

FY20 SCHEDULE OF USER FEES		
Category Number	BUILDING SERVICES	FY20 Adopted
	Table of Contents	
I.	General Notes	
II.	Plan Review	
III.	Combination Permits	
IV.	Express Permits (On-Line Permits)	
V.	Building Trade Section Permit Fees	
VI.	Electrical Trade Section Permit Fees	
VII.	Plumbing Trade Section Permit Fees	
VIII.	Mechanical Trade Section Permit Fees	
IX.	Gas Trade Section Permit Fees	
X.	Building Code Fire Resistance, Life Safety	
XI.	Inspections	
XII.	Appeals	
XIII.	Documents	
XIV.	Services	
I.	General Notes	
	<p>Unincorporated Pinellas County Only</p> <ul style="list-style-type: none"> • A permit is not required where the valuation does not exceed \$500.00, unless an inspection is necessary, in which case there shall be a minimum fee for single trade, single trip inspection permit as described below. • All other permits shall be as specified below. • Other Exceptions: No permit is required for fences of chain link, vinyl or wood 6' or less in height, paving, work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.), or roof work less than \$750.00 in value. • For statistical use and to determine permit fees, the estimated cost of construction used on the permit shall be calculated on the actual cost, but no less than, the latest building valuation data published by the International Code Congress for Florida (http://www.iccsafe.org/cs/techservices) on the gross area of the building for new construction and on the work area for additions and renovations. For 1 and 2 Family Residential, unconditioned and open and covered areas spaces will be calculated as Utility Occupancy. • All Remodel/Rehab Fees shall be calculated the same as new construction, based on the area being remodeled. • Unless otherwise noted, fees include only the one Trade Section of the schedule section that they are located in. 	
	<p>Contract Communities Only</p> <p>Pinellas County Building Services performs Building Official, Plan Review, Zoning Verification, Permitting, and Construction inspections by Interlocal Agreement for a number of incorporated municipalities. These municipalities have local ordinances regulations, and zoning that differ from the unincorporated portion of the County. In some cases, items exempted from permitting by the unincorporated ordinances and regulations will require permits and inspection in the municipalities.</p> <p>When in doubt about whether a permit is required in these municipalities, please contact our office at 727-464-3888 or check the Building Services website at http://www.pinellascounty.org/build/.</p>	

FY20 SCHEDULE OF USER FEES		
Category Number	BUILDING SERVICES	FY20 Adopted
	1. Permit Fee Minimum (Per trade for single trip inspections when there is no specific permit fees specified within the fee schedule)	\$100
	2. Economy Permit Fee - Routine building maintenance work. Water Heater Replacement, T.U.G. Inspections, Water Conditioner Replacement, Water Service/Sewer Replacement, LPG Change of Supplier, & Gas Appliance Replacement.	\$75
	3. "After-the-Fact" permit fees a. Shall be two (2) times the normal fee. b. Any subsequent "After-the-Fact" permit issued to the same licensed contractor within the following twelve (12) months shall be ten (10) times the normal fee.	
	* Fixed Fee Permits are calculated on the historical average number of expected inspections. The County reserves the right to limit or increase the number of inspections and adjust fees accordingly.	
	* No credit of fee reduction for "Master Plan" permits.	
	II. Plan Review (fees are non-refundable)	
	1. Plan Review Commercial (Charges on original plan review, revisions, and interiors). Additional review fees may be charged to plans that require a third review for the same previously noted deficiency within any pertinent trade sections and collected in advance of plan review.	25% of permit fee; Min. \$125; Min. \$31 for revisions
	2. Plan Review Residential (Charges on original plan review, revisions, and interiors). Additional review fees may be charged to plans that require a third review for the same previously noted deficiency within any pertinent trade sections and collected in advance of plan review.	25% of permit fee; Min. \$125; Min. \$31 for revisions
	3. Plan Review Fee subject to an Interlocal Agreement where a Building Permit is not issued by Pinellas County Building Services (Charges on original plan review, revisions, and interiors). Additional review fees may be charged to plans that require a third review for the same previously noted deficiency within any pertinent trade section.	Additional 10%
	4. <i>Reserved</i>	-
	5. Expedited Plan Review (Manager approval required)	
	a. Residential	
	0 - 2,000 ft ²	\$110
	2,001 - 5,000 ft ²	\$330
	5,001 - 10,000 ft ²	\$550
	10,001 ft ² - Above	\$825
	b. Commercial	
	0 - 2,000 ft ²	\$280
	2,001 - 5,000 ft ²	\$440
	5,001 - 10,000 ft ²	\$715
	10,001 ft ² - Above	Add'l 50% of Plan Review
	c. Incentive for Economic Development Approved Projects	No Charge
	6. Plan Review Additional Fee for Flood Zones - 50% Rule	Add 20% of Plan Review
	7. Building Code Site Plan Review (excluding 1 & 2 Family Detached on Single Lots)	\$48
	8. Piling/Grade Beam Foundation Review Additional Fee	Add 20% of Plan Review
	9. Other Structures - Walkthrough (Screen Room, Raised Slab, Shed)	\$62
	10. Antenna Co-Locates (Plan Review for Structural Analysis)	\$88

FY20 SCHEDULE OF USER FEES		
Category Number	BUILDING SERVICES	FY20 Adopted
	11. Window and/or Exterior Door Replacement Permits (Plan Review to verify Wind Loading Compliance and Florida Product approval certifications)	\$14 per floor/story
	NOTE: The third and any subsequent plan review of signed & sealed plans, for the same noted Code Violation, will be charged at four (4) times the applicable plan review fee.	
	III. Combination Permits	
	1. Residential Buildings - 1 and 2 Family up to and including the first 5,000 sq. ft. of conditioned space - Includes Building, Electric (includes saw pole or power pole), Plumbing, Mechanical, and Plan Review	\$11 per \$1,000; Min. \$95
	2. 1 and 2 family conditioned space 5,001 sq. ft. and over - Includes Building, Electric, Plumbing, Mechanical, and Plan Review	\$8 per \$1,000; Min. \$100
	3. Commercial Buildings valuation up to \$ 1 million - Includes Building, Electric, Plumbing, Mechanical, and Plan Review	\$8 per \$1,000; Min. \$100
	4. Commercial Buildings valuation portion over \$ 1 million - Includes Building, Electric, Plumbing, Mechanical, and Plan Review	\$7 per \$1,000; Min. \$100
	5. Solar Permits (Building, Plan Review for wind resistance engineering)	
	a. Domestic Water Heating - Each (includes Building, Plan Review, Plumbing & Electric)	\$290
	b. Photovoltaic Systems - Each (includes Building, Plan Review & Electric)	\$215
	c. Pool/Spa Heating System - Each (includes Building, Plan Review & Electric)	\$215
	d. Space Heating - Each (includes Building, Plan Review, Mechanical, Plumbing & Electric)	\$360
	6. Spa, Swimming Pools and Hot Tubs	
	a. Spa, Swimming Pool and Hot Tubs, with Deck. Includes Building & Electric. Up to \$40,000.00 value.	\$385
	b. Spa, Swimming Pool and Hot Tubs - additional value exceeding \$40,000.00. Add to fee above at III.6.a.	\$5 per \$1,000
	7. Early Start Permit (Interior work prior to first required inspection - See separate policy for instructions and limitations)	
	a. 0 - 10,000 ft ²	\$100
	b. 10,0001 - 50,000 ft ²	\$160
	c. 50,001 ft ² - Above	\$220
	IV. Express Permits (On-Line)	
	http://www.pinellascounty.org/build/permitting.htm	
	V. A. Building Trade Section Permit Fees	
	NOTE: Additional fees shall apply for work performed beyond the scope of the building contractor's license (e.g. Electrical, mechanical, plumbing). Fees shall be calculated on the gross value of the work/work area of building as shown below:	
	1. Shell-Building permits shall be charged a percentage of the actual total rate.	60%
	2. Phased construction. Per phase, per floor. At Owner/Contractor's own risk, jointly and severally.	22.5% of standard permit fee.
	3. Threshold Building (Charged on all buildings that meet State of Florida definition of a threshold building)	17 % of standard permit fee.

FY20 SCHEDULE OF USER FEES		
Category Number	BUILDING SERVICES	FY20 Adopted
	B. Miscellaneous Building Trade Section Fees	
	1. Antenna (including electric)	\$100 Each
	2. Aluminum Birdcage (Pool Enclosure) Single Inspection Trip	\$100
	3. Aluminum Structures	\$6.25 per \$1,000
	4. Aluminum Mobile Home Accessory Package (Includes Carport, Screen Room, Raised Slab, Utility Shed)	\$142 per Pkg.
	5. Construction Trailer or Sales Trailer (Add Sub-trade fees listed in trade sections)	\$91 Each
	6. Demolition Permits	
	a. Complete Building - includes Plumbing	\$135
	b. Complete Building - less Plumbing	\$100
	c. Interior - includes Plumbing	\$135
	d. Interior - less Plumbing	\$100
	e. Mobile Home - Plumbing Only	\$100
	f. Other Structures - less Plumbing	\$100
	7. Damage pre-permit inspection, Fire or Structural (Includes Building and Electric Trade sections)	\$153 Each
	8. Inspection Fee for Municipal Interlocal Agreement (or as per Agreement)	\$70 Each
	9. Local Regulation Review Fee with plans (contract communities)	\$70 Each
	10. Local Regulation Commercial Site Plan Review	\$394 Each
	11. Mobile Home on Lot (Add Sub-trade fees listed in trade sections)	\$173 Each
	12. Move Building Only (In addition to and after pre-move inspections)	\$173 Each
	13. Move Building Inspections (Includes Building, Plumbing, Gas, and Electrical; in addition to and done prior to Move Building Only)	\$283 Each
	14. Reroof – Residential or Commercial - 1st 20 Squares	\$137 Each
	15. Reroof - Residential or Commercial - Each additional 20 Squares or Fraction Thereof	\$14
	16. Retaining Walls, Masonry Walls	\$0.87 per Lin. Ft.; Min. \$157
	17. Sand Filter, does not include Plumbing.	\$125 Each
	18. Seawalls	\$0.87 per Lin. Ft.; \$157 Min.
	19. Signs (Billboard, Pylon, or Pole Signs) does not include Electric.	\$166 Each
	20. Signs (Wall) does not include Electric.	\$117 Each
	21. Vinyl Siding, Soffit & Fascia (all types) no permit required if siding is less than 500 square feet or if soffit or fascia is less than 100 square feet.	\$130 Each
	22. Stucco over frame. No permit required if siding or stucco is less than 500 square feet.	\$184
	23. Structures - Other	
	a. Screen Rooms - Single Inspection	\$100
	b. Screen Rooms - Two Inspections	\$130
	c. Raised Slab	\$125

FY20 SCHEDULE OF USER FEES		
Category Number	BUILDING SERVICES	FY20 Adopted
	24. Sheds Building (Permit Not Required on sheds 100 ft ² or less)	
	a. Frame Built on site - Shell Only (Max 3 Inspection trips)	\$220
	b. Prefab Shed on Slab (Max 2 Inspection Trips)	\$125
	c. Prefab tie-downs only (1 Inspection Trip)	\$100
	25. Tanks (All Types, including Gas and Oils) (550 Gallons and Over above ground, 110 gallons and over underground) No Building Services permits required for tank removal.	\$119 Each
	26. Tents	\$0.06 per Sq. Ft.; \$75 Min.
	27. Tents - Additional Tents within 100 ft.	\$37 Each
	28. Tent Review (Tents with enclosed sides or that have travel distance or number of occupants that require more than one exit)	\$28 per tent reviewed
	29. Multi-unit apartment/condo and commercial Window and/or Exterior door replacement permits.	
	a. Maximum of 5 Units or fraction thereof.	\$100 per 5 units
	NOTE: Multi-unit apartment/condo and commercial Window and/or Exterior door replacement permits must be requested based on a maximum of five units per inspection.	
	b. Each Additional 5 units or fraction thereof.	\$75 per 5 add'l units
	30. 1 and 2 Family Window and/or Door replacement permits.	
	a. Up to 20 Openings or fraction thereof	\$100 per 20 Openings
	b. Each additional 20 openings or fraction thereof.	\$75 per add'l 20 openings
	VI. A. Electrical Trade Section Permit Fees	
	NOTE: Additional fees shall apply for work performed beyond the scope of the electrical contractor's license (e.g. mechanical, plumbing). Fees shall be calculated on the gross value of the work/work area of building as shown below:	
	1. T.U.G.* and Pre-Power Inspections Commercial and Residential (See separate policy for instructions) <i>*Temporary Underground Service</i>	\$100 Each
	2. Commercial Alarm Systems and Low Voltage (Complete System and/or device)	\$0.08 per Sq. Ft.; \$120 Min.
	3. Residential Alarm Systems and Low Voltage (complete System and/or device(s)) for New Construction, Additions and/or Renovations	\$100
	B. Miscellaneous Electrical Fees	
	1. Sales Trailer, Office Trailer, Construction Trailer	\$121 Each
	2. Mobile Home	\$121 Each
	3. Saw Pole, Well Pump	\$121 Each
	4. Power Pole, or Single/Double Pedestal	\$121 Each
	5. Residential Service Change	\$121 Each
	6. Commercial Service Change	\$154 Each

FY20 SCHEDULE OF USER FEES		
Category Number	BUILDING SERVICES	FY20 Adopted
	7. Re-certification of Residential Electric Service	\$154 Each
	8. Re-certification of Commercial Electric Service	\$154 Each
	9. Add Electric to Air Conditioning Unit Removal and Reinstallation for Re-Roofing (Limited to a Single Inspection).	\$124 per 5 units or less
	10. Safety Inspection	\$100
VII. A. Plumbing Trade Section Permit Fees		
	NOTE: Additional fees shall apply for work performed beyond the scope of the plumbing contractor's license (e.g. mechanical, electric). Fees shall be calculated on the gross value of the work/work area of building as shown below:	
	1. Water Heater Replacement - Electric or Gas Reconnect, same locations	\$75 Each
	2. Water Heater Replacement - Electric or Gas Reconnect, relocated	\$184 Each
	3. Tankless Water Heaters - Electric (Includes Plumbing and Electric)	\$184 Each
	4. Tankless Water Heaters - Corded Electric (Includes Plumbing Only)	\$150 Each
	5. Tankless Water Heaters - Gas (Includes Plumbing, Electric and Gas)	\$184 Each
	6. Tankless Water Heaters - Corded Gas (Includes Plumbing and Gas)	\$150 Each
B. Miscellaneous Plumbing Trade Section Fees		
	1. Construction Trailer	\$91 Each
	2. Mobile Home On Lot, Sales Trailer, Office Trailer (DCA, FBC, modular)	\$132 Each
	3. Water Conditioner - New Installation or Relocation	\$128 Each
	4. Water Conditioner - Replacement - Same Location	\$75 Each
	5. Commercial Utility Site Work, Sewer or Water	\$152 - first 150 Ft. \$68 - each add'l 100 Ft.
	6. Residential Water Service or Sewer Replacement (Per 100 Feet or Fraction Thereof)	\$75 Each
	7. Re-pipe Water Distribution - Residential per dwelling unit	\$121
	8. Re-pipe Water Distribution - Commercial (Limited to a Single Inspection)	\$121
	9. Submeters	\$125 per Every 10 or Less
	10. Medical Gas/Vacuum	\$125 per Every 10 or Less
	11. Shower Pan Replacement -Plumbing Only	\$184
	12. Bathtub to Shower Conversion including Building (for wallboard replacement over 25 sq. ft.)	\$273
VIII. A. Mechanical Trade Section Permit Fees		
	NOTE: Additional fees shall apply for work performed beyond the scope of the mechanical contractor's license (e.g. - electric, gas). Fees shall be calculated on the value of the work/work area as shown below:	
	1. Fire Sprinkler System (includes standpipe, Fire Line and FDC)	\$25 per \$1,000
	2. Standpipe System	\$215 Each
	3. Fire Line and FDC Line (Only)	\$152 - first 150 Ft. \$68 - each add'l 100 Ft.

FY20 SCHEDULE OF USER FEES		
Category Number	BUILDING SERVICES	FY20 Adopted
	4. Arm-Over or Add Heads to Existing Sprinkled Spaces	\$1.83 per Head, \$120 Minimum
	B. Miscellaneous Mechanical Trade Section Fees	
	1. Air Conditioning Equal Change-Out (Does Not Include Gas, Oil, or Electric)	\$136
	2. Heat Recovery (includes Electric & Plumbing)	\$184
	3. Mobile Home on Lot	\$132 Each
	4. Commercial Hood, Refrigeration, Chemical System, Boiler, Spray Booth, Chiller, etc.	\$150 Each
	5. Construction Trailer, Sales Trailer, Manufactured Office Building (DCA, FBC modular)	\$91 Each
	6. Furnace Change Out (does not include Electric or Gas) without Condensing Unit	\$98 Each
	7. Refrigeration Change Out/Equal Change Out	\$190 Each
	8. Mobile Home Change Out/Replacement (includes ducts)	\$201
	9. Duct Replacement, additions or alterations, or Mobile Home (per system up to \$10,000 in value)	\$111
	10. Duct Replacement, additions or alterations, or Mobile Home (per system over \$10,000 in value)	\$111
	11. Air Conditioning Component (air handler, furnace or condenser) removal and reinstallation for system or building maintenance	\$91
	12. Air Conditioning Changeout with Electric	\$236
	13. Air Conditioning Changeout with Electric and Ducts	\$336
	14. Air Conditioning package to Split System with Electric	\$236
	15. 2 Air Conditioning system Changeouts with Electric	\$508
	16. 2 Air Conditioning Equal Changeouts	\$260
	17. Air Conditioning Unit Removal and Reinstallation for Re-Roofing less Electric (Limited to a Single Inspection)	\$124 per 5 units or less
	IX. Gas Trade Section Permit Fees	
	1. Residential	\$173
	2. Commercial	\$68 per appliance; Min. \$173
	3. Water Heater Gas - Electric Conversion (includes plumbing)	\$184
	4. Gas Appliance Replacement	\$75 Each
	5. Change of Supplier LPG	\$75 Each
	6. Add Single Gas Appliance to an Operating System	\$154
	X. Building Code Fire Resistance, Life Safety	
	Minimum Fee per permit or dwelling or sleeping unit, whichever is more. (Not Charged on 1 & 2 family.) This is separate from and in addition to any fees charged by Fire Departments.	\$58 Residential, \$106 Commercial

FY20 SCHEDULE OF USER FEES		
Category Number	BUILDING SERVICES	FY20 Adopted
XI.	Inspections (after-hours fees are non-refundable)	
	Weekday is a business day from 7:45am through 4:15pm	
	Weekend begins 4:15 pm the last business day prior to a non-business day and ends at 7:45 am the next business day.	
	Holidays start at 4:15pm the last business day before a holiday and end at 7:45am the first business day after a holiday. and include weekends with holidays.	
	1. After hours inspection weekday, inspection within 90 minutes of normal inspection business hours. Per inspector. (2 hour minimum)	\$266
	2. After hours inspection weekday beyond 90 minutes of normal inspection business hours. Per inspector. (3 hour minimum)	\$378
	3. After hours inspection weekend. Per inspector. (4 hour minimum)	\$490
	4. After hours inspection additional hours or fraction thereof. Per inspector. Weekend or weekday.	\$112
	5. After hours inspection holiday. Per inspector. (4 hour minimum)	\$641
	6. After hours inspection additional hours or fraction thereof. Per inspector. Holiday	\$150
	7. Change Occupancy - Inspections only - Includes Bldg., Elec. & Fire Life-Safety	\$165 Each
	8. Daycare - Inspections only - Includes Bldg., Elec. & Fire Life-Safety.	\$265 Each
	9. Re-inspection Fee	\$68 Each
	10. Re-inspection Fee for Lockout	\$25 Each
	11. Re-inspection Fee for third and any subsequent Re-inspection, for the same	\$271 Each
XII.	Appeals	
	1. Building Official Determination	\$128 Each
	2. Flood Variance Request	\$394 Each
XIII.	Documents	
	1. Duplicate Certificate of Occupancy or Duplicate Placard	\$32 Each
	2. Duplicate Plan Certification - for all projects over 600 sq. ft. (may be charged on a percentage basis per trade section)	\$0.03 per Sq. Ft.
	3. Certificate of Completion Request – More than 15 days after Final Inspection	\$17 Each
XIV.	Services	
	1. Address change (numbers only) while permit is active and open.	No Charge
	2. Address change (numbers only) after permit is closed.	\$87 Each
	3. Contractor Change. Includes all Trade Sections. Can be combined with reinstatement of permit for one fee if both are done with the same transaction.	\$118 Not to Exceed the Original Permit Fee
	4. Permit Plus Contractor Information Registration	
	a. Initial Set Up and Issue I.D. and Pin Numbers	\$24
	5. Mail-In Commercial Permit submittal processing fee.	\$48 Each
	6. Notarize signature	\$6 Each
	7. Notice of Commencement Form Process Filing Fee - for Clerk certification (optional) + Costs as Billed by Clerk	\$6
	8. Refund processing Fee: No refund of permits unless issued in error on part of County; or if work has commenced or if permit is over 180 days old. Subject to management determination.	\$100 Each

FY20 SCHEDULE OF USER FEES		
Category Number	BUILDING SERVICES	FY20 Adopted
	9. Reinstatement/Extension of Permits	
	a. Reinstatement - Not to exceed the original permit fee within 1 year of issue	\$118
	b. 1st extension	\$36
	c. 2nd extension	\$73
	d. 3rd extension	\$73
	10. Stocking Authorization Permit (commercial)	\$186 Each
	11. Stop Work Order Release	\$152 Each
	12. Technology Fee	
	a. Re-Roofing, Web Permits, Window and Door Replacements, A/C, Water Heater replacements.	\$1.00
	b. Alterations up to 5,000 square feet	\$2.25
	c. New & Additions up to 5,000 square feet Alterations 5,001 to 10,000 square feet	\$3.50
	d. New & Additions 5,001 to 10,000 square feet Alterations over 10,000 square feet.	\$5.50
	e. New and Alterations over 10,000 square feet	\$11
	13. Contract Community Board of Adjustment variance advisory process	\$91 per staff hour