.25	
B	Business (New)	3,542	0.17	2.79	0.75	0.75	-	0.50	-	0.50	1.00	
	Business alterations	3,542	0.17	1.40	-	-	-	-	-	0.50	0.50	
	Business additions	1,000	0.17	1.86	0.75	-	0.25	0.25	-	0.50	0.50	
	Mobile Home	1,000	0.17	1.35	0.75	-	0.17	0.17	0.17	0.50	0.17	
	Commercial minimum (PLAN REVIEW ONLY, not including sf)	200										
	Commercial minimum (INSPECTION ONLY, not including sf)	200	0.17	-	0.75			0.50	1.00		0.25	

Walulla County, Florida
Building & Development Fees
FY 2013

4 Inspection Effort
Final report

INSPECTION		DOCUMENTATION							Total Hours for Typical Project	
Related IBC Class	Building Uses (e.g. FBC Occupancy Type)	Typical Occupancy Size (sf)	Structural Inspection	Electrical Inspection	Mechanical Inspection	Plumbing Inspection	Fire Inspection	Final Occupancy Inspection		
NEW										
R3	Residential (new) Single family detached	2,367	-	0.25	0.50	0.51	0.75	0.30	0.17	7.89
	Residential alterations	1,000	-	-	0.25	0.17	0.50	0.50	0.17	3.90
	Residential additions	3,800	-	0.13	0.25	0.28	0.50	0.50	0.17	5.10
B	Business (new)	3,542	0.25	0.33	0.50	1.03	2.50	0.50	0.17	13.24
	Business alterations	3,542	0.25	0.33	0.25	0.52	0.75	0.50	0.17	6.59
	Business additions	1,000	0.25	0.33	0.25	0.69	1.00	0.50	0.17	8.47
	Mobile Home	1,000	-	0.17	0.25	0.35	0.33	0.50	0.17	5.16
	Commercial minimum (PLAN REVIEW ONLY, not including sf)	200								
	Commercial minimum (INSPECTION ONLY, not including sf)	200	0.25			0.47	0.50	0.50	0.17	4.55



Wakulla County, Florida

Department of Planning and
Community Development

**Planning and Zoning Division
Building Division**

Bruce Cowans
3800 Esplanade Way, Suite 300
Tallahassee, FL
(847) 513-5508

brucecowans@maximus.com

MAXIMUS
HELPING GOVERNMENT SERVE THE PEOPLE®

APPENDIX B



Wakulla County, Florida

Community Development

Exhibit 2

Building Fee Analysis

NEXUS Methodology

(With Separate Plan Check and Inspection Fees)

Wakulla County, Florida
Community Development
Productive Hourly Rate Calculation

BUDGET SUMMARY				
Item	Source	Total Budget	Productive Hourly Rate Per Item	Percent of Base Budget
Building Department				
Salaries	Budget	\$ 329,351	\$ 28.10	38.89%
OPS Salaries	Budget	\$ 33,238	\$ 2.84	3.92%
Code Enforcement				
Salaries	Budget	\$ 36,057	\$ 3.08	4.26%
TOTAL SALARIES		\$ 398,646	\$ 34.01	47.07%
Non-Personnel Costs Building Department				
Overtime	Budget	\$ 5,000	\$ 0.43	0.59%
FICA Tax	Budget	\$ 28,121	\$ 2.40	3.32%
Retirement benefits	Budget	\$ 32,441	\$ 2.77	3.83%
Health Insurance	Budget	\$ 18,496	\$ 1.58	2.18%
Workers Comp	Budget	\$ 31,754	\$ 2.71	3.75%
Professional Service	Budget	\$ 10,000	\$ 0.85	1.18%
Contracted Service	Budget	\$ 10,000	\$ 0.85	1.18%
Travel	Budget	\$ 5,000	\$ 0.51	0.71%
Training	Budget	\$ 5,000	\$ 0.43	0.59%
Telephone	Budget	\$ 5,000	\$ 0.43	0.59%
Rentals and Leases	Budget	\$ 15,000	\$ 1.28	1.77%
Insurance Premiums	Budget	\$ 5,000	\$ 0.43	0.59%
Maintenance and Repair	Budget	\$ 10,000	\$ 0.85	1.18%
Printing & Binding	Budget	\$ 3,000	\$ 0.26	0.36%
Promotional Activities	Budget	\$ 500	\$ 0.04	0.08%
Other Current Charges	Budget	\$ 5,000	\$ 0.43	0.59%
Office Supplies	Budget	\$ 8,000	\$ 0.68	0.94%
Operating Supplies	Budget	\$ 10,000	\$ 1.54	2.13%
Books, Subscriptions, & Member.	Budget	\$ 5,000	\$ 0.43	0.59%
Interfund Transfer Out	Budget	\$ 10,000	\$ 0.85	1.18%
Reserve	Budget	\$ 171,682	\$ 14.65	20.27%
Subtotal—Non-Personnel Costs Building Department		\$ 402,994	\$ 34.38	47.59%
Non-Personnel Costs Code Enforcement				
FICA Tax	Budget	\$ 2,758	\$ 0.24	0.33%
Retirement benefits	Budget	\$ 3,552	\$ 0.30	0.42%
Health Insurance	Budget	\$ 4,624	\$ 0.39	0.55%
Workers Comp	Budget	\$ 4,514	\$ 0.39	0.53%
Contracted Services	Budget	\$ 22,500	\$ 1.92	2.66%
Travel	Budget	\$ 2,000	\$ 0.17	0.24%
Postage and Freight	Budget	\$ 300	\$ 0.03	0.04%
Vehicle Insurance	Budget	\$ 625	\$ 0.05	0.07%
Maintenance and Repair	Budget	\$ 650	\$ 0.06	0.08%
Office Supplies	Budget	\$ 600	\$ 0.05	0.07%
Operating Supplies	Budget	\$ 1,500	\$ 0.13	0.18%
Books, Subscriptions	Budget	\$ 625	\$ 0.05	0.07%
Training	Budget	\$ 1,000	\$ 0.09	0.12%
Subtotal—Non-Personnel Costs Code Enforcement		\$ 45,248	\$ 3.80	5.34%
TOTAL BUDGET (Adj)		\$ 846,888	\$ 72.25	100.00%
Overheads				
Support Costs from Planning and Zoning	Est	\$ 763	\$ 0.07	0.09%
Off-Budget Items				
MAXIMUS Fee Study (5-year)	Est	\$ 4,600	\$ 0.38	0.53%
NET ADJUSTED BUDGET		\$ 852,151	\$ 72.69	100.62%

Wakulla County, Florida
Community Development
Calculation of Productive Hours

STAFF HOURS & ADJUSTMENTS	Source & Standard	Average	Total	Luther	Larry	Red	Charles	Raleigh	Allen	Linna	Tacey	Cheryl	Jamie
Full-Time Employees (FTEs)	3.0		5.60	1.00	1.00	1.00	1.00	0.40	0.20	1.00	1.00	1.00	1.00
Regular Working Hours	2080		17,883	2,080	2,080	2,080	2,080	832	416	2,080	2,080	2,080	2,080
Gross Annual Hours Available				2,080	2,080	2,080	2,080	832	416	2,080	2,080	2,080	2,080
Full Day Reductions for:													
Vacation	Annual Actual (days)	Days	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours
Holiday (including Floating)	Policy/MOU (days)	Days	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours
Seminars, Conferences	Varies		782	96	96	96	96	0	0	96	96	96	96
Sick Leave and Wellness	Policy/MOU (days)	Days	190	104	104	104	104	0	0	104	104	104	104
Training	Annual Actual (days)	Days	285	57	57	57	57	0	0	57	57	57	57
Total Full Day Reductions Hours			1,249	1,249	1,249	1,249	1,249	0	0	1,249	1,249	1,249	1,249
Subtotal Available Hours			1,834	1,834	1,834	1,834	1,834	832	416	1,834	1,834	1,834	1,834
Annual Hour Reductions for:													
Department Meetings	Hours	Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours
TRC Meeting	3	24	72	0	0	0	0	0	0	0	0	0	0
BOAF, BLACCA, FAGPML, BOAF, POP	6	54	18	0	0	0	0	0	0	0	0	0	0
Board Staff	10	84	72	12	12	12	12	0	0	12	12	12	12
Home Owners Ass	3	24	12	0	0	0	0	0	0	0	0	0	0
Code Enforcement	1	12	0	0	0	0	0	0	0	0	0	0	0
BOOG Meetings	5	42	18	0	0	0	0	0	0	0	0	0	0
Total Annual Hour Reductions Hours			154	154	154	154	154	0	0	154	154	154	154
Annual Hour Reductions for:													
Supervision, G&A (hours)	Hours	Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours
Supervision, G&A (percent)	Annual Time (hours)	Annual Time (percent)	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours	Annual Hours
Total Supervision, G&A Reductions Hours			70.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	90.0%	0.0%	0.0%	0.0%
PRODUCTIVE HOURS:			1,680	1,680	1,680	1,680	1,680	832	416	1,680	1,680	1,680	1,680

Wakulla County, Florida
Community Development
Schedule of New Construction Fees
PLAN CHECK & INSPECTION FEES COMBINED

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type I		Construction Type II, III, V (1-5 High)		Construction Type II, III, IV, V, N	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.	Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.	Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.
A-1	Assembly—Fixed Seating Theater, Concert Hall	400	\$999	\$0.0025	\$832	\$0.0021	\$666	\$0.0017
		2,000	\$999	\$0.6500	\$832	\$0.6417	\$666	\$0.4393
		4,000	\$1,012	\$3.4900	\$843	\$2.6583	\$674	\$2.1267
		8,000	\$1,189	\$2.4667	\$949	\$2.0472	\$759	\$1.6378
		20,000	\$1,434	\$2.1700	\$1,195	\$1.8083	\$966	\$1.4467
		40,000	\$1,698	\$1.6900	\$1,667	\$1.4090	\$1,245	\$1.1272
A-2	Assembly—Food & Drink Restaurant, Night Club, Bar	300	\$1,197	\$0.0060	\$997	\$0.0050	\$798	\$0.0040
		1,500	\$1,197	\$1.1400	\$997	\$0.9500	\$798	\$0.7600
		3,000	\$1,214	\$5.1120	\$1,012	\$4.2600	\$809	\$3.4000
		6,000	\$1,367	\$3.9480	\$1,139	\$3.2900	\$912	\$2.6320
		15,000	\$1,723	\$3.5400	\$1,436	\$2.9500	\$1,148	\$2.3600
		30,000	\$2,254	\$3.0840	\$1,870	\$2.5633	\$1,502	\$2.0427
A-3	Assembly—Church, Community Hall	1,200	\$1,371	-\$0.0060	\$1,143	\$0.0050	\$914	-\$0.0040
		6,000	\$1,371	\$0.2880	\$1,142	\$0.2400	\$914	\$0.1920
		12,000	\$1,388	\$1.4640	\$1,157	\$1.2200	\$925	\$0.9700
		24,000	\$1,564	\$1.1160	\$1,303	\$0.9300	\$1,043	\$0.7440
		60,000	\$1,966	\$0.9960	\$1,631	\$0.8300	\$1,310	\$0.6640
		120,000	\$2,563	\$2.1440	\$2,136	\$1.7624	\$1,709	\$1.4300
A	A Occupancy Tenant Improvements	250	\$1,141	-\$0.0030	\$951	-\$0.0025	\$761	-\$0.0020
		1,250	\$1,141	\$1.2120	\$951	\$1.0100	\$761	\$0.8000
		2,500	\$1,156	\$5.8200	\$963	\$4.8500	\$771	\$3.8800
		6,000	\$1,301	\$4.4880	\$1,085	\$3.7400	\$868	\$2.9920
		12,000	\$1,838	\$4.0080	\$1,366	\$3.3400	\$1,092	\$2.6720
		25,000	\$2,139	\$8.7306	\$1,763	\$7.2785	\$1,426	\$5.9204
B	Business—Bank	400	\$1,203	\$0.0000	\$1,002	\$0.0000	\$802	\$0.0000
		2,000	\$1,203	\$0.8640	\$1,002	\$0.7200	\$802	\$0.5760
		4,000	\$1,220	\$3.8840	\$1,017	\$3.2200	\$813	\$2.5760
		8,000	\$1,375	\$2.9640	\$1,146	\$2.4700	\$916	\$1.9760
		20,000	\$1,730	\$2.7000	\$1,442	\$2.2500	\$1,164	\$1.8000
		40,000	\$2,270	\$2.3869	\$1,892	\$1.9718	\$1,514	\$1.5779
B	Business—Barber Shop/Beauty Shop	200	\$1,329	-\$0.0075	\$1,107	-\$0.0062	\$886	\$0.0050
		1,000	\$1,329	\$1.6200	\$1,107	\$1.3500	\$886	\$1.0800
		2,000	\$1,345	\$6.4160	\$1,121	\$7.0125	\$897	\$5.6100
		4,000	\$1,513	\$6.5560	\$1,261	\$5.4625	\$1,009	\$4.3700
		10,000	\$1,907	\$6.7160	\$1,589	\$4.7625	\$1,271	\$3.9100
		20,000	\$2,478	\$7.5504	\$2,085	\$6.2920	\$1,662	\$5.0936
B	Business—Car Wash	400	\$998	\$0.0030	\$832	\$0.0025	\$665	\$0.0020
		2,000	\$998	\$0.8360	\$832	\$0.8300	\$665	\$0.4240
		4,000	\$1,011	\$3.1660	\$842	\$2.6400	\$674	\$2.1120
		8,000	\$1,138	\$2.4600	\$948	\$2.0500	\$758	\$1.6400
		20,000	\$1,433	\$2.1720	\$1,194	\$1.8100	\$966	\$1.4480
		40,000	\$1,667	\$1.3437	\$1,356	\$1.1107	\$1,245	\$0.8968
B	Business—Clinic, Outpatient	300	\$1,334	\$0.0030	\$1,111	\$0.0025	\$889	\$0.0020
		1,600	\$1,334	\$1.2240	\$1,112	\$1.0200	\$889	\$0.8160
		3,000	\$1,352	\$5.6880	\$1,127	\$4.7400	\$901	\$3.7920
		6,000	\$1,523	\$4.3800	\$1,259	\$3.6500	\$1,015	\$2.9200
		16,000	\$1,917	\$3.8240	\$1,590	\$3.2700	\$1,278	\$2.6160
		30,000	\$2,506	\$3.6124	\$2,088	\$3.0108	\$1,670	\$2.4082
B	Business—Dry Cleaning	150	\$1,427	-\$0.0038	\$1,189	-\$0.0031	\$952	\$0.0026
		750	\$1,427	\$2.2380	\$1,189	\$1.8625	\$952	\$1.4900
		1,500	\$1,444	\$12.0600	\$1,203	\$10.0500	\$963	\$8.0400
		3,000	\$1,825	\$9.3650	\$1,354	\$7.8042	\$1,083	\$6.2433
		7,500	\$2,046	\$8.1450	\$1,705	\$6.7875	\$1,364	\$5.4300
		15,000	\$2,667	\$17.6339	\$2,214	\$14.8616	\$1,772	\$11.8893

Wakulla County, Florida
Community Development
Schedule of New Construction Fees
PLAN CHECK & INSPECTION FEES COMBINED

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type I, II		Construction Type III, IV, V (1-1 1/2 stories)		Construction Type I, II, III, IV, V (2 stories)	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.	Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.	Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.
B	Business—Motor Vehicle Showroom	500	\$967	\$0.0080	\$905	\$0.0050	\$645	\$0.0040
-	-	2,500	\$968	\$0.5400	\$906	\$0.4500	\$646	\$0.3600
-	-	5,000	\$981	\$2.4600	\$918	\$2.0500	\$664	\$1.6100
-	-	10,000	\$1,104	\$1.9200	\$920	\$1.6000	\$736	\$1.2800
-	-	25,000	\$1,392	\$1.7040	\$1,160	\$1.4200	\$828	\$1.1360
-	-	60,000	\$1,818	\$1.0211	\$1,515	\$0.8509	\$1,212	\$0.8807
B	Business—Professional Office	100	\$1,308	\$0.0075	\$1,090	\$0.0062	\$872	\$0.0050
-	-	500	\$1,309	\$3.4959	\$1,090	\$2.9126	\$872	\$2.3300
-	-	1,000	\$1,326	\$16.6800	\$1,105	\$13.9000	\$884	\$11.5200
-	-	2,000	\$1,493	\$12.8150	\$1,244	\$10.7625	\$995	\$9.6100
-	-	5,000	\$1,880	\$11.4760	\$1,567	\$9.5625	\$1,259	\$7.9500
-	-	10,000	\$2,454	\$24.5400	\$2,045	\$20.4500	\$1,636	\$18.3600
B	B Occupancy Tenant Improvements	200	\$1,247	\$0.0080	\$1,039	\$0.0050	\$831	\$0.0040
-	-	1,000	\$1,247	\$1.7520	\$1,039	\$1.4100	\$831	\$1.1680
-	-	2,000	\$1,264	\$7.9800	\$1,053	\$6.6500	\$843	\$5.3200
-	-	4,000	\$1,424	\$6.1520	\$1,186	\$5.1267	\$849	\$4.1013
-	-	10,000	\$1,793	\$5.5200	\$1,494	\$4.6000	\$1,195	\$3.6800
-	-	20,000	\$2,345	\$3.9550	\$1,959	\$3.2458	\$1,583	\$2.8367
E	Educational—Group Occupancy	800	\$1,585	\$0.0075	\$1,321	\$0.0063	\$1,057	\$0.0050
-	6+ persons, up to the 12th Grade	4,000	\$1,585	\$0.5400	\$1,321	\$0.4500	\$1,057	\$0.3600
-	-	8,000	\$1,607	\$2.5350	\$1,339	\$2.1125	\$1,071	\$1.6900
-	-	16,000	\$1,810	\$1.9600	\$1,506	\$1.6333	\$1,206	\$1.3067
-	-	40,000	\$2,280	\$1.7400	\$1,900	\$1.4600	\$1,520	\$1.1600
-	-	80,000	\$2,976	\$1.8162	\$2,480	\$1.5127	\$1,984	\$1.3101
E	Educational—Day Care	500	\$1,533	\$0.0038	\$1,277	\$0.0031	\$1,022	\$0.0025
-	5+ children, older than 2 1/2 yrs	2,500	\$1,533	\$0.7800	\$1,278	\$0.6600	\$1,022	\$0.3200
-	-	5,000	\$1,553	\$3.9000	\$1,294	\$3.2500	\$1,035	\$2.6000
-	-	10,000	\$1,748	\$3.0250	\$1,456	\$2.6208	\$1,165	\$2.0167
-	-	25,000	\$2,201	\$2.6850	\$1,834	\$2.2375	\$1,468	\$1.7000
-	-	50,000	\$2,873	\$3.4500	\$2,394	\$2.8758	\$1,915	\$2.3008
E	E Occupancy Tenant Improvements	1,000	\$1,182	\$0.0075	\$985	\$0.0063	\$798	\$0.0050
-	-	5,000	\$1,181	\$0.3450	\$984	\$0.2875	\$798	\$0.2300
-	-	10,000	\$1,199	\$1.5150	\$999	\$1.2625	\$799	\$1.0100
-	-	20,000	\$1,350	\$1.1750	\$1,125	\$0.9792	\$900	\$0.7833
-	-	50,000	\$1,703	\$1.0350	\$1,419	\$0.8825	\$1,135	\$0.8900
-	-	100,000	\$2,220	\$2.3125	\$1,850	\$1.9271	\$1,480	\$1.5417
H-3	High Hazard Group H-3	1,000	\$2,178	\$0.0000	\$1,815	\$0.0000	\$1,452	\$0.0000
-	Readily support combustion	5,000	\$2,178	\$0.6000	\$1,815	\$0.5000	\$1,452	\$0.2000
-	-	10,000	\$2,208	\$2.7900	\$1,840	\$2.3250	\$1,472	\$1.8900
-	-	20,000	\$2,487	\$2.1350	\$2,073	\$1.7792	\$1,658	\$1.2233
-	-	50,000	\$3,128	\$1.9350	\$2,606	\$1.8125	\$2,085	\$1.2900
-	-	100,000	\$4,096	\$2.3764	\$3,413	\$1.9803	\$2,730	\$1.5842
H-4	High Hazard Group H-4	1,000	\$1,742	\$0.0000	\$1,452	\$0.0000	\$1,162	\$0.0000
-	Pose health hazards	5,000	\$1,742	\$0.4800	\$1,452	\$0.4000	\$1,162	\$0.3200
-	-	10,000	\$1,766	\$2.2320	\$1,472	\$1.8600	\$1,178	\$1.4880
-	-	20,000	\$1,980	\$1.7080	\$1,658	\$1.4233	\$1,326	\$1.1387
-	-	50,000	\$2,502	\$1.5480	\$2,085	\$1.2900	\$1,668	\$1.0320
-	-	100,000	\$3,276	\$3.3091	\$2,730	\$2.7576	\$2,184	\$2.2061
H	H Occupancy Tenant Improvements	100	\$737	\$0.0060	\$614	\$0.0050	\$491	\$0.0040
-	-	500	\$737	\$1.0080	\$614	\$1.5000	\$491	\$1.2720
-	-	1,000	\$747	\$0.3720	\$622	\$0.6100	\$498	\$0.2480
-	-	2,000	\$840	\$7.2640	\$700	\$5.8033	\$560	\$4.8427
-	-	5,000	\$1,058	\$6.4320	\$882	\$5.8600	\$706	\$4.2880
-	-	10,000	\$1,360	\$17.2500	\$1,150	\$14.9750	\$820	\$11.6000

Wakulla County, Florida
Community Development
Schedule of New Construction Fees
PLAN CHECK & INSPECTION FEES COMBINED

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type I, II		Construction Type III, V (1-Hour)		Construction Type III, IV, V, N	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.	Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.	Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.
I-2	Institutional—6+ persons, non-ambulatory	1,500	\$1,838	\$0.0037	\$1,532	\$0.0031	\$1,226	\$0.0025
-	-	7,500	\$1,838	\$0.3000	\$1,532	\$0.2500	\$1,226	\$0.2000
-	-	15,000	\$1,861	\$1.5750	\$1,551	\$1.3125	\$1,241	\$1.0500
-	-	30,000	\$2,097	\$1.2150	\$1,748	\$1.0125	\$1,398	\$0.8100
-	-	75,000	\$2,844	\$1.0850	\$2,203	\$0.8875	\$1,783	\$0.7100
-	-	150,000	\$3,443	\$0.3719	\$2,869	\$0.3099	\$2,286	\$0.2470
I-3	Institutional—6+ persons, restrained	6,000	\$2,907	\$0.0000	\$2,423	\$0.0000	\$1,938	\$0.0000
-	-	30,000	\$2,907	\$0.1200	\$2,423	\$0.1000	\$1,938	\$0.0000
-	-	60,000	\$2,943	\$0.6180	\$2,453	\$0.5125	\$1,962	\$0.4100
-	-	120,000	\$3,312	\$0.4850	\$2,780	\$0.4042	\$2,208	\$0.3233
-	-	300,000	\$4,185	\$0.4050	\$3,488	\$0.3375	\$2,790	\$0.2700
-	-	600,000	\$5,400	\$0.0015	\$4,500	\$0.7613	\$3,600	\$0.0010
I	I Occupancy Tenant Improvements	1,000	\$1,312	\$0.0060	\$1,093	\$0.0050	\$876	\$0.0040
-	-	5,000	\$1,312	\$0.3480	\$1,094	\$0.2800	\$876	\$0.2320
-	-	10,000	\$1,330	\$1.6800	\$1,108	\$1.4000	\$886	\$1.1200
-	-	20,000	\$1,498	\$1.2880	\$1,249	\$1.0733	\$998	\$0.8587
-	-	50,000	\$1,884	\$1.1520	\$1,570	\$0.9600	\$1,268	\$0.7680
-	-	100,000	\$2,460	\$2.5102	\$2,050	\$2.0018	\$1,640	\$1.6735
M	Mercantile—Department & Drug Store	2,000	\$1,919	\$0.0030	\$1,599	\$0.0025	\$1,279	\$0.0020
-	-	10,000	\$1,919	\$0.2280	\$1,599	\$0.1900	\$1,279	\$0.1520
-	-	20,000	\$1,942	\$1.2120	\$1,618	\$1.0100	\$1,294	\$0.8080
-	-	40,000	\$2,184	\$0.9400	\$1,820	\$0.7833	\$1,458	\$0.6267
-	-	100,000	\$2,748	\$0.8280	\$2,290	\$0.6900	\$1,832	\$0.5520
-	-	200,000	\$3,578	\$1.0248	\$2,900	\$0.8540	\$2,384	\$0.6832
M	Mercantile—Market	2,000	\$1,647	\$0.0000	\$1,289	\$0.0000	\$1,031	\$0.0000
-	-	10,000	\$1,647	\$0.2280	\$1,289	\$0.1900	\$1,031	\$0.1520
-	-	20,000	\$1,670	\$1.0080	\$1,308	\$0.8400	\$1,048	\$0.6720
-	-	40,000	\$1,771	\$0.7680	\$1,476	\$0.6100	\$1,181	\$0.5120
-	-	100,000	\$2,232	\$0.6960	\$1,860	\$0.5800	\$1,488	\$0.4840
-	-	200,000	\$2,828	\$0.5918	\$2,440	\$0.4933	\$1,862	\$0.3946
M	Mercantile—Motor fuel-dispensing	300	\$1,746	\$0.0075	\$1,465	\$0.0082	\$1,164	\$0.0050
-	-	1,500	\$1,746	\$1.7400	\$1,465	\$1.4500	\$1,164	\$1.1600
-	-	3,000	\$1,772	\$7.4700	\$1,477	\$6.2250	\$1,181	\$4.9800
-	-	6,000	\$1,988	\$5.7450	\$1,684	\$4.7875	\$1,391	\$3.8300
-	-	15,000	\$2,513	\$5.2350	\$2,094	\$4.3625	\$1,676	\$3.4900
-	-	30,000	\$3,298	\$7.1270	\$2,749	\$5.9392	\$2,199	\$4.7513
M	Mercantile—Retail or wholesale store	180	\$1,173	\$0.0075	\$978	\$0.0062	\$782	\$0.0050
-	-	900	\$1,173	\$1.8150	\$978	\$1.5125	\$782	\$1.2100
-	-	1,800	\$1,190	\$8.3400	\$991	\$6.9500	\$793	\$5.5600
-	-	3,600	\$1,340	\$6.4400	\$1,116	\$5.3667	\$903	\$4.2933
-	-	9,000	\$1,688	\$5.7600	\$1,408	\$4.8000	\$1,125	\$3.8400
-	-	18,000	\$2,206	\$5.7950	\$1,838	\$4.8202	\$1,471	\$3.8693
M	M Occupancy Tenant Improvements	180	\$1,173	\$0.0075	\$978	\$0.0062	\$782	\$0.0050
-	-	900	\$1,173	\$1.8150	\$978	\$1.5125	\$782	\$1.2100
-	-	1,800	\$1,190	\$8.3400	\$991	\$6.9500	\$793	\$5.5600
-	-	3,600	\$1,340	\$6.4400	\$1,116	\$5.3667	\$903	\$4.2933
-	-	9,000	\$1,688	\$5.7600	\$1,408	\$4.8000	\$1,125	\$3.8400
-	-	18,000	\$2,206	\$5.7950	\$1,838	\$4.8202	\$1,471	\$3.8693
R-1	Residential—Single Family Attached	2,000	\$1,645	\$0.0000	\$1,371	\$0.0000	\$1,097	\$0.0000
-	-	10,000	\$1,645	\$0.3480	\$1,371	\$0.2800	\$1,097	\$0.2320
-	-	20,000	\$1,680	\$1.0800	\$1,400	\$0.9000	\$1,120	\$0.7200
-	-	40,000	\$1,896	\$0.8200	\$1,580	\$0.6833	\$1,264	\$0.5467
-	-	100,000	\$2,388	\$0.8040	\$1,990	\$0.6700	\$1,582	\$0.5360
-	-	200,000	\$3,192	\$0.9934	\$2,660	\$0.8278	\$2,128	\$0.6622

Wakulla County, Florida
Community Development
Schedule of New Construction Fees
PLAN CHECK & INSPECTION FEES COMBINED

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type I, II		Construction Type III, IV (1990)		Construction Type II, III, IV, V, VI, VII, VIII, IX, X	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.	Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.	Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.
R-2	Residential—Permanent, 2+ Dwellings	350	\$1,209	\$0.0000	\$1,007	\$0.0000	\$806	\$0.0000
		1,750	\$1,209	\$1.0660	\$1,007	\$0.8000	\$806	\$0.7040
		3,500	\$1,227	\$4.4400	\$1,022	\$3.7000	\$818	\$2.8600
		7,000	\$1,363	\$3.4120	\$1,052	\$2.8433	\$922	\$2.2747
		17,500	\$1,741	\$3.1320	\$1,251	\$2.6100	\$1,161	\$2.0880
R-3	Dwellings—Single Family Detached	35,000	\$2,289	\$6.6328	\$1,908	\$5.6820	\$1,526	\$4.5562
		150	\$1,125	-\$0.0075	\$937	-\$0.0063	\$750	-\$0.0050
		750	\$1,125	\$23.1300	\$937	\$19.2750	\$750	\$16.1200
		1,500	\$1,290	\$5.4450	\$1,082	\$4.5375	\$806	\$3.6900
		3,000	\$1,380	\$9.5150	\$1,150	\$7.9292	\$820	\$6.4333
R	Dwellings—Model Home Setup	7,500	\$1,808	\$1.0950	\$1,507	\$0.9125	\$1,205	\$0.7300
		15,000	\$1,890	\$5.0417	\$1,575	\$4.2014	\$1,260	\$3.3600
		150	\$1,141	\$0.0000	\$951	\$0.0000	\$761	\$0.0000
		750	\$1,141	\$23.3550	\$951	\$19.4625	\$761	\$16.6700
		1,500	\$1,316	\$5.5050	\$1,097	\$4.5875	\$876	\$3.6700
R-3	Dwellings—Alternate Materials	3,000	\$1,399	\$9.6350	\$1,166	\$8.0202	\$933	\$8.4233
		7,500	\$1,833	\$1.1250	\$1,627	\$0.9375	\$1,222	\$0.7800
		15,000	\$1,917	\$12.9091	\$1,598	\$10.7676	\$1,276	\$8.6061
		150	\$1,186	-\$0.0037	\$988	-\$0.0031	\$790	-\$0.0025
		750	\$1,186	\$24.6900	\$988	\$20.6750	\$790	\$18.4600
R	Occupancy Tenant Improvements	1,500	\$1,371	\$5.8200	\$1,142	\$4.8500	\$914	\$3.8800
		3,000	\$1,458	\$10.1250	\$1,215	\$8.4375	\$972	\$6.7500
		7,500	\$1,914	\$1.1250	\$1,595	\$0.9375	\$1,276	\$0.7600
		15,000	\$1,998	\$13.4645	\$1,668	\$11.2121	\$1,332	\$8.9897
		200	\$785	\$0.0000	\$653	\$0.0000	\$523	\$0.0000
S-1	Storage—Moderate Hazard	1,000	\$785	\$1.4160	\$653	\$1.1800	\$523	\$0.9440
		2,000	\$799	\$5.1240	\$666	\$4.2700	\$533	\$3.4160
		4,000	\$801	\$3.8960	\$751	\$3.2467	\$601	\$2.5973
		10,000	\$1,135	\$3.6980	\$946	\$3.0800	\$757	\$2.4640
		20,000	\$1,505	\$1.4926	\$1,254	\$1.2439	\$1,003	\$0.8951
S-1	Storage—Moderate Hazard, Repair Garage	1,000	\$1,221	\$0.0050	\$1,018	-\$0.0042	\$814	-\$0.0033
		5,000	\$1,221	\$0.2800	\$1,018	\$0.2333	\$814	\$0.1667
		10,000	\$1,245	\$1.6500	\$1,029	\$1.2917	\$823	\$1.0333
		20,000	\$1,380	\$1.2000	\$1,168	\$1.0000	\$927	\$0.8000
		50,000	\$1,760	\$1.0400	\$1,458	\$0.8667	\$1,167	\$0.6933
S-1	Storage—Moderate Hazard, Repair Garage Motor Vehicles (not High Hazard)	100,000	\$2,270	\$1.3759	\$1,892	\$1.1466	\$1,513	\$0.8172
		400	\$900	\$0.0025	\$750	-\$0.0021	\$600	-\$0.0017
		2,000	\$900	\$0.7000	\$750	\$0.5833	\$600	\$0.4667
		4,000	\$914	\$2.8000	\$761	\$2.4167	\$609	\$1.9333
		8,000	\$1,030	\$2.2200	\$858	\$1.8500	\$686	\$1.4800
S-2	Storage—Low Hazard	20,000	\$1,295	\$2.0400	\$1,080	\$1.7000	\$864	\$1.3800
		40,000	\$1,704	\$1.5384	\$1,420	\$1.2820	\$1,136	\$1.0256
		500	\$1,096	-\$0.0060	\$914	\$0.0050	\$731	-\$0.0040
		2,500	\$1,096	\$0.6480	\$914	\$0.5400	\$731	\$0.4320
		5,000	\$1,112	\$2.8080	\$927	\$2.3400	\$742	\$1.8720
S-2	Storage—Low Hazard, Parking Garages	10,000	\$1,253	\$2.1680	\$1,044	\$1.8067	\$835	\$1.4453
		25,000	\$1,578	\$1.9440	\$1,315	\$1.0200	\$1,062	\$1.2960
		60,000	\$2,094	\$4.2122	\$1,720	\$3.5102	\$1,376	\$2.8082
		500	\$1,386	-\$0.0050	\$1,155	-\$0.0042	\$924	-\$0.0033
		2,500	\$1,386	\$0.6400	\$1,155	\$0.4500	\$924	\$0.3600
S-2	Open or Enclosed	5,000	\$1,400	\$3.4700	\$1,166	\$2.8917	\$933	\$2.3133
		10,000	\$1,673	\$2.7133	\$1,311	\$2.2511	\$1,049	\$1.8089
		25,000	\$1,980	\$2.3000	\$1,650	\$1.8167	\$1,320	\$1.5333
		50,000	\$2,555	\$3.5040	\$2,129	\$2.9200	\$1,703	\$2.3360

Wakulla County, Florida
Community Development
Schedule of New Construction Fees
PLAN CHECK & INSPECTION FEES COMBINED

IBC Class	IBC Occupancy Type	Project Size Threshold	Construction Type I, II		Construction Type III, V (1-10 ft)		Construction Type II-N, III-N, IV, V-N	
			Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.	Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.	Base Cost @ Threshold Size	Cost for Each Additional 100 sq. ft.
S	S Occupancy Tenant Improvements	150	\$808	-\$0.0080	\$674	-\$0.0050	\$539	-\$0.0040
-	-	750	\$808	\$1.5840	\$674	\$1.3200	\$539	\$1.0680
-	-	1,500	\$820	\$6.9120	\$683	\$5.7600	\$547	\$4.6080
-	-	3,000	\$924	\$5.3120	\$770	\$4.4267	\$616	\$3.5419
-	-	7,500	\$1,163	\$4.8240	\$969	\$4.0200	\$775	\$3.2160
-	-	15,000	\$1,525	\$4.0335	\$1,271	\$3.3612	\$1,016	\$2.6890
U	Accessory—Agricultural Building	100	\$924	\$0.0037	\$770	\$0.0031	\$616	\$0.0025
-	-	500	\$924	\$2.4750	\$770	\$2.0625	\$616	\$1.6500
-	-	1,000	\$936	\$11.7600	\$780	\$9.8000	\$624	\$5.7600
-	-	2,000	\$1,064	\$9.1050	\$878	\$7.5875	\$702	\$6.0700
-	-	5,000	\$1,327	\$8.1150	\$1,108	\$6.7825	\$885	\$5.4100
-	-	10,000	\$1,733	\$8.1295	\$1,444	\$6.7746	\$1,155	\$5.2197
U	Accessory—Barn or Shed	50	\$924	\$0.0076	\$770	\$0.0063	\$616	\$0.0050
-	-	250	\$924	\$4.9200	\$770	\$4.1000	\$616	\$3.2500
-	-	500	\$936	\$23.5650	\$780	\$19.6375	\$624	\$15.7100
-	-	1,000	\$1,054	\$18.2250	\$878	\$15.1875	\$702	\$12.1500
-	-	2,500	\$1,327	\$16.1850	\$1,108	\$13.4875	\$885	\$10.7500
-	-	5,000	\$1,732	\$17.5377	\$1,443	\$14.6148	\$1,155	\$11.6918
U	Accessory—Private Garage	50	\$864	-\$0.0037	\$720	-\$0.0031	\$576	-\$0.0025
-	-	250	\$864	\$4.9500	\$720	\$4.1250	\$576	\$3.3000
-	-	500	\$876	\$22.1100	\$730	\$18.4250	\$584	\$11.7400
-	-	1,000	\$987	\$17.0550	\$822	\$14.2125	\$658	\$11.3700
-	-	2,500	\$1,242	\$15.3750	\$1,035	\$12.8125	\$828	\$10.2500
-	-	5,000	\$1,627	\$14.2048	\$1,366	\$11.0374	\$1,085	\$9.4899
U	Accessory—Other	50	\$924	\$0.0076	\$770	\$0.0063	\$616	\$0.0050
-	-	250	\$924	\$4.9200	\$770	\$4.1000	\$616	\$3.2500
-	-	500	\$936	\$23.5650	\$780	\$19.6375	\$624	\$15.7100
-	-	1,000	\$1,054	\$18.2250	\$878	\$15.1875	\$702	\$12.1500
-	-	2,500	\$1,327	\$16.1850	\$1,108	\$13.4875	\$885	\$10.7500
-	-	5,000	\$1,732	\$16.4856	\$1,443	\$13.7380	\$1,155	\$10.9904
-	Other Tenant Improvements	100	\$924	-\$0.0076	\$770	-\$0.0063	\$616	-\$0.0050
-	-	500	\$924	\$2.4750	\$770	\$2.0625	\$616	\$1.6500
-	-	1,000	\$936	\$11.7900	\$780	\$9.8250	\$624	\$5.7600
-	-	2,000	\$1,054	\$9.1100	\$879	\$7.5917	\$703	\$6.0733
-	-	5,000	\$1,328	\$8.1000	\$1,106	\$6.7500	\$886	\$5.4000
-	-	10,000	\$1,733	\$19.2500	\$1,444	\$18.0417	\$1,155	\$12.0333
SHELL BUILDINGS								
-	All Shell Buildings	800	\$899	-\$0.0030	\$749	-\$0.0025	\$599	-\$0.0020
-	-	4,000	\$899	\$0.2620	\$749	\$0.2100	\$599	\$0.1680
-	-	8,000	\$909	\$1.4280	\$759	\$1.1900	\$608	\$0.9520
-	-	16,000	\$1,023	\$1.0980	\$863	\$0.9133	\$682	\$0.7307
-	-	40,000	\$1,286	\$0.9600	\$1,072	\$0.8000	\$868	\$0.6400
-	-	80,000	\$1,670	\$2.1144	\$1,392	\$1.7620	\$1,114	\$1.4096

* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.

Wakulla County, Florida
 New Construction Cost Calculations
 Building Plan Check Services
 TIME ESTIMATE DETAIL AND BUILD-UP

Related IBC Class	Building Use (e.g. IBC Occupancy Type)	Standard Occupancy Size (sq. ft.)	Preliminary Plan Review	Initial & Processing	Architectural Review	Structural Review	Plumbing Review	Electrical Review	Mechanical Review	Fire Check	Final Review	Totals
A-1	Assembly - Fixed Seating	4,000	0.50	0.33	0.75	0.33	0.33	0.33	0.33	0.33	1.00	4.75
A-2	Assembly - Food & Drink	3,000	0.50	0.33	0.75	0.33	0.33	0.33	0.33	0.33	1.00	4.75
A-3	Assembly - Church - Community Hall	12,000	0.50	0.33	0.75	0.33	0.33	0.33	0.33	0.33	1.00	5.25
A	A Occupancy - Tenant Improvements	2,500	0.50	0.33	0.50	0.50	0.25	0.25	0.25	0.50	1.00	5.25
B	Business - Bank	4,000	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.50	1.00	5.32
B	Business - Barber Shop/Beauty Shop	2,000	0.50	0.33	0.25	0.25	0.25	0.25	0.25	0.33	1.00	5.32
B	Business - Car Wash	4,000	0.50	0.33	0.33	0.33	0.25	0.25	0.25	0.33	1.00	5.32
B	Business - Office/Outpatient	3,000	0.50	0.33	0.50	0.50	0.25	0.10	0.25	0.33	1.00	5.32
B	Business - Dry Cleaning	1,500	0.50	0.33	0.33	0.33	0.25	0.25	0.25	0.75	1.00	5.32
B	Business - Neon Vehicle Showroom	5,000	0.50	0.33	0.33	0.33	0.25	0.25	0.25	0.33	1.00	5.32
B	Business - Professional Office	1,000	0.50	0.33	0.25	0.25	0.25	0.25	0.25	0.33	1.00	5.32
B	Business - Retail Store	500	0.50	0.33	0.25	0.25	0.25	0.25	0.25	0.33	1.00	5.32
B	Business - Retail Store - Complete all lines - Commercial Sealing	4,000	0.50	0.33	0.33	0.33	0.25	0.25	0.25	0.33	1.00	5.32
B	Business - Retail Store - Complete all lines - Commercial Sealing	2,000	0.50	0.33	0.33	0.33	0.25	0.25	0.25	0.33	1.00	5.32
B	Business - Retail Store - Complete all lines - Commercial Sealing	10,000	0.50	0.33	0.33	0.33	0.25	0.25	0.25	0.33	1.00	5.32
B	B Occupancy - Tenant Improvements	2,000	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.50	1.00	5.32
B	Educational - Group Occupancy	8,000	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.50	1.00	5.32
E	Educational - Day Care	5,000	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.50	1.00	5.32
E	E Occupancy - Tenant Improvements	10,000	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.50	1.00	5.32
H-3	High Hazard Group H-3	10,000	0.50	0.33	1.00	1.00	0.50	0.50	0.50	0.50	2.00	6.07
H-4	High Hazard Group H-4	10,000	0.50	0.33	1.00	1.00	0.50	0.50	0.50	0.50	2.00	6.07
H	H Occupancy - Tenant Improvements	1,000	0.50	0.33	0.33	0.33	0.25	0.25	0.25	0.15	2.00	7.33
I-2	Institutional - 6+ persons, not ambulatory	15,000	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.33	2.00	8.65
I-3	Institutional - 6+ persons, restrained	30,000	0.50	0.33	1.00	1.00	0.50	0.50	0.50	0.50	3.00	9.08
I	I Occupancy - Tenant Improvements	10,000	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.50	1.50	5.32

Wakulla County, Florida
New Construction Cost Calculations
Building Plan Check Services
TIME ESTIMATE DETAIL AND BUILD-UP

Related IBC Class	Building Use (e.g. IBC Occupancy Type)	Standard Occupancy (Sq. Ft.)	Preliminary Plan Review	Initial & Processing	Architectural Review	Structural Review	MEP Review	Fire Review	Other Review	Final Review	Permit	Other	Totals
M	Mercantile—Department & Drug Store	20,000	0.50	0.33	0.75	0.75	0.50	0.50	0.50	0.50	2.00	0.50	6.33
M	Mercantile—Market	20,000	0.50	0.33	0.75	0.75	0.50	0.50	0.50	0.50	2.00	0.50	7.03
M	Mercantile—Motor Fuel Dispensing	3,000	0.50	0.33	0.50	0.50	0.75	0.50	0.50	0.50	1.50	0.50	6.33
M	Mercantile—Retail or Wholesale Store	1,800	0.50	0.33	0.33	0.33	0.25	0.25	0.25	0.50	1.00	0.50	5.99
M	M Occupancy—Tenant Improvements	1,800	0.50	0.33	0.33	0.33	0.25	0.25	0.25	0.50	1.00	0.50	5.99
R-1	Residential—Single Family Attached	20,000	0.50	0.33	1.50	1.50	0.75	0.75	0.75	0.75	3.00	0.50	10.33
R-2	Residential—Furnished, 2+ Dwellings	3,500	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.33	2.00	0.50	5.65
R-3	Dwellings—Single Family Detached	150	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.33	1.00	0.50	4.65
R	complete all lines—R3 Stalling	750	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.33	1.00	0.50	5.16
R	complete all lines—R3 Stalling	9,000	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.33	1.75	0.50	6.40
R	complete all lines—R3 Stalling	15,000	0.50	0.33	1.00	1.00	0.50	0.50	0.50	0.50	2.00	0.50	7.33
R	Dwellings—Alternate Materials	1,500	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.33	1.50	0.50	5.32
R	R Occupancy—Tenant Improvements	2,000	0.50	0.33	0.50	0.50	0.33	0.33	0.33	0.33	1.50	0.50	5.32
S-1	Storage—Moderate Hazard Repair Garage	10,000	0.50	0.33	0.50	0.50	0.25	0.25	0.25	0.25	1.00	0.50	4.33
S-2	Storage—Low Hazard	5,000	0.50	0.33	0.50	0.50	0.25	0.25	0.25	0.25	1.50	0.50	5.07
S	Storage—Low Hazard—Parking Garages	5,000	0.50	0.33	0.50	0.50	0.25	0.25	0.25	0.25	1.50	0.50	4.83
U	Accessory—Agricultural Building	1,500	0.50	0.33	0.33	0.33	0.25	0.25	0.25	0.25	1.00	0.50	3.57
U	Accessory—Barn or Shed	500	0.50	0.33	0.25	0.25	0.25	0.25	0.25	0.25	1.00	0.50	3.00
U	Accessory—Private Garage	500	0.50	0.33	0.25	0.25	0.25	0.25	0.25	0.25	1.00	0.50	3.00
U	Accessory—Other	500	0.50	0.33	0.25	0.25	0.25	0.25	0.25	0.25	1.00	0.50	3.00
U	Other Tenant Improvements	1,000	0.50	0.33	0.25	0.25	0.25	0.25	0.25	0.25	1.00	0.50	3.06
U	All Small Buildings	8,000	0.50	0.33	0.25	0.25	0.25	0.25	0.25	0.25	1.00	0.50	3.06

Page 1 of 2

Wakulla County, Florida
 Community Development
 New Construction TOTAL Volumes & Costs
 (MEP Times Included Only For New Residential)

Related IBC Class	Building Use (IBC Occupancy Type)	Average Volume (cu ft)	Average Height (ft)	Average Area (sq ft)	Average Perimeter (ft)	Average Section (sq ft)	Total Time (hrs)	Cost per Hourly Rate (\$72.69)	Avg. Square Footage	Avg. Cost per Square Foot	CONSTRUCTION RATING TYPE			
											Noncomb	Hour	Comb	IB
A-1	Assembly—Fixed Seating Theater, Concert Hall	0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	400	\$2.49	\$2.90	\$2.06	\$2.66	\$2.66
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	2,000	\$0.498	\$0.60	\$0.42	\$0.33	\$0.33
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	4,000	\$0.253	\$0.30	\$0.21	\$0.17	\$0.17
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	8,000	\$0.142	\$0.17	\$0.12	\$0.09	\$0.09
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	20,000	\$0.072	\$0.09	\$0.06	\$0.05	\$0.05
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	40,000	\$0.047	\$0.05	\$0.04	\$0.03	\$0.03
A-2	Assembly—Food & Drink Restaurant, Night Club, Bar	0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	300	\$3.32	\$3.09	\$2.22	\$2.95	\$2.95
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	1,500	\$0.665	\$0.80	\$0.59	\$0.53	\$0.53
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	3,000	\$0.337	\$0.40	\$0.29	\$0.27	\$0.27
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	6,000	\$0.190	\$0.23	\$0.16	\$0.15	\$0.15
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	15,000	\$0.096	\$0.11	\$0.08	\$0.08	\$0.08
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	30,000	\$0.063	\$0.08	\$0.06	\$0.06	\$0.06
A-3	Assembly—Church, Community Hall	0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	1,200	\$0.952	\$1.12	\$0.79	\$0.79	\$0.79
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	6,000	\$0.190	\$0.23	\$0.16	\$0.15	\$0.15
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	12,000	\$0.096	\$0.11	\$0.08	\$0.08	\$0.08
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	24,000	\$0.054	\$0.07	\$0.05	\$0.05	\$0.05
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	60,000	\$0.027	\$0.03	\$0.02	\$0.02	\$0.02
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	120,000	\$0.018	\$0.02	\$0.02	\$0.02	\$0.02
A	A Occupancy Tenant Improvements	0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	280	\$3.803	\$4.56	\$3.20	\$3.04	\$3.04
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	1,200	\$0.761	\$0.91	\$0.65	\$0.61	\$0.61
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	2,500	\$0.385	\$0.44	\$0.32	\$0.30	\$0.30
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	5,000	\$0.217	\$0.26	\$0.19	\$0.17	\$0.17
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	12,500	\$0.108	\$0.13	\$0.09	\$0.08	\$0.08
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	25,000	\$0.071	\$0.09	\$0.07	\$0.06	\$0.06
B	Business—Bank	0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	300	\$2.508	\$3.07	\$2.25	\$2.00	\$2.00
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	1,500	\$0.501	\$0.60	\$0.42	\$0.39	\$0.39
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	3,000	\$0.254	\$0.30	\$0.21	\$0.17	\$0.17
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	6,000	\$0.143	\$0.17	\$0.12	\$0.11	\$0.11
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	12,000	\$0.072	\$0.09	\$0.06	\$0.05	\$0.05
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	24,000	\$0.047	\$0.05	\$0.04	\$0.03	\$0.03
B	Business—Barber Shop/Beauty Shop	0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	200	\$4.428	\$5.64	\$4.04	\$3.88	\$3.88
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	1,000	\$0.886	\$1.10	\$0.77	\$0.73	\$0.73
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	2,000	\$0.446	\$0.55	\$0.39	\$0.37	\$0.37
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	4,000	\$0.252	\$0.30	\$0.21	\$0.17	\$0.17
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	10,000	\$0.127	\$0.15	\$0.10	\$0.09	\$0.09
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	20,000	\$0.083	\$0.10	\$0.07	\$0.06	\$0.06
B	Business—Car Wash	0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	400	\$2.078	\$2.50	\$1.80	\$1.66	\$1.66
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	2,000	\$0.416	\$0.50	\$0.35	\$0.33	\$0.33
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	4,000	\$0.211	\$0.25	\$0.18	\$0.17	\$0.17
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	8,000	\$0.119	\$0.14	\$0.10	\$0.09	\$0.09
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	20,000	\$0.060	\$0.07	\$0.05	\$0.05	\$0.05
		0.00	0.00	0.00	0.00	0.00	13.7	\$398.65	40,000	\$0.039	\$0.05	\$0.03	\$0.03	\$0.03

Wakulla County, Florida
Community Development
New Construction TOTAL Volumes & Costs
(MEP Times Included Only For New Residential)

Related IBC Class	Building Use: (IBC Occupancy Type)	Average Volume (# of Units)	Average Weighted Fee	Average Plan Check Process Hours	Average Inspection Process Hours	Total Time	Cost per Hourly Rate	Square Feet	Average Cost per Square Foot	Construction Rating Type
B	Business—Clinic, Outpatient	0.0	\$0.00	5.4	9.9	15.3	\$111.46	300	\$3.70	IBC A
		0.0	\$0.00	5.4	9.9	15.3	\$111.46	300	\$3.70	IBC A
		2.0	\$885.03	5.5	9.9	15.4	\$111.46	300	\$3.70	IBC A
		0.0	\$0.00	5.5	9.9	15.4	\$111.46	300	\$3.70	IBC A
		0.0	\$0.00	5.0	14.0	19.0	\$157.75	500	\$0.17	IBC A
		0.0	\$0.00	11.3	17.4	28.7	\$157.75	500	\$0.17	IBC A
B	Business—Dry Cleaning	0.0	\$0.00	3.9	9.2	13.1	\$85.64	350	\$0.24	IBC A
		0.0	\$0.00	3.9	9.2	13.1	\$85.64	350	\$0.24	IBC A
		0.0	\$0.00	4.1	9.2	13.3	\$85.64	350	\$0.24	IBC A
		0.0	\$0.00	4.8	9.2	14.0	\$85.64	350	\$0.24	IBC A
		0.0	\$0.00	5.3	9.2	14.5	\$85.64	350	\$0.24	IBC A
B	Business—Motor Vehicle Showroom	0.0	\$0.00	3.9	7.2	11.1	\$85.64	350	\$0.24	IBC A
		0.0	\$0.00	3.9	7.2	11.1	\$85.64	350	\$0.24	IBC A
		0.5	\$835.00	4.1	7.2	11.3	\$85.64	350	\$0.24	IBC A
		0.0	\$0.00	3.9	7.2	11.1	\$85.64	350	\$0.24	IBC A
		0.0	\$0.00	5.3	9.2	14.5	\$85.64	350	\$0.24	IBC A
B	Business—Professional Office	0.0	\$0.00	4.1	7.9	12.0	\$87.23	500	\$0.17	IBC A
		0.0	\$0.00	4.1	7.9	12.0	\$87.23	500	\$0.17	IBC A
		0.5	\$92.00	4.2	7.9	12.1	\$87.23	500	\$0.17	IBC A
		0.0	\$0.00	4.3	7.9	12.2	\$87.23	500	\$0.17	IBC A
		0.0	\$0.00	6.1	12.2	18.3	\$87.23	500	\$0.17	IBC A
B	B Occupancy Tenant Improvements	0.0	\$0.00	8.6	3.9	12.5	\$155.33	1000	\$0.16	IBC A
		0.0	\$0.00	15.1	9.2	24.3	\$155.33	200	\$0.14	IBC A
		0.0	\$0.00	5.1	9.2	14.3	\$155.33	200	\$0.14	IBC A
		2.0	\$200.00	5.3	9.2	14.5	\$155.33	200	\$0.14	IBC A
		0.0	\$0.00	6.1	10.3	16.4	\$155.33	200	\$0.14	IBC A
		0.0	\$0.00	7.5	12.9	20.4	\$155.33	200	\$0.14	IBC A
E	Educational—Group Occupancy 5+ persons, up to the 12th Grade	0.0	\$0.00	10.8	16.1	26.9	\$154.17	2000	\$0.08	IBC A
		0.0	\$0.00	5.1	9.4	14.5	\$154.17	200	\$0.14	IBC A
		0.0	\$0.00	5.1	9.4	14.5	\$154.17	200	\$0.14	IBC A
		0.5	\$1491.23	5.3	9.4	14.7	\$154.17	200	\$0.14	IBC A
		0.0	\$0.00	6.1	10.5	16.6	\$154.17	200	\$0.14	IBC A
		0.0	\$0.00	7.5	13.3	20.8	\$154.17	200	\$0.14	IBC A
E	Educational—Day Care 5+ children, under than 2 1/2 yrs	0.0	\$0.00	10.8	16.1	26.9	\$154.17	2000	\$0.08	IBC A
		0.0	\$0.00	4.6	9.4	14.0	\$154.17	200	\$0.14	IBC A
		0.0	\$0.00	4.6	9.4	14.0	\$154.17	200	\$0.14	IBC A
		0.5	\$1491.23	4.6	9.4	14.0	\$154.17	200	\$0.14	IBC A
		0.0	\$0.00	5.5	10.5	16.0	\$154.17	200	\$0.14	IBC A
		0.0	\$0.00	8.9	13.3	22.2	\$154.17	200	\$0.14	IBC A
		0.0	\$0.00	9.3	16.6	25.9	\$154.17	200	\$0.14	IBC A

Wakulla County, Florida
Community Development
New Construction TOTAL Volumes & Costs
(MEP Times Included Only For New Residential)

Related IBC Class	Building Use (IBC Occupancy Type)	Average Volume (sq ft Units)	Average Weighted Average Fee	Average Inspection Process Hours	Average Inspection Total Hours	Cost Per Hourly Rate \$72.85	Avg Square Feet	Average Cost Per Square Foot	CONSTRUCTION RATING TYPE			
									Noncomb	1-Hour	Combust	3-Hour
E	E Occupancy Tenant Improvements	0.0	\$0.00	3.9	8.9	\$787.75	1,000	\$0.788	\$1.75	\$0.98	\$0.79	\$0.79
		0.0	\$0.00	3.9	8.9	\$787.75	5,000	\$0.158	\$0.24	\$0.20	\$0.15	\$0.15
		0.0	\$0.00	4.1	8.9	\$788.91	10,000	\$0.080	\$0.12	\$0.10	\$0.08	\$0.08
		0.0	\$0.00	4.5	7.7	\$888.72	20,000	\$0.045	\$0.07	\$0.06	\$0.05	\$0.05
H-3	High Hazard Group H-3 Readily support combustion	0.0	\$0.00	4.3	8.9	\$1,133.03	50,000	\$0.023	\$0.03	\$0.03	\$0.02	\$0.02
		0.0	\$0.00	3.2	12.2	\$1,482.94	100,000	\$0.015	\$0.02	\$0.02	\$0.01	\$0.01
		0.0	\$0.00	7.1	12.9	\$1,451.96	5,000	\$1.452	\$0.24	\$0.36	\$0.28	\$0.28
		0.0	\$0.00	7.3	12.9	\$1,472.06	10,000	\$0.147	\$0.22	\$0.18	\$0.15	\$0.15
H-4	High Hazard Group H-4 Pose health hazards	0.0	\$0.00	4.3	10.5	\$1,567.61	20,000	\$0.083	\$0.12	\$0.10	\$0.08	\$0.08
		0.0	\$0.00	0.5	16.2	\$2,087.44	50,000	\$0.042	\$0.04	\$0.03	\$0.03	\$0.03
		0.0	\$0.00	14.3	22.7	\$2,728.94	100,000	\$0.027	\$0.04	\$0.03	\$0.03	\$0.03
		0.0	\$0.00	7.1	12.9	\$1,451.96	5,000	\$1.452	\$0.24	\$0.36	\$0.28	\$0.28
H	H Occupancy Tenant Improvements	0.0	\$0.00	7.1	12.9	\$1,451.96	5,000	\$0.295	\$0.35	\$0.29	\$0.23	\$0.23
		0.0	\$0.00	7.3	12.9	\$1,472.06	10,000	\$0.147	\$0.18	\$0.15	\$0.12	\$0.12
		0.0	\$0.00	8.3	14.5	\$1,567.61	20,000	\$0.083	\$0.10	\$0.08	\$0.07	\$0.07
		0.0	\$0.00	10.5	16.2	\$2,087.44	50,000	\$0.042	\$0.05	\$0.04	\$0.03	\$0.03
H-2	Institutional—6+ persons, non-ambulatory	0.0	\$0.00	5.9	10.0	\$1,149.93	100,000	\$0.011	\$0.12	\$0.12	\$0.09	\$0.09
		0.0	\$0.00	5.4	11.4	\$1,228.40	150,000	\$0.007	\$0.22	\$0.20	\$0.16	\$0.16
		0.0	\$0.00	5.4	11.4	\$1,228.40	7,500	\$0.163	\$0.25	\$0.20	\$0.16	\$0.16
		0.0	\$0.00	5.7	11.4	\$1,240.90	5,000	\$0.083	\$0.12	\$0.10	\$0.08	\$0.08
H-3	Institutional—6+ persons, restrained	0.0	\$0.00	6.4	12.3	\$1,396.66	30,000	\$0.047	\$0.07	\$0.06	\$0.05	\$0.05
		0.0	\$0.00	8.1	18.1	\$1,753.94	75,000	\$0.024	\$0.06	\$0.05	\$0.04	\$0.04
		0.0	\$0.00	14.4	20.4	\$2,280.22	150,000	\$0.015	\$0.02	\$0.02	\$0.02	\$0.02
		0.0	\$0.00	8.7	17.9	\$1,897.86	5,000	\$0.323	\$0.48	\$0.40	\$0.32	\$0.32
I	I Occupancy Tenant Improvements	0.0	\$0.00	8.7	17.9	\$1,897.86	5,000	\$0.323	\$0.48	\$0.40	\$0.32	\$0.32
		0.0	\$0.00	9.1	17.9	\$1,962.75	50,000	\$0.038	\$0.10	\$0.08	\$0.06	\$0.06
		0.0	\$0.00	0.8	20.1	\$2,208.36	120,000	\$0.018	\$0.06	\$0.04	\$0.03	\$0.03
		0.0	\$0.00	13.0	25.3	\$2,782.21	300,000	\$0.009	\$0.01	\$0.01	\$0.01	\$0.01
I	I Occupancy Tenant Improvements	0.0	\$0.00	18.4	31.5	\$3,825.22	600,000	\$0.006	\$0.01	\$0.01	\$0.01	\$0.01
		0.0	\$0.00	5.1	9.9	\$1,083.27	1,000	\$1.083	\$1.37	\$1.09	\$0.87	\$0.87
		0.0	\$0.00	5.1	9.9	\$1,083.27	5,000	\$0.216	\$0.28	\$0.22	\$0.17	\$0.17
		0.0	\$0.00	5.3	9.9	\$1,107.86	10,000	\$0.111	\$0.15	\$0.12	\$0.09	\$0.09
I	I Occupancy Tenant Improvements	0.0	\$0.00	6.1	11.1	\$1,247.27	20,000	\$0.062	\$0.07	\$0.06	\$0.05	\$0.05
		0.0	\$0.00	7.6	14.0	\$1,570.70	50,000	\$0.031	\$0.04	\$0.03	\$0.03	\$0.03
		0.0	\$0.00	10.8	17.4	\$2,050.01	100,000	\$0.021	\$0.02	\$0.02	\$0.02	\$0.02
		0.0	\$0.00	10.8	17.4	\$2,050.01	100,000	\$0.021	\$0.02	\$0.02	\$0.02	\$0.02

Wakulla County, Florida
Community Development
New Construction TOTAL Volumes & Costs
(MEP Times Included Only For New Residential)

Related IBC Class	Building Use (IBC Occupancy Type)	Average Volume (sq. ft. of Use)	Average Weighted Average Fee	Average Plan Check/Inspection Process Hours	Average Process Hours	Total Time	Cost per Hourly Rate \$72.69	Avg Square Ft.	Average Cost per Sq. Ft.	CONSTRUCTION RATING TYPE			
										Noncomb	6-4 Hour	Combust	IB
M	Mercantile—Department & Drug Store	0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
M	Mercantile—Market	0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
M	Mercantile—Motor Fuel-Dispensing	0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
M	Mercantile—Retail or Wholesale Store	0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
M	Occupancy Tenant Improvements	0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
R-1	Residential—Single Family Attached	0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
R-2	Residential—Permanent 2+ Dwellings Apartment, Dormitory, Timeshare	0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64
		0.0	\$0.00	6.6	15.4	22.0	\$1,598.72	2,000	\$0.799	\$0.56	\$0.30	\$0.16	\$0.64

Wakulla County, Florida
Community Development
New Construction TOTAL Volumes & Costs
(MEP Times Included Only For New Residential)

Related IBC Class	Building Use (IBC Occupancy Type)	Average Volume (\$ of Units)	Average Weighted Average Fee	Average Pen Check Process Hours	Average Inspection Hours	Total Time	Cost Per Hour Rate (\$7.69/hr)	Avg Square Feet	Avg Cost Per Square Foot	CONSTRUCTION RATING TYPE				
										Noncomb	1-Hour	Combust	IB	IV
R-3	Dwellings—Single Family Detached	0.0	\$0.00	24.7	5.7	10.9	\$749.72	450	\$4,998	\$7.50	\$6.25	\$5.00	IB	IV
		0.0	\$0.00	4.7	5.7	10.9	\$749.72	450	\$4,998	\$7.50	\$6.25	\$5.00	IB	IV
		406.0	\$529.00	5.2	6.3	11.9	\$665.57	1,500	\$5,577	\$0.87	\$0.72	\$0.58	IB	IV
		0.0	\$0.00	5.4	7.3	12.7	\$593.53	1,000	\$3,307	\$0.46	\$0.38	\$0.31	IB	IV
		0.0	\$0.00	6.3	6.3	12.6	\$1,205.52	500	\$3,011	\$2.24	\$0.20	\$0.15	IB	IV
R	Dwellings—Model Home Setup	0.0	\$0.00	7.3	10.9	18.2	\$720.84	15,000	\$3,004	\$0.43	\$0.15	\$0.10	IB	IV
		0.0	\$0.00	4.8	6.7	11.5	\$760.88	150	\$5,073	\$7.50	\$6.25	\$5.00	IB	IV
		0.0	\$0.00	4.8	5.7	10.5	\$760.88	750	\$1,015	\$1.92	\$1.27	\$0.92	IB	IV
		0.0	\$529.00	5.3	6.3	11.6	\$677.87	1,500	\$3,055	\$0.86	\$0.72	\$0.58	IB	IV
		0.0	\$0.00	5.6	7.3	12.9	\$532.71	1,000	\$3,051	\$0.47	\$0.38	\$0.31	IB	IV
		0.0	\$0.00	7.1	9.3	16.4	\$1,221.90	750	\$3,263	\$2.24	\$0.20	\$0.15	IB	IV
		0.0	\$0.00	7.5	10.5	18.0	\$1,277.82	1,500	\$3,095	\$0.43	\$0.15	\$0.10	IB	IV
R-3	Dwellings—Alternate Materials	0.0	\$0.00	4.7	6.2	10.9	\$760.36	150	\$5,249	\$7.40	\$6.49	\$5.27	IB	IV
		0.0	\$0.00	4.7	6.2	10.9	\$760.36	750	\$1,054	\$1.85	\$1.32	\$1.05	IB	IV
		0.0	\$0.00	5.2	7.4	12.6	\$613.77	1,500	\$1,808	\$0.97	\$0.76	\$0.58	IB	IV
		0.0	\$0.00	5.4	8.0	13.4	\$571.08	1,000	\$3,324	\$0.49	\$0.41	\$0.32	IB	IV
		0.0	\$0.00	6.8	10.7	17.5	\$1,275.52	750	\$3,170	\$2.26	\$0.21	\$0.17	IB	IV
		0.0	\$0.00	7.3	11.0	18.3	\$1,351.84	1,500	\$3,069	\$0.43	\$0.15	\$0.10	IB	IV
R	R Occupancy Tenant Improvements	0.0	\$0.00	4.2	4.8	9.0	\$554.00	200	\$3,270	\$3.92	\$3.27	\$2.62	IB	IV
		0.0	\$0.00	4.2	4.8	9.0	\$554.00	1,000	\$3,654	\$6.76	\$5.65	\$4.52	IB	IV
		55.0	\$110.00	4.3	4.8	9.1	\$566.88	2,000	\$3,339	\$0.40	\$0.33	\$0.27	IB	IV
		0.0	\$0.00	4.9	5.4	10.3	\$761.04	1,000	\$3,188	\$1.29	\$0.79	\$0.58	IB	IV
		0.0	\$0.00	6.2	6.8	13.0	\$845.76	1,000	\$3,035	\$2.11	\$0.65	\$0.48	IB	IV
		0.0	\$0.00	6.3	8.5	14.8	\$1,245.99	20,000	\$3,068	\$0.08	\$0.06	\$0.05	IB	IV
S-1	Storage—Moderate Hazard	0.0	\$0.00	4.9	11.9	16.8	\$1,221.07	1,000	\$1,221	\$1.22	\$1.02	\$0.87	IB	IV
		0.0	\$0.00	4.9	11.9	16.8	\$1,221.07	5,000	\$3,244	\$0.24	\$0.20	\$0.16	IB	IV
		0.0	\$0.00	5.1	11.9	17.0	\$1,235.06	10,000	\$3,124	\$0.19	\$0.16	\$0.13	IB	IV
		0.0	\$0.00	5.8	13.3	19.1	\$1,599.44	20,000	\$3,070	\$0.07	\$0.06	\$0.05	IB	IV
		0.0	\$0.00	7.3	16.8	24.1	\$1,748.76	50,000	\$3,555	\$0.34	\$0.28	\$0.22	IB	IV
		0.0	\$0.00	10.3	20.8	31.1	\$3,268.85	100,000	\$3,023	\$0.02	\$0.02	\$0.02	IB	IV
S-1	Storage—Moderate Hazard, Repair Garage Motor Vehicles (not High Hazard)	0.0	\$0.00	5.0	7.4	12.4	\$889.65	400	\$2,248	\$2.25	\$1.87	\$1.50	IB	IV
		0.0	\$0.00	5.0	7.4	12.4	\$889.65	2,000	\$3,460	\$0.45	\$0.37	\$0.30	IB	IV
		1.0	\$1,593.00	5.2	7.4	12.6	\$913.77	4,000	\$3,228	\$0.29	\$0.19	\$0.15	IB	IV
		0.0	\$0.00	5.8	8.3	14.1	\$1,029.67	5,000	\$3,129	\$0.73	\$0.17	\$0.09	IB	IV
		0.0	\$0.00	7.4	10.5	17.9	\$1,266.57	20,000	\$3,085	\$0.06	\$0.05	\$0.04	IB	IV
		0.0	\$0.00	10.4	20.8	31.2	\$3,268.85	100,000	\$3,043	\$0.02	\$0.02	\$0.02	IB	IV
S-2	Storage—Low Hazard	0.0	\$0.00	4.7	7.9	12.6	\$913.81	500	\$1,837	\$2.19	\$1.83	\$1.45	IB	IV
		0.0	\$0.00	4.7	7.9	12.6	\$913.81	2,500	\$3,385	\$0.44	\$0.37	\$0.29	IB	IV
		4.5	\$1,173.00	4.8	7.9	12.8	\$928.86	5,000	\$3,185	\$0.22	\$0.16	\$0.15	IB	IV
		0.0	\$0.00	5.5	8.8	14.4	\$1,043.94	10,000	\$3,104	\$0.73	\$0.16	\$0.08	IB	IV
		0.0	\$0.00	5.9	11.2	17.1	\$1,314.84	25,000	\$3,059	\$0.06	\$0.05	\$0.04	IB	IV
		0.0	\$0.00	8.8	13.9	22.7	\$1,722.33	50,000	\$3,234	\$0.04	\$0.03	\$0.03	IB	IV

Wakulla County, Florida
 Community Development
 New Construction TOTAL Volumes & Costs
 (MEP Times Included Only For New Residential)

Relative IBC Class	Building Use (ISO Occupancy Type)	Average Volume (K-Gal Units)	Average Weight (K-Lbs)	Average Process Hours	Average Inspection Process Hours	Total Time	Cost per Hourly Rate	Avg. Square Ft.	Average Cost per Square Ft.	CONSTRUCTION RATING TYPE				
										Noncomb.	1st Hour	Combust.	IIA	IVB
S-2	Storage—Low Hazard, Parking Garages Open or Enclosed	0.0	\$0.00	4.7	14.4	19.1	\$1,386.12	500	\$2,772	\$2.77	\$2.31	\$7.85		
		0.0	\$0.00	4.7	14.4	19.1	\$1,386.12	2,500	\$0,554	\$0.55	\$0.46	\$0.37		
		0.0	\$0.00	4.8	14.4	19.2	\$1,399.37	5,000	\$0,289	\$0.29	\$0.22	\$0.19		
		0.0	\$0.00	5.5	15.1	20.6	\$1,573.16	10,000	\$0,157	\$0.16	\$0.13	\$0.10		
		0.0	\$0.00	6.9	20.3	27.2	\$1,981.19	25,000	\$0,078	\$0.08	\$0.07	\$0.05		
S	S Occupancy Tenant Improvements	0.0	\$0.00	8.8	25.2	34.0	\$2,583.07	50,000	\$0,051	\$0.05	\$0.04	\$0.03		
		0.0	\$0.00	3.4	5.8	9.2	\$673.53	150	\$4,490	\$4.49	\$3.45	\$8.59		
		0.0	\$0.00	3.4	5.8	9.2	\$673.53	750	\$0,898	\$0.90	\$0.70	\$0.72		
		0.5	\$420.00	3.6	5.8	9.4	\$683.33	1,500	\$0,456	\$0.46	\$0.35	\$0.36		
		0.0	\$0.00	4.1	6.5	10.6	\$769.66	3,000	\$0,257	\$0.26	\$0.20	\$0.21		
U	Accessory—Agricultural Building	0.0	\$0.00	5.1	8.2	13.3	\$988.24	500	\$0,193	\$0.19	\$0.15	\$0.10		
		0.0	\$0.00	7.2	10.2	17.5	\$1,270.03	15,000	\$0,085	\$0.09	\$0.08	\$0.07		
		0.0	\$0.00	2.9	5.6	8.5	\$615.74	100	\$6,157	\$6.16	\$4.70	\$56.63		
		0.0	\$0.00	2.9	5.6	8.5	\$615.74	500	\$1,232	\$1.23	\$0.95	\$1.54		
		0.0	\$0.00	3.0	5.6	8.6	\$623.96	1,000	\$0,624	\$0.62	\$0.54	\$0.73		
U	Accessory—Barn or Shed	0.0	\$0.00	3.4	3.9	7.3	\$702.46	2,000	\$0,351	\$0.35	\$0.28	\$0.35		
		0.0	\$0.00	4.3	7.9	12.2	\$884.84	5,000	\$0,177	\$0.18	\$0.14	\$0.18		
		0.0	\$0.00	6.1	9.8	15.9	\$1,154.53	10,000	\$0,116	\$0.12	\$0.10	\$0.12		
		0.0	\$0.00	2.9	3.6	6.5	\$615.74	50	\$12,315	\$12.32	\$9.50	\$123.15		
		0.0	\$0.00	2.9	3.6	6.5	\$615.74	250	\$2,463	\$2.46	\$1.96	\$2.46		
U	Accessory—Private Garage	0.0	\$0.00	3.0	5.6	8.6	\$623.96	500	\$1,248	\$1.25	\$0.97	\$1.56		
		0.0	\$0.00	3.4	6.3	9.7	\$702.46	1,000	\$0,703	\$0.70	\$0.58	\$0.70		
		0.0	\$0.00	4.3	7.9	12.2	\$884.84	2,500	\$0,354	\$0.35	\$0.28	\$0.35		
		0.0	\$0.00	6.1	9.8	15.9	\$1,154.53	5,000	\$0,234	\$0.23	\$0.20	\$0.23		
		0.0	\$0.00	2.9	5.0	7.9	\$615.74	50	\$12,315	\$12.32	\$9.50	\$123.15		
U	Accessory—Other	0.0	\$0.00	2.9	5.6	8.5	\$615.74	50	\$12,315	\$12.32	\$9.50	\$123.15		
		0.0	\$0.00	2.9	5.6	8.5	\$615.74	250	\$2,463	\$2.46	\$1.96	\$2.46		
		1.5	\$90.00	3.0	5.6	8.6	\$623.96	500	\$1,168	\$1.17	\$0.96	\$1.17		
		0.0	\$0.00	3.4	6.3	9.7	\$702.46	1,000	\$0,703	\$0.70	\$0.58	\$0.70		
		0.0	\$0.00	4.3	7.9	12.2	\$884.84	2,500	\$0,354	\$0.35	\$0.28	\$0.35		
SHELL BUILDINGS & FOUNDATIONS	All Shell Buildings	0.0	\$0.00	6.1	9.8	15.9	\$1,154.53	5,000	\$0,231	\$0.23	\$0.20	\$0.23		
		0.0	\$0.00	2.8	7.4	10.3	\$749.24	800	\$0,937	\$0.94	\$0.74	\$0.75		
		0.0	\$0.00	2.9	7.4	10.3	\$749.24	4,000	\$0,187	\$0.19	\$0.15	\$0.15		
		6.5	\$426.85	3.0	7.4	10.4	\$757.46	8,000	\$0,095	\$0.10	\$0.08	\$0.08		
		0.0	\$0.00	3.4	8.3	11.7	\$852.02	16,000	\$0,053	\$0.06	\$0.05	\$0.04		

Wakulla County, Florida
Community Development
New Construction Fees
FEE AND REVENUE COMPARISONS

Class	Occupancy Type	SF Standard	Annual Volume of Activity	UNIT COSTS			REVENUE IMPACTS				
				Average Cost per SF	Actual Unit Cost	Current Fee	Surplus (Subsidy) Each Fee	Actual Annual Cost	Annual Revenue @ Current Fee	Annual General Fund Subsidy	Subtotal
A-2	Assembly—Food & Drink Restaurant, Night Club, Bar	300	0	\$ 3.3243	\$ 997	\$ -	\$ (997)	\$ -	\$ -	\$ -	\$ -
		1,500	0	0.8849	\$ 997	\$ -	\$ (997)	\$ -	\$ -	\$ -	\$ -
		3,000	1	0.3372	\$ 1,012	\$ 1,484	\$ 472	1,012	1,484	\$ 472	472
		6,000	0	0.1839	\$ 1,139	\$ -	\$ (1,139)	\$ -	\$ -	\$ -	\$ -
		15,000	0	0.0957	\$ 1,436	\$ -	\$ (1,436)	\$ -	\$ -	\$ -	\$ -
		30,000	0	0.0626	\$ 1,878	\$ -	\$ (1,878)	\$ -	\$ -	\$ -	\$ -
A-3	Assembly—Church, Community Hall	1,200	0	0.9522	\$ 1,143	\$ -	\$ (1,143)	\$ -	\$ -	\$ -	\$ -
		6,000	0	0.1904	\$ 1,142	\$ -	\$ (1,142)	\$ -	\$ -	\$ -	\$ -
		12,000	2	0.0984	\$ 1,157	\$ 1,339	\$ 182	1,339	2,009	\$ 273	273
		24,000	0	0.0543	\$ 1,303	\$ -	\$ (1,303)	\$ -	\$ -	\$ -	\$ -
		60,000	0	0.0279	\$ 1,538	\$ -	\$ (1,538)	\$ -	\$ -	\$ -	\$ -
		120,000	0	0.0178	\$ 2,136	\$ -	\$ (2,136)	\$ -	\$ -	\$ -	\$ -
A	A Occupancy Tenant Improvements	250	0	3.8026	\$ 951	\$ -	\$ (951)	\$ -	\$ -	\$ -	\$ -
		1,250	0	0.7605	\$ 951	\$ -	\$ (951)	\$ -	\$ -	\$ -	\$ -
		2,500	8	0.3863	\$ 953	\$ 420	\$ (543)	7,224	3,150	\$ (4,074)	(4,074)
		5,000	0	0.2169	\$ 1,085	\$ -	\$ (1,085)	\$ -	\$ -	\$ -	\$ -
		12,500	0	0.1092	\$ 1,365	\$ -	\$ (1,365)	\$ -	\$ -	\$ -	\$ -
		25,000	0	0.0713	\$ 1,783	\$ -	\$ (1,783)	\$ -	\$ -	\$ -	\$ -
B	Business—Bank	400	0	2.5060	\$ 1,002	\$ -	\$ (1,002)	\$ -	\$ -	\$ -	\$ -
		2,000	0	0.5012	\$ 1,002	\$ -	\$ (1,002)	\$ -	\$ -	\$ -	\$ -
		4,000	1	0.2542	\$ 1,017	\$ 4,287	\$ 3,270	1,017	4,287	\$ 3,270	3,270
		8,000	0	0.1432	\$ 1,146	\$ -	\$ (1,146)	\$ -	\$ -	\$ -	\$ -
		20,000	0	0.0721	\$ 1,442	\$ -	\$ (1,442)	\$ -	\$ -	\$ -	\$ -
		40,000	0	0.0473	\$ 1,882	\$ -	\$ (1,882)	\$ -	\$ -	\$ -	\$ -
B	Business—Clinic, Outpatient	800	0	3.7049	\$ 1,111	\$ -	\$ (1,111)	\$ -	\$ -	\$ -	\$ -
		1,500	0	0.7410	\$ 1,112	\$ -	\$ (1,112)	\$ -	\$ -	\$ -	\$ -
		3,000	2	0.3756	\$ 1,127	\$ 885	\$ (242)	2,284	1,770	\$ (484)	(484)
		6,000	0	0.2115	\$ 1,269	\$ -	\$ (1,269)	\$ -	\$ -	\$ -	\$ -
		15,000	0	0.1085	\$ 1,598	\$ -	\$ (1,598)	\$ -	\$ -	\$ -	\$ -
		30,000	0	0.0696	\$ 2,038	\$ -	\$ (2,038)	\$ -	\$ -	\$ -	\$ -
B	Business—Motor Vehicle Showroom	500	0	1.8123	\$ 806	\$ -	\$ (806)	\$ -	\$ -	\$ -	\$ -
		2,500	0	0.3225	\$ 806	\$ -	\$ (806)	\$ -	\$ -	\$ -	\$ -
		5,000	1	0.1635	\$ 818	\$ 885	\$ 18	408	418	\$ 9	9
		10,000	0	0.0920	\$ 920	\$ -	\$ (920)	\$ -	\$ -	\$ -	\$ -
		25,000	0	0.0464	\$ 1,160	\$ -	\$ (1,160)	\$ -	\$ -	\$ -	\$ -
		50,000	0	0.0303	\$ 1,515	\$ -	\$ (1,515)	\$ -	\$ -	\$ -	\$ -

Wakulla County, Florida
Community Development
New Construction Fees
FEE AND REVENUE COMPARISONS

Class	Occupancy Type	SF Standard	Annual Volume of Activity	UNIT COSTS			REVENUE IMPACTS			
				Average Cost per SF	Actual Unit Cost	Current Fee	Surplus (Subsidy) Each Fee	Annual Actual Cost	Annual Revenue @ Current Fee	Annual General Fund Subsidy
B	Business—Professional Office	100	0	8.7233	\$ 872	\$ -	\$ (872)	\$ -	\$ -	\$ -
		500	0	1.7447	\$ 872	\$ -	\$ (872)	\$ -	\$ -	\$ -
		1,000	8	0.8840	\$ 884	\$ 382	\$ (482)	\$ 7,514	\$ 3,832	\$ (4,182)
		2,000	0	0.4976	\$ 995	\$ -	\$ (995)	\$ -	\$ -	\$ -
		5,000	0	0.2507	\$ 1,254	\$ -	\$ (1,254)	\$ -	\$ -	\$ -
		10,000	0	0.1838	\$ 1,838	\$ -	\$ (1,838)	\$ -	\$ -	\$ (4,182)
B	B Occupancy Tenant Improvements	200	0	5.1938	\$ 1,039	\$ -	\$ (1,039)	\$ -	\$ -	\$ -
		1,000	0	1.0388	\$ 1,039	\$ -	\$ (1,039)	\$ -	\$ -	\$ -
		2,000	24	0.5267	\$ 1,053	\$ 420	\$ (633)	\$ 25,282	\$ 10,080	\$ (15,202)
		4,000	0	0.2966	\$ 1,165	\$ -	\$ (1,165)	\$ -	\$ -	\$ -
		10,000	0	0.1494	\$ 1,494	\$ -	\$ (1,494)	\$ -	\$ -	\$ -
		20,000	0	0.0877	\$ 1,954	\$ -	\$ (1,954)	\$ -	\$ -	\$ (15,202)
E	Educational—Group Occupancy 6+ persons, up to the 12th Grade	800	0	1.3212	\$ 1,057	\$ -	\$ (1,057)	\$ -	\$ -	\$ -
		4,000	0	0.2642	\$ 1,057	\$ -	\$ (1,057)	\$ -	\$ -	\$ -
		8,000	1	0.1339	\$ 1,071	\$ 1,491	\$ (420)	\$ 598	\$ 748	\$ 210
		16,000	0	0.0754	\$ 1,205	\$ -	\$ (1,205)	\$ -	\$ -	\$ -
		40,000	0	0.0380	\$ 1,520	\$ -	\$ (1,520)	\$ -	\$ -	\$ -
		80,000	0	0.0248	\$ 1,884	\$ -	\$ (1,884)	\$ -	\$ -	\$ 210
E	Educational—Day Care 5+ children, older than 2 1/2 yrs	500	0	2.0439	\$ 1,022	\$ -	\$ (1,022)	\$ -	\$ -	\$ -
		2,500	0	0.4088	\$ 1,022	\$ -	\$ (1,022)	\$ -	\$ -	\$ -
		5,000	1	0.2070	\$ 1,035	\$ 1,491	\$ (455)	\$ 513	\$ 746	\$ 228
		10,000	0	0.1165	\$ 1,165	\$ -	\$ (1,165)	\$ -	\$ -	\$ -
		25,000	0	0.0587	\$ 1,458	\$ -	\$ (1,458)	\$ -	\$ -	\$ -
		50,000	0	0.0383	\$ 1,915	\$ -	\$ (1,915)	\$ -	\$ -	\$ 228
H-4	High Hazard Group H-4 Pose health hazards	1,000	0	1.4620	\$ 1,462	\$ -	\$ (1,462)	\$ -	\$ -	\$ -
		5,000	0	0.2904	\$ 1,452	\$ -	\$ (1,452)	\$ -	\$ -	\$ -
		10,000	1	0.1472	\$ 1,472	\$ 2,260	\$ 788	\$ 736	\$ 1,130	\$ 394
		20,000	0	0.0829	\$ 1,658	\$ -	\$ (1,658)	\$ -	\$ -	\$ -
		50,000	0	0.0417	\$ 2,085	\$ -	\$ (2,085)	\$ -	\$ -	\$ -
		100,000	0	0.0273	\$ 2,730	\$ -	\$ (2,730)	\$ -	\$ -	\$ -
M	Mercantile—Retail or wholesale store	180	0	4.3453	\$ 782	\$ -	\$ (782)	\$ -	\$ -	\$ 394
		900	0	0.8691	\$ 782	\$ -	\$ (782)	\$ -	\$ -	\$ -
		1,800	0	0.4406	\$ 783	\$ 4,145	\$ (3,362)	\$ 138	\$ 1,038	\$ 888
		3,600	0	0.2491	\$ 893	\$ -	\$ (893)	\$ 222	\$ -	\$ (223)
		9,000	0	0.1250	\$ 1,125	\$ -	\$ (1,125)	\$ -	\$ -	\$ -
		18,000	0	0.0817	\$ 1,471	\$ -	\$ (1,471)	\$ -	\$ -	\$ 615

Wakulla County, Florida
 Community Development
 New Construction Fees
 FEE AND REVENUE COMPARISONS

				UNIT COSTS			REVENUE IMPACTS				
Class	Occupancy Type	SF Standard	Annual Volume of Activity	Average Cost Per SF	Actual Unit Cost	Current Fee	Surplus (Subsidy) Each Fee	Annual Actual Cost	Annual Revenues @ Current Fee	Annual General Fund Subsidy	Subtotal
M	M Occupancy Tenant Improvements										
-	-	180	0	4.3453	\$ 782	\$ -	\$ (782)	\$ -	\$ -	\$ -	\$ -
-	-	900	0	0.8691	\$ 782	\$ -	\$ (782)	\$ -	\$ -	\$ -	\$ -
-	-	1,800	2	0.4406	\$ 793	\$ 420	\$ (373)	\$ 1,586	\$ 840	\$ (746)	\$ -
-	-	3,600	0	0.2481	\$ 893	\$ -	\$ (893)	\$ -	\$ -	\$ -	\$ -
-	-	9,000	0	0.1250	\$ 1,125	\$ -	\$ (1,125)	\$ -	\$ -	\$ -	\$ -
-	-	18,000	0	0.0817	\$ 1,471	\$ -	\$ (1,471)	\$ -	\$ -	\$ -	\$ -
R-1	Residential—Single Family Attached										
-	-	2,000	0	0.6855	\$ 1,371	\$ -	\$ (1,371)	\$ -	\$ -	\$ -	\$ (746)
-	-	10,000	0	0.1371	\$ 1,371	\$ -	\$ (1,371)	\$ -	\$ -	\$ -	\$ -
-	-	20,000	98	0.0700	\$ 1,400	\$ 528	\$ (871)	\$ -	\$ -	\$ -	\$ -
-	-	40,000	0	0.0395	\$ 1,580	\$ -	\$ (1,580)	\$ 187,200	\$ 51,842	\$ (85,258)	\$ -
-	-	100,000	0	0.0199	\$ 1,980	\$ -	\$ (1,980)	\$ -	\$ -	\$ -	\$ -
-	-	200,000	0	0.0183	\$ 2,860	\$ -	\$ (2,860)	\$ -	\$ -	\$ -	\$ (85,258)
R-2	Residential—Permanent, 2+ Dwellings Apartment, Dormitory, Timeshare										
-	-	350	0	2.8780	\$ 1,007	\$ -	\$ (1,007)	\$ -	\$ -	\$ -	\$ -
-	-	1,750	0	0.5735	\$ 1,007	\$ -	\$ (1,007)	\$ -	\$ -	\$ -	\$ -
-	-	3,500	49	0.2922	\$ 1,023	\$ 840	\$ (388)	\$ 50,112	\$ 31,380	\$ (18,732)	\$ -
-	-	7,000	0	0.1646	\$ 1,152	\$ -	\$ (1,152)	\$ -	\$ -	\$ -	\$ -
-	-	17,500	0	0.0829	\$ 1,451	\$ -	\$ (1,451)	\$ -	\$ -	\$ -	\$ -
-	-	35,000	0	0.0545	\$ 1,908	\$ -	\$ (1,908)	\$ -	\$ -	\$ -	\$ (18,732)
R-3	Dwellings—Single Family Detached										
-	-	150	0	4.9982	\$ 750	\$ -	\$ (750)	\$ -	\$ -	\$ -	\$ -
-	-	750	0	0.9996	\$ 750	\$ -	\$ (750)	\$ -	\$ -	\$ -	\$ -
-	-	1,500	406	0.5769	\$ 865	\$ 529	\$ (336)	\$ 351,832	\$ 214,774	\$ (136,558)	\$ -
-	-	3,000	0	0.3066	\$ 920	\$ -	\$ (920)	\$ -	\$ -	\$ -	\$ -
-	-	7,500	0	0.1607	\$ 1,205	\$ -	\$ (1,205)	\$ -	\$ -	\$ -	\$ -
-	-	15,000	0	0.0840	\$ 1,280	\$ -	\$ (1,280)	\$ -	\$ -	\$ -	\$ -
R	Dwellings—Model Home Setup										
-	-	150	0	5.0725	\$ 751	\$ -	\$ (751)	\$ -	\$ -	\$ -	\$ (135,558)
-	-	750	0	1.0145	\$ 751	\$ -	\$ (751)	\$ -	\$ -	\$ -	\$ -
-	-	1,500	102	0.5851	\$ 878	\$ 529	\$ (349)	\$ 88,520	\$ 53,958	\$ (35,562)	\$ -
-	-	3,000	0	0.3108	\$ 938	\$ -	\$ (938)	\$ -	\$ -	\$ -	\$ -
-	-	7,500	0	0.1629	\$ 1,222	\$ -	\$ (1,222)	\$ -	\$ -	\$ -	\$ -
-	-	15,000	0	0.0852	\$ 1,278	\$ -	\$ (1,278)	\$ -	\$ -	\$ -	\$ (35,562)
R	R Occupancy Tenant Improvements										
-	-	200	0	3.2700	\$ 654	\$ -	\$ (654)	\$ -	\$ -	\$ -	\$ -
-	-	1,000	0	0.6540	\$ 654	\$ -	\$ (654)	\$ -	\$ -	\$ -	\$ -
-	-	2,000	59	0.3329	\$ 668	\$ 110	\$ (558)	\$ 98,282	\$ 6,490	\$ (32,792)	\$ -
-	-	4,000	0	0.1878	\$ 751	\$ -	\$ (751)	\$ -	\$ -	\$ -	\$ -
-	-	10,000	0	0.0946	\$ 946	\$ -	\$ (946)	\$ -	\$ -	\$ -	\$ -
-	-	20,000	0	0.0827	\$ 1,254	\$ -	\$ (1,254)	\$ -	\$ -	\$ -	\$ (32,792)

Wakulla County, Florida
Community Development
New Construction Fees
FEE AND REVENUE COMPARISONS

Class	Occupancy Type	SF Standard	Annual Volume of Activity	UNIT COSTS			REVENUE/IMPACTS			
				Average Cost per SF	Actual Unit Cost	Current Fee	Annual Actual Cost	Annual Revenue @ Current Fee	Annual General Fund Subsidy	Subtotal
S-1	Storage—Moderate Hazard, Repair Garage	400	0	2,249.1	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -
-	Motor Vehicles (not High Hazard)	2,000	0	0.498	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	4,000	1	0.234	\$ 914	\$ 1,593	\$ 814	\$ 1,593	\$ -	\$ 679
-	-	8,000	0	0.127	\$ 1,030	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	20,000	0	0.0648	\$ 1,296	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	40,000	0	0.0426	\$ 1,704	\$ -	\$ -	\$ -	\$ -	\$ 679
S-2	Storage—Low Hazard	500	0	1,827.2	\$ 914	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	2,500	0	0.3654	\$ 914	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	5,000	5	0.1854	\$ 927	\$ 1,112	\$ 188	\$ 5,008	\$ -	\$ 837
-	-	10,000	0	0.1044	\$ 1,044	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	25,000	0	0.0526	\$ 1,315	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	50,000	0	0.0344	\$ 1,720	\$ -	\$ -	\$ -	\$ -	\$ 837
\$	\$ Occupancy Tenant Improvements	150	0	4,480.2	\$ 574	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	750	0	0.8980	\$ 674	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	1,500	1	0.4556	\$ 683	\$ 420	\$ 253	\$ 210	\$ -	\$ (132)
-	-	3,000	0	0.2566	\$ 770	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	7,500	0	0.1282	\$ 969	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	15,000	0	0.0847	\$ 1,271	\$ -	\$ -	\$ -	\$ -	\$ (132)
U	Accessory—Barn or Shed	50	0	12,314.8	\$ 616	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	250	0	2,463.0	\$ 616	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	500	60	1,247.9	\$ 524	\$ 90	\$ 584	\$ 5,400	\$ -	\$ (32,037)
-	-	1,000	0	0.7025	\$ 703	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	2,500	0	0.3539	\$ 885	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	5,000	0	0.2309	\$ 1,155	\$ -	\$ -	\$ -	\$ -	\$ (32,037)
U	Accessory—Other	50	0	12,314.8	\$ 616	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	250	0	2,463.0	\$ 616	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	500	2	1,247.9	\$ 624	\$ 80	\$ 544	\$ 120	\$ -	\$ (819)
-	-	1,000	0	0.7025	\$ 703	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	2,500	0	0.3539	\$ 865	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	5,000	0	0.2308	\$ 1,155	\$ -	\$ -	\$ -	\$ -	\$ (819)
SHELL BUILDINGS										
-	All Shell Buildings	800	0	0.9866	\$ 749	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	4,000	0	0.1873	\$ 749	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	8,000	7	0.0947	\$ 758	\$ 447	\$ 4,924	\$ 2,905	\$ -	\$ (2,020)
-	-	16,000	0	0.0585	\$ 853	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	40,000	0	0.0268	\$ 1,072	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	80,000	0	0.0174	\$ 1,392	\$ -	\$ -	\$ -	\$ -	\$ (2,020)
Total Revenues:										
				\$	\$ 765,414	\$	\$ 404,887	\$	\$ (361,727)	\$ (361,727)

Wakulla County, Florida
Community Development
MECHANICAL, ELECTRICAL & PLUMBING PERMIT FEES

FEE TYPES		Estimated Inspection Time (in minutes)	Estimated Volume (ft of ducts)	UNIT COSTS		REVENUE IMPACTS	
FEE TYPES				Actual Unit Cost	Per Unit	Annual Cost	Annual Revenue @ Current Fee
MECHANICAL PERMIT FEES							
UNIT FEES:							
Mechanical Commercial per sq ft ducted < 5 tons. Mechanical per unit < 5 tons	per ton for tonnage up to 5 tons, per square foot ducted	120	87	\$ 148.89	\$ 80.00	\$ 12,864	\$ 6,960
Mechanical per sq ft ducted < 5 tons residential				\$ 72.69	\$ 35.00	\$ 3,863	\$ 2,210
Commercial food systems	per square foot ducted each	60	122	\$ 184.89	\$ 75.00	\$ 3,711	\$ 2,210
Wood gloves and wood (tropical) pre-manufactured	each	30	0.25	\$ 36.35	\$ 50.00	\$ 1,817	\$ 1,500
PLUMBING/GAS PERMIT FEES							
UNIT FEES:							
Service to the inspection	per inspection	30	24	\$ 96.35	\$ 35.00	\$ 2,890	\$ 1,050
Residential Plumbing		60	6	\$ 72.69	\$ 35.00	\$ 4,361	\$ 2,210
Commercial Plumbing		60	69	\$ 72.69	\$ 35.00	\$ 4,361	\$ 2,210
Gas - up to 3 appliances		60	27	\$ 72.69	\$ 35.00	\$ 4,361	\$ 2,210
Gas - for each appliance > 3		10		\$ 36.35	\$ 50.00	\$ 1,817	\$ 1,500

Wakulla County, Florida
Community Development
MECHANICAL, ELECTRICAL & PLUMBING PERMIT FEES

FEE TYPES		Estimate Inspector Time (in minutes)	FY 25-27 Volume (# of Units)	UNIT COSTS		REVENUE IMPACTS	
FEE TYPES				Actual Unit Cost	Current Fee Per Unit	Statistical Annual Cost	Annual Revenue @ Current Fee
ELECTRICAL PERMIT FEES							
SYSTEM FEES							
Commercial							
Residential Alterations		90	187	\$ 103.04	\$ 100.00	\$ 20,357.24	\$ 18,700.00
Service up to 200 amps		90	139	\$ 103.04	\$ 85.00	\$ 20,357.24	\$ 11,805.00
For each additional 100 amps		60			\$ 95.00	\$ 72,660.00	\$ 67,650.00
Special use / Temp. Service up to 200 amps		10		\$ 12.12	\$ 10.00	\$ 121.20	\$ 100.00
SUB-SERVICES							
Outlet/Receptacle Switch		40		\$ 48.45	\$ 40.00	\$ 1,938.00	\$ 1,600.00
Range/Water Heater/Gas Detector		10	5	\$ 12.12	\$ 10.00	\$ 121.20	\$ 100.00
Motor - 5 HP or less		10	6	\$ 6.06	\$ 0.35	\$ 60.60	\$ 2.10
Motor - 5 HP thru 25 HP		10	10	\$ 12.12	\$ 1.60	\$ 121.20	\$ 1,600.00
Motor - 25 HP thru 100 HP		10	10	\$ 12.12	\$ 3.25	\$ 121.20	\$ 3,250.00
Motor > 100 HP		20	10	\$ 24.23	\$ 5.70	\$ 242.30	\$ 5,700.00
Generator > 1 KW			320		\$ 4.75	\$ 1,520.00	\$ 1,520.00
Transformer > 500 W			30	\$ 145.98	\$ 15.75	\$ 4,379.40	\$ 472.50
Per foot - plug mold/light track / knob outs			1	\$ 121.20	\$ 40.00	\$ 12,120.00	\$ 4,000.00
1 and 2 Family Dwellings Electric to include 1-200 amp service @ \$35 and \$0.15 per sq ft.				\$ 32.35	\$ 11.00	\$ 3,235.00	\$ 1,100.00
				\$ 121.20	\$ 0.25	\$ 12,120.00	\$ 300.00

Work Item	Unit	TIME ESTIMATES				FY 07-08 Avg Annual Volume (est Units)	UNIT COSTS				REVENUE IMPACTS			
		Intake and Processing	Average Plan Check Process Hours	Average Inspection Process Hours	Total Time (Hours)		Intake and Processing	Plan Check Inspection	Average Inspection Process Hours	Subtotal Per Unit	Actual Annual Revenue	Actual Annual Cost	Annual Revenue Less Cost	Annual Revenue Less Cost
Re-roof	per unit	0.250	0.500	1.000	1.750	132	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 17,592	\$ 17,592	\$ 0.00	\$ 0.00
Residential	per unit	0.250	0.500	1.000	1.750	132	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 17,592	\$ 17,592	\$ 0.00	\$ 0.00
Commercial	per unit	0.250	0.500	1.000	1.750	132	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 17,592	\$ 17,592	\$ 0.00	\$ 0.00
Swimming Pool/Site	each	0.250	0.500	1.000	1.750	39	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 2,825	\$ 2,825	\$ 0.00	\$ 0.00
Garage	each	0.250	0.500	1.000	1.750	2	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 145	\$ 145	\$ 0.00	\$ 0.00
Fire Alarm	each	0.250	0.500	1.000	1.750	3.5	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 251	\$ 251	\$ 0.00	\$ 0.00
Fire Suppression Systems	each	0.250	0.500	1.000	1.750	5.5	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 400	\$ 400	\$ 0.00	\$ 0.00
Fire Sprinkler	each	0.250	0.500	1.000	1.750	1.5	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 110	\$ 110	\$ 0.00	\$ 0.00
Fire Alarm	each	0.250	0.500	1.000	1.750	1.5	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 110	\$ 110	\$ 0.00	\$ 0.00
Fire Suppression System	each	0.250	0.500	1.000	1.750	3	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 220	\$ 220	\$ 0.00	\$ 0.00
Sign (Non-Billboard)	each	0.250	0.500	1.000	1.750	13	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 945	\$ 945	\$ 0.00	\$ 0.00
Demolition	each	0.250	0.500	1.000	1.750	10.5	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 763	\$ 763	\$ 0.00	\$ 0.00
Foundation Repair	each	0.250	0.500	1.000	1.750	18.5	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 1,345	\$ 1,345	\$ 0.00	\$ 0.00
Retain Wall	each	0.250	0.500	1.000	1.750	11	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 800	\$ 800	\$ 0.00	\$ 0.00
Tent	each	0.250	0.500	1.000	1.750	2.5	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 182	\$ 182	\$ 0.00	\$ 0.00
Horse Manure	each	0.250	0.500	1.000	1.750	26	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 1,890	\$ 1,890	\$ 0.00	\$ 0.00
Screen Room/Fence	each	0.250	0.500	1.000	1.750	4.5	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 327	\$ 327	\$ 0.00	\$ 0.00
Docks and/or Seawalls	each	0.250	0.500	1.000	1.750	14	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 1,018	\$ 1,018	\$ 0.00	\$ 0.00
Docks	each	0.250	0.500	1.000	1.750	20	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 1,454	\$ 1,454	\$ 0.00	\$ 0.00
Delisted Garage	each	0.250	0.500	1.000	1.750	14.5	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 1,054	\$ 1,054	\$ 0.00	\$ 0.00
Weatherization Renovation	each	0.250	0.500	1.000	1.750	8	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 582	\$ 582	\$ 0.00	\$ 0.00
Screened Pool Enclosure	each	0.250	0.500	1.000	1.750	76	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 5,525	\$ 5,525	\$ 0.00	\$ 0.00
Remodel - Designer/Builder	each	0.250	0.500	1.000	1.750	3	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 228	\$ 228	\$ 0.00	\$ 0.00
Antennas - Telecom Facility	each	0.250	0.500	1.000	1.750	3	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 228	\$ 228	\$ 0.00	\$ 0.00
Cellular/Mobile Phone, free-standing	each	0.250	0.500	1.000	1.750	3	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 228	\$ 228	\$ 0.00	\$ 0.00
Duplicate/Replacement Job Card	each	0.250	0.500	1.000	1.750	3	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 228	\$ 228	\$ 0.00	\$ 0.00
Petroleum products tanks	each	0.250	0.500	1.000	1.750	1.5	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 114	\$ 114	\$ 0.00	\$ 0.00
Petroleum products tanks - dispensing unit	each	0.250	0.500	1.000	1.750	3	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 228	\$ 228	\$ 0.00	\$ 0.00
Petroleum products tanks - replacement	each	0.250	0.500	1.000	1.750	3	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 228	\$ 228	\$ 0.00	\$ 0.00
Awning/Canopy (supported by building)	each	0.250	0.500	1.000	1.750	0	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Canopy/Fence	each	0.250	0.500	1.000	1.750	43	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 3,136	\$ 3,136	\$ 0.00	\$ 0.00
Flag pole (over 20 feet in height)	each	0.250	0.500	1.000	1.750	0.5	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 363	\$ 363	\$ 0.00	\$ 0.00
Lighting pole	each	0.250	0.500	1.000	1.750	21	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 1,526	\$ 1,526	\$ 0.00	\$ 0.00
File Foundation	each	0.250	0.500	1.000	1.750	15	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 1,090	\$ 1,090	\$ 0.00	\$ 0.00
Driven (steel, pre-stressed concrete)	each	0.250	0.500	1.000	1.750	15	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 1,090	\$ 1,090	\$ 0.00	\$ 0.00
Protestation System	each	0.250	0.500	1.000	1.750	15	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 1,090	\$ 1,090	\$ 0.00	\$ 0.00
Residential	each	0.250	0.500	1.000	1.750	15	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 1,090	\$ 1,090	\$ 0.00	\$ 0.00
Commercial, up to 4 kilowatts	each	0.250	0.500	1.000	1.750	15	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 1,090	\$ 1,090	\$ 0.00	\$ 0.00
Residential, up to 4 kilowatts	each	0.250	0.500	1.000	1.750	15	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 1,090	\$ 1,090	\$ 0.00	\$ 0.00
Roof Structure Replacement	each	0.250	0.500	1.000	1.750	1,000	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72,690	\$ 72,690	\$ 0.00	\$ 0.00
Siding (Vinyl & Hardwood)	each	0.250	0.500	1.000	1.750	1,000	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72,690	\$ 72,690	\$ 0.00	\$ 0.00
Solar Panels (612 Watts)	each	0.250	0.500	1.000	1.750	2,000	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 145,380	\$ 145,380	\$ 0.00	\$ 0.00
Crane/hoist code review	each	0.250	0.500	1.000	1.750	1,000	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72,690	\$ 72,690	\$ 0.00	\$ 0.00
Wind noise compliance	each	0.250	0.500	1.000	1.750	1,000	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72,690	\$ 72,690	\$ 0.00	\$ 0.00
Retaining Wall	each	0.250	0.500	1.000	1.750	1,000	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72,690	\$ 72,690	\$ 0.00	\$ 0.00
Code Enforcement officers - minimum (area in excess of 2 hours, advertising and other costs to be charged in addition to this amount)	each	0.250	0.500	1.000	1.750	282	\$ 72.69	\$ 72.69	\$ 72.69	\$ 72.69	\$ 20,507	\$ 20,507	\$ 0.00	\$ 0.00
Total Revenue							\$ 110,744	\$ 110,744	\$ 110,744	\$ 110,744	\$ 110,744	\$ 110,744	\$ 0.00	\$ 0.00
Total Cost							\$ 32,435	\$ 32,435	\$ 32,435	\$ 32,435	\$ 32,435	\$ 32,435	\$ 78,309	\$ 78,309
Total Revenue Less Total Cost							\$ 78,309	\$ 78,309	\$ 78,309	\$ 78,309	\$ 78,309	\$ 78,309	\$ 78,309	\$ 78,309

Hours Consumed	168	358	1,000	1,522	855
Productive Hours per FTE	1.68	3.58	10.00	15.22	8.55
FTE Consumed	1.1	1.1	1.1	1.1	1.1