

**CHAPTER 13
BUILDING CODE**

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City Code, Chapter 13: BUILDING CODE

CHAPTER 13
BUILDING CODE

ARTICLE I
ADOPTION

LABOR + INDUSTRY

SECTION 13-100. CODES ADOPTED BY REFERENCE. The Minnesota State Building Code, as adopted by the Commissioner of Administration pursuant to Minnesota Statutes Chapter 326B, as amended, including all of the amendments, rules and regulations established, adopted and published from time to time by the Minnesota Commission of Administration, through the Building Codes and Standards Division is hereby adopted by reference with the exception of the optional chapters, unless specifically adopted in this Ordinance. The Minnesota State Building Code is hereby incorporated in this Ordinance as if fully set out herein.

[Clerk's note: in 1989, a number of model or uniform laws were included by reference in the state regulations, as follows: MINN. RULES, Ch. 1335 adopts "Flood Proofing Regulations" as promulgated by the Office of the Chief Engineers, U.S. Army, Washington, D.C., 1972.]

See Section 13-104.

[CHAPTER 13, ARTICLE I, amended by Ord. 83-4, April 27, 1983, amended by Ord. No. 89-17, effective December 8, 1989 and amended by Ord. No. 98-10, effective January 21, 1999, amended by Ord. No. 04-02, effective January 22, 2004, and amended by Ord. No. 05-02, effective December 1, 2005, amended by Ord. No. 09-02, effective March 5, 2009.]

SECTION 13-101. [§ 13-101 deleted by Ord. No. 89-17, effective December 8, 1989.]

MN statute 326B.121
SUBDIVISION 2 (c) CAN'T ALTER
THE BUILDING
CODE.

SECTION 13-102. EXISTING BUILDINGS. The most current edition of the Minnesota State Building Code is modified to include the following language as Section 101.4 thereof:

101.4 Existing Installations. Buildings in existence at the time of the adoption of this Code may have their existing use or occupancy continued, if such use or occupancy was legal at the time of adoption of this Code, provided:

- (1) such continued use is not dangerous to life; or,
- (2) such continued use is not found unsafe or substandard as defined by the Housing Code (Chapter 16A of the Columbus City Code); or,
- (3) such continued use is not found to be hazardous or dangerous as defined by the Dangerous Buildings Code (Chapter 16B of the Columbus City Code); or,
- (4) such continued use is not found to be in a violation of the Minnesota Uniform Fire Code (Chapter 11 of the Columbus City Code); or,
- (5) such continued use is not found to be a violation of the Life Safety Code (Chapter 12 of the Columbus City Code); or,
- (6) such continued use is not found to be a violation of the Public Health Ordinance (Chapter 14 of the Columbus City Code).

Discontinue

Delete

[§13-102 added by Ord. No. 86-4, effective June 27, 1986, and amended by Ord. No. 89-17, effective December 8, 1989, and amended by Ord. 98-10, effective January 21, 1999, and amended by Ord. 05-02, effective December 1, 2005, amended by Ord. No. 07-02, effective date of March 1, 2007.]

Existing Buildings may have their existing use or occupancy continued, if such use or occupancy was legal at the time of adoption of this code, provided:

City Code, Chapter 13: BUILDING CODE

SECTION 13-103. STORM WATER MANAGEMENT PLAN AS A PREREQUISITE. No building permit shall be issued until the Zoning Administrator has determined that the proposed development is exempt from the provisions of Chapter 7D or that a proper Storm Water Management Plan has been submitted to the City.

[§13-103 added by Ord. No. 94-5, effective January 12, 1996, amended by Ord. No. 07-02, effective March 1, 2007.]

SECTION 13-104. BUILDING CODE AND OPTIONAL CHAPTERS. The Minnesota State Building Code, established pursuant to Minnesota Statutes Chapter 326B, as amended, allows the City of Columbus to adopt by reference and enforce certain optional chapters of the most current addition of the Minnesota State Building Code.

The following optional provisions identified in the most current addition of the State Building Code are hereby adopted and incorporated as part of the building code for the City of Columbus:

1. Chapter 1305 Appendix Chapter ~~K~~^J of the 2002 supplement of the 2000 International Building Code.
2. ~~Chapter 1335 Floodproofing Regulations Parts 1335.0600 to 1335.1200.~~

NO longer optional

[§ 13-104 added by Ord. No. 04-02, effective January 22, 2004, amended by Ord. No. 05-02, effective December 1, 2005, amended by Ord. No. 07-02, effective March 1, 2007, amended by Ord. No. 09-02, effective March 5, 2009.]

**ARTICLE II
PERMITS, FEES, INSPECTIONS**

SECTION 13-200. PERMITS REQUIRED. The issuance of permits shall be as authorized in ~~Minnesota Statute § 326B.121, as amended, and as required in Section 13-201 of the Minnesota State Building Code.~~

MN Ruk 1300.0120

[§ 13-200, amended by Ord. No. 89-17, effective December 8, 1989 and amended by Ord. No. 98-10, effective January 21, 1999, amended by Ord. No. 05-02, effective December 1, 2005, amended by Ord. No. 09-02, effective March 5, 2009.]

SECTION 13-201. FEES.

ARE AS LISTED IN THE CITY OF COLUMBUS ADOPTED Fee Schedule.

A. The building permit fees contained in ~~Table No. 1-A of the 1997 edition of the Uniform Building Code~~ are hereby adopted and are incorporated in the City Code as completely as if set out here in full.

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B. All fees for permits issued by the Building ~~Inspector~~ shall be computed on the basis of the fees contained in said ~~Table No. 1~~ with the following modifications:

Schedule

- Private Sewer System Construction: See City Code Section 14-646 for the fee amount.
- Pumping Permit (Scavenging) for Private Sewer System: See City Code Section 14-646 for the fee amount.

C. Columbus Fee Chart (See Uncodified Ordinance Section – Appendix A to the Table of Contents).

I'm NOT sure if this is still valid?

[§ 13-201, amended by Ord. No. 89-17, effective December 8, 1989 and amended by Ord. No. 98-10, effective January 21, 1999, amended by Ord. No. 05-02, effective December 1, 2005, amended by Ord. No. 07-02, effective March 1, 2007, amended by Ord. No. 10-03, effective April 1, 2010.]

City Code, Chapter 13: BUILDING CODE

SECTION 13-202. PLAN-CHECKING FEE. Plan Checking fees shall be calculated and paid in accordance with the currently adopted City of Columbus fee schedule based on section 107 of the 1997 Uniform Building Code.

[§ 13-202, amended by Ord. No. 89-17, effective December 8, 1989 and amended by Ord. No. 98-10, effective January 21, 1999, amended by Ord. No. 05-02, effective December 1, 2005, amended by Ord. No. 14-08, effective August 21, 2014.]

SECTION 13-203. INSPECTIONS. The Building Inspector is hereby granted the authority to enter upon any premises between sunrise and sunset to determine compliance with this Code. The Building Inspector shall make such inspection as is necessary to determine compliance with this Code. No part of any construction shall be covered or concealed until it has been inspected and accepted by the Building Inspector. It shall be the responsibility of the permittee to notify the Building Inspector that the job is ready for inspection or re-inspection. It shall be the duty of the owner or occupant of the property to give the Building Inspector free access to the property at reasonable times for the purpose of making such inspections. Upon satisfactory completion and final inspection of the system, the Building Inspector shall indicate approval on the application.

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OFFICIAL

OF THE WORK.

OFFICIAL

SECTION 13-204. RE-INSPECTION. If upon inspection, the Building Inspector discovers that any construction or installation is not constructed in accordance with the minimum standards provided in this Code, he shall give the permittee written notification describing the defects. The permittee shall pay an additional fee in accordance with the currently adopted City of Columbus fee schedule for each re-inspection that is necessary. The permittee shall be responsible for the correction or elimination of all defects and no system shall be placed or replaced in service until all defects have been corrected or eliminated.

[§ 13-204, amended by Ord. No. 89-17, effective December 8, 1989, amended by Ord. No. 14-08, effective August 21, 2014.]

SECTION 13-205. MINNESOTA ELECTRICAL ACT

1. Authority to inspect. The City hereby provides for the inspection of all electrical installations, pursuant to Minnesota Statutes § 326B.36, subdivision 6.
2. Adopted by references. The Minnesota Electrical Act, as adopted by the Commissioner of Labor and Industry pursuant to Minnesota Statutes Chapter 326B, Sections 326B.31 to 326B.399. The Minnesota Electrical Act is hereby incorporated into this Ordinance as if fully set out herein. The Minnesota State Building Code incorporates by reference the National Electrical Code pursuant to Minnesota Rule 1315.0020. All such codes incorporated herein by reference constitute the Electrical Code of the City.
3. Compliance. All electrical installations shall comply with the requirements of the electrical code of the City and this Ordinance.
4. Permits and fees. The issuance of permits and the collection of fees shall be as authorized in Minnesota Statutes 326B.37. Any inspection and handling fees will be payable to the City.
5. Notice and appeal. All notices of violations and orders issued under this Ordinance shall be in conformance with Minnesota Statutes Section 326B.36, subdivision 4.
6. Violations and penalties. A violation of the Minnesota Electrical Act is a misdemeanor under Minnesota Statutes Section 326B.082, subdivision 16.
7. Sunset. This Ordinance shall be revoked without further action of the City Council once the Department of Labor and Industry is funded for the 2011 fiscal year by legislative enactment of a state budget.

[§ Added by Ord. No. 11-07, effective July 21, 2011.]

Delete

City Code, Chapter 13: BUILDING CODE

ARTICLE III
VIOLATIONS AND PENALTIES

Rule 1300-0150 AND MN Statute 326B.032

SECTION 13-300. VIOLATIONS. Pursuant to Minnesota Statute ~~16B.69 (2003)~~, a violation of the code is a misdemeanor, and may be prosecuted in accordance with state law and in accordance with the provisions of Chapter 1, Article I, Section 109 of the City Code.

[§ 13-300, amended by Ord. No. 89-17, effective December 8, 1989 and amended by Ord. No 98-10, effective January 21, 1999, amended by Ord. No. 05-02, effective December 1, 2005, amended by Ord. No. 07-02, effective March 1, 2007.]

SECTION 13-310. PENALTIES.

A. The payment of any investigation fee shall not exempt any person from payment of the regular permit fee required by this Code.

B. ~~If is the specific intention of this Section that any person who commences construction without first obtaining the permit or permits required by this Code shall be penalized by the payment of double the regular permit fee (investigation fee plus regular permit fee).~~

C. No investigation fee shall be charged for an investigation of construction which the Building Inspector determines to be construction which does not require a permit pursuant to this Code.

[§ 13-310, amended by Ord. No. 89-17, effective December 8, 1989, and amended by Ord. No. 14-08, effective August 21, 2014.]

ARTICLE IV
LICENSES, FEES AND REQUIREMENTS

SECTION 13-400. COMMERCIAL CONTRACTOR'S LICENSE. The City of Columbus requires that all commercial contractors be licensed within the City. The City may issue licenses to commercial contractors upon application to the City and approval of the Building Inspector. **OFFICIAL**

[§ 13-400 added by Ord. No. 04-02, effective January 22, 2004, amended by Ord. No. 07-02, effective March 1, 2007.]

SECTION 13-401. FEES AND REQUIREMENTS. The application for a commercial contractor's license requires a fee payable to the City (see Columbus Fee Chart in Uncodified Ordinance Section). In order to be approved by the City, commercial contractors must meet the following requirements:

1. Insurance - commercial contractors must carry a minimum of \$1,000,000.00 in liability insurance; and
2. Grading Bond - commercial contractors must obtain a bond for any grading to be done on a particular project in the amount of \$1,000.00 per acre of excavation.

[§ 13-401 added by Ord. No. 04-02, effective January 22, 2004, amended by Ord. No. 07-02, effective March 1, 2007, amended by Ord. No. 10-03, effective April 1, 2010.]



I DIDN'T see A Fee for this

City Code, Chapter 13: BUILDING CODE

CHAPTER 13, added to the Town Code, by Ord. No. 82-1, effective June 11, 1982. History of ordinances affecting the text of Chapter 13 (since adoption of Ord. No. 82-1):

- Ord. 83-4, April 27, 1983.*
- Ord. No. 86-4, effective June 27, 1986.*
- Ord. No. 89-17, effective December 8, 1989.*
- Ord. No. 98-10, effective January 21, 1999.*
- Ord. No. 04-02, effective January 22, 2004.*
- Ord. No. 05-02, effective December 1, 2005.*
- Ord. No. 07-02, effective March 1, 2007.*
- Ord. No. 09-02, effective March 5, 2009.*
- Ord. No. 10-03, effective April 1, 2010.*
- Ord. No. 11-07, effective July 21, 2011.*
- Ord. No. 14-08, effective August 21, 2014.*

This Chapter has been updated through the date of the latest ordinance listed above.

4837-4370-8183, v. 5

City of Columbus

BUILDING CODE FEE SCHEDULE

Effective Date: **Current if no proposed, keep the same** **Proposed**

Residential Fees

(for permits that are issued over-the-counter and have flat-rate fees)

*(Definition of residential: **IRC-1 Single Family Dwelling:** Any building that contains one dwelling unit used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or occupied for living purposes. **IRC-2 Two-Family Dwelling:** Any building that contains two separate dwelling units with separation either horizontal or vertical on one lot used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or occupied for living purposes. **IRC-3 – Townhouse:** Definition: A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to the roof and having open space on at least two sides of each unit. Each single-family dwelling unit shall be considered to be a separate building. Separate building service utilities shall be provided to each single-family dwelling unit when required by other chapters of the State Building Code. **IRC-4 Accessory Structure:** Definition: A structure not greater than 3000 ft² in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.*

Maintenance Permit Fees:

- Re-Roof: **\$75.00** see handout for when building permit is required.
- Re-Side: **\$75.00** see handout for when building permit is required.
- Re-Window: **\$50.00 + \$5.00 additional per window or door \$75.00** - see handout for when building permit is required; replacement of same size windows
- Re-Door/Garage door: **\$75.00** replacement of same size doors

(Fences over 7' in height and retaining walls over 4' in height require building permits submitted for plan review and are based on valuation)

Plumbing Permit Fees:

- New fixtures: **\$30 50.00** base fee + **\$10 5.00**/fixture
- Fixture Maintenance: **\$50.00** (This permit is for replacing a previously existing fixture or appliance where only disconnecting and reconnecting of existing pipes or ducts is to be done. Changing vent systems, running new drain or supply lines, or replacing or installing new ductwork, pipes, or vents is not fixture maintenance. Examples include Sink, Toilet, Water Softener, Hose bib, or Water Heater Replacement.)

Mechanical Permit Fees:

- New appliances: **\$95.00** base fee **\$37.50** each, minimum **\$75.00**.
- Gas Line (with mechanical permit): **\$10.00** per gas line, **\$25.00** minimum
- Gas Line only permit: **\$50.00**
- Fire Place insert – **see Above** (Mechanical Permits) – (up to 3 units installed at same address by same contractor at same time.)
- Fire Place masonry – Based on valuation (building permit required)
- Fixture Maintenance: **\$50.00** (This permit is for replacing a previously existing appliance where only disconnecting and reconnecting of existing pipes or ducts is to be done. Changing vent systems, running new gas lines, or replacing or installing new ductwork, pipes, or vents is not fixture maintenance. Examples include Furnace, Boiler, A/C, or Water Heater Replacement.)

Moved in Structures: See Building Permit Related Fees – commercial and residential

City of Columbus

BUILDING CODE FEE SCHEDULE

Commercial Fees

ALL Commercial permit applications require plan review and permit fees are based on valuation (includes, re-roof, re-side, re-window, re-door, and demolition).

Building Permit minimum: **\$75.00**

Plumbing minimum: **\$30.00 base fee + \$10.00/fixture (same as residential) \$75.00**

Mechanical minimum: **1.5% of the Valuation \$75.00**

Gas line minimum (unless included with other mechanical work): **\$75.00**

Tent/Canopy: **\$50 per tent \$100.00 for first, \$25.00 for each additional tent**

Fire Sprinkler Systems require regular building permit; fees are based on valuation

Fire Alarm Systems require regular building permit; fees are based on valuation

Valuation Based Fees

(Residential and Commercial building permit fees when plan review is required):

Fee Schedule Base:

\$1.00	\$500.00	\$23.00
\$501.00	\$2000.00	. \$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction there of, to and including \$2,000.00
\$2001.00	\$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00	\$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00	\$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00	\$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00	\$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00	And up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1000.00 or fraction thereof

\$1.00	\$2000.00	\$69.25
\$2001.00	\$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00	\$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00	\$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00	\$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00	\$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$5.00 for each \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00	And up	\$5,733.75 for the first \$1,000,000.00 plus \$4.00 for each additional \$1000.00 or fraction thereof

*Pursuant to MN Rules Chapter 1300.0160 subpart 3, Building permit valuations shall be set by the Building Official. For determining the permit valuation, the Building Official will use the supplied valuation with a minimum value as calculated by the current Building Valuation Data Table, published each May by the Department of Labor and Industry and other data, as needed, for projects not otherwise specified.

City of Columbus
BUILDING CODE FEE SCHEDULE
Building Permit Related Fees – (commercial and residential)

- **Plan Check/Document Evaluation fee:** 65% of the Permit Fee for Residential and Commercial Projects
- **Master Plan:** When submittal documents for similar plans are approved, plan review fees shall not exceed 25 percent of the normal building permit fee established and charged for the same structure. Plan review fees for the original plan review is 65% of the permit fee.
- **Review of state approved plans:** 25% of the plan review required by the adopted fee schedule (for orientation to the plans)
- **Residential Site Inspection (including initial S.E.C.),** required for all new construction (new homes, detached garages, accessory structures) **\$50.00**
- **Commercial Site Inspection (including initial S.E.C.),** required for all new construction (new buildings and accessory structures) **\$95.00**
- **Agricultural Site Inspection: \$75.00**
- **Demolition Permit Fees:** \$188.00 (\$47.00/hr; 4-hr minimum) + \$47.00 each additional hour based on valuation
- **Exterior Structures:**
 - Retaining Wall (over 4' in height): based on valuation
 - Fence (over 7' in height): based on valuation
 - Sheds (over 200 sq. feet): based on valuation
 - Seasonal Swimming Pools: **\$50.00**
 (Seasonal residential swimming pools requiring permits (over 24" and 5000 gallons, installed entirely above grade) are allowed to be installed with a single application and approval provided that the same pool is installed in the same location each year. Once approved, the pool may be put up and taken down any number of times. A site plan is required to be approved as a part of the permit submittal, and must be kept on site for review as needed.)
 - Permanent and In-ground Swimming Pools: Based on Valuation
- **Pre-moved in single family dwelling:** \$175.00 plus travel time and mileage from municipality office (as calculated by Google maps)
- **Pre-moved in accessory structure:** \$125.00 plus travel time and mileage from municipality office (as calculated by Google maps)
- **Connection fee – Moved in structure:** \$275.00 (does not include foundation/interior remodel)
- **Connection fee – Accessory structure:** \$200.00
- **Connection fee – plumbing:** \$75.00
- **Connection fee – mechanical:** \$75.00
- **Manufactured home installation:** \$275.00 (does not include foundation)
- **Site work for manufactured, prefab, or moved in home (foundation, basement, etc.):** based on valuation
- **Pre-fabricated SFD, "base permit only" -** \$275.00 plus state surcharge, Pre-fabricated SFD foundation is Based on Valuation for permit, plan review and state surcharge
- **Subsurface Sewage Treatment System (SSTS) Permit:** \$300.00 \$325.00
- **SSTS Second Soils Verification, (if by City Inspector):** \$100.00
- **SSTS Abandonment Inspection:** \$100.00
- **SSTS Holding tank only** \$50.00 \$100.00

City of Columbus

BUILDING CODE FEE SCHEDULE

State Surcharge Fees

State Surcharge: Schedule is based on the currently adopted State Surcharge Table – per MN Statute 326B

State Surcharge is applicable on all permits unless otherwise noted.

Other Inspections and Fees

1.	Re-inspection Fee - A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. On valuation-based building permits, this fee is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees shall also be assessed when 1) the address of the jobsite is not posted, 2) the inspection record card is not posted or provided at the worksite, 3) the approved plans are not readily available for the inspector, 4) full access to the site is not provided for the inspector, 5) the inspector is not met by the responsible individual (no show), 6) on residential (IRC) maintenance permits where corrections are required to be inspected, and 7) deviations from the approved plans occur without prior building official approval. Re-inspection fees are due on or before the re-inspection. Payment made payable to the Municipality:	\$50.00 \$47.00/hr
2.	Inspections outside of normal business hours (will include travel time both ways – 2 hour minimum):	\$75.00/hr \$47.00/hr
3.	Inspections for which no fee is indicated, Miscellaneous and Special Services (1/2 hour minimum):	\$75.00/hr \$47.00/hr
4.	Additional Plan Review required by changes, additions, or revisions to approved plans (½ hour minimum)	\$105.00/hr \$47.00/hr
5.	Special Investigation fee (work started without obtaining a permit) – this fee is due whether or not a permit is ultimately issued.	100% of permit fee
6.	Copy charge (black/white 8 ½ x 11 and 8 ½ x 14)	\$.25
7.	Copy charge (black/white 11 x 17)	\$.50
8.	Copy charge (color 8 ½ x 11 and 8 ½ x 14)	\$1.00
9.	Copy charge (color 11 x 17)	\$2.00
10.	Print or copy charge (large plan sheet)	\$4.00
11.	Duplicate permit card fee – short card (8 ½ x 7)	\$25.00
12.	Duplicate permit card fee – long card (8 ½ x 14)	\$35.00
13.	License Look-Up (contractor license verification)	\$5.00
14.	Lead Certification verification (for eligible construction)	\$5.00
15.	Permit Renewal within 6 mos. of expiration (no plan changes, no code changes, new permit number (Township approved flat fee instead of percentage)	½ the original permit fee
16.	Change of Use with no other permits issued	\$100.00
17.	Pre-Final inspection (new home or structure)	\$75.00
18.	Temporary Certificate of Occupancy – Escrow (less costs to administer)	TBD
19.	Refunds:	
	Plan review (if plan review has not started)	100%
	Plan review (if plan review has started)	0%
	Permit fee (if work not started) within 6 months of permit issuance by municipality	60%
	Permit fee (if plan review is complete, but permit is not issued)	80%
	Maintenance Permits	0%

City of Columbus

BUILDING CODE FEE SCHEDULE

Effective Date:

Residential Fees

(for permits that are issued over-the-counter and have flat-rate fees)

*(Definition of residential: **IRC-1 Single Family Dwelling:** Any building that contains one dwelling unit used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or occupied for living purposes. **IRC-2 Two-Family Dwelling:** Any building that contains two separate dwelling units with separation either horizontal or vertical on one lot used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or occupied for living purposes. **IRC-3 – Townhouse:** Definition: A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to the roof and having open space on at least two sides of each unit. Each single-family dwelling unit shall be considered to be a separate building. Separate building service utilities shall be provided to each single-family dwelling unit when required by other chapters of the State Building Code. **IRC-4 Accessory Structure:** Definition: A structure not greater than 3000 ft² in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.*

Maintenance Permit Fees:

- Re-Roof: \$75.00 see handout for when building permit is required.
- Re-Side: \$75.00 see handout for when building permit is required.
- Re-Window: \$75.00 - see handout for when building permit is required; replacement of same size windows
- Re-Door/Garage door: \$75.00 replacement of same size doors

(Fences over 7' in height and retaining walls over 4' in height require building permits submitted for plan review and are based on valuation)

Plumbing Permit Fees:

- New fixtures: \$50.00 base fee + \$5.00/fixture
- Fixture Maintenance: \$50.00 (This permit is for replacing a previously existing fixture or appliance where only disconnecting and reconnecting of existing pipes or ducts is to be done. Changing vent systems, running new drain or supply lines, or replacing or installing new ductwork, pipes, or vents is not fixture maintenance. Examples include Sink, Toilet, Water Softener, Hose bib, or Water Heater Replacement.)

Mechanical Permit Fees:

- New appliances: \$37.50 each, minimum \$75.00.
- Gas Line (with mechanical permit): \$10.00 per gas line, \$25.00 minimum
- Gas Line only permit: \$50.00
- Fire Place insert – see Above (Mechanical Permits)
- Fire Place masonry – Based on valuation (building permit required)
- Fixture Maintenance: \$50.00 (This permit is for replacing a previously existing appliance where only disconnecting and reconnecting of existing pipes or ducts is to be done. Changing vent systems, running new gas lines, or replacing or installing new ductwork, pipes, or vents is not fixture maintenance. Examples include Furnace, Boiler, A/C, or Water Heater Replacement.)

Moved in Structures: See Building Permit Related Fees – commercial and residential

City of Columbus

BUILDING CODE FEE SCHEDULE

Commercial Fees

ALL Commercial permit applications require plan review and permit fees are based on valuation (includes, re-roof, re-side, re-window, re-door, and demolition).

Building Permit minimum: \$75.00

Plumbing minimum: \$75.00

Mechanical minimum: \$75.00

Gas line minimum (unless included with other mechanical work): \$75.00

Tent/Canopy: \$100.00 for first, \$25.00 for each additional tent

Fire Sprinkler Systems require regular building permit; fees are based on valuation

Fire Alarm Systems require regular building permit; fees are based on valuation

Valuation Based Fees

(Residential and Commercial building permit fees when plan review is required):

Fee Schedule Base:

\$1.00	\$2000.00	\$69.25
\$2001.00	\$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00	\$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00	\$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00	\$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00	\$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$5.00 for each \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00	And up	\$5,733.75 for the first \$1,000,000.00 plus \$4.00 for each additional \$1000.00 or fraction thereof

*Pursuant to MN Rules Chapter 1300.0160 subpart 3, Building permit valuations shall be set by the Building Official. For determining the permit valuation, the Building Official will use the supplied valuation with a minimum value as calculated by the current Building Valuation Data Table, published each May by the Department of Labor and Industry and other data, as needed, for projects not otherwise specified.

City of Columbus
BUILDING CODE FEE SCHEDULE
Building Permit Related Fees – (commercial and residential)

- **Plan Check/Document Evaluation fee:** 65% of the Permit Fee for Residential and Commercial Projects
- **Master Plan:** When submittal documents for similar plans are approved, plan review fees shall not exceed 25 percent of the normal building permit fee established and charged for the same structure. Plan review fees for the original plan review is 65% of the permit fee.
- **Review of state approved plans:** 25% of the plan review required by the adopted fee schedule (for orientation to the plans)
- **Residential Site Inspection (including initial S.E.C.),** required for all new construction (new homes, detached garages, accessory structures) \$50.00
- **Commercial Site Inspection (including initial S.E.C.),** required for all new construction (new buildings and accessory structures) \$95.00
- **Agricultural Site Inspection: \$75.00**
- **Demolition Permit Fees:** based on valuation
- **Exterior Structures:**
 - Retaining Wall (over 4' in height): based on valuation
 - Fence (over 7' in height): based on valuation
 - Sheds (over 200 sq. feet): based on valuation
 - Seasonal Swimming Pools: \$50.00
 (Seasonal residential swimming pools requiring permits (over 24" and 5000 gallons, installed entirely above grade) are allowed to be installed with a single application and approval provided that the same pool is installed in the same location each year. Once approved, the pool may be put up and taken down any number of times. A site plan is required to be approved as a part of the permit submittal, and must be kept on site for review as needed.)
 - Permanent and In-ground Swimming Pools: Based on Valuation
- **Pre-moved in single family dwelling:** \$175.00 plus travel time and mileage from municipality office (as calculated by Google maps)
- **Pre-moved in accessory structure:** \$125.00 plus travel time and mileage from municipality office (as calculated by Google maps)
- **Connection fee – Moved in structure:** \$275.00 (does not include foundation/interior remodel)
- **Connection fee – Accessory structure:** \$200.00
- **Connection fee – plumbing:** \$75.00
- **Connection fee – mechanical:** \$75.00
- **Manufactured home installation:** \$275.00 (does not include foundation)
- **Site work for manufactured, prefab, or moved in home (foundation, basement, etc.):** based on valuation
- **Pre-fabricated SFD, "base permit only" - \$275.00 plus state surcharge, Pre-fabricated SFD foundation is Based on Valuation for permit, plan review and state surcharge**
- **Subsurface Sewage Treatment System (SSTS) Permit:** \$325.00
- **SSTS Second Soils Verification, (if by City Inspector):** \$100.00
- **SSTS Abandonment Inspection:** \$100.00
- **SSTS Holding tank only:** \$100.00

City of Columbus

BUILDING CODE FEE SCHEDULE

State Surcharge Fees

State Surcharge: Schedule is based on the currently adopted State Surcharge Table – per MN Statute 326B

State Surcharge is applicable on all permits unless otherwise noted.

Other Inspections and Fees

1.	Re-inspection Fee - A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. On valuation-based building permits, this fee is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees shall also be assessed when 1) the address of the jobsite is not posted, 2) the inspection record card is not posted or provided at the worksite, 3) the approved plans are not readily available for the inspector, 4) full access to the site is not provided for the inspector, 5) the inspector is not met by the responsible individual (no show), 6) on residential (IRC) maintenance permits where corrections are required to be inspected, and 7) deviations from the approved plans occur without prior building official approval. Re-inspection fees are due on or before the re-inspection. Payment made payable to the Municipality:	\$50.00
2.	Inspections outside of normal business hours (will include travel time both ways – 2 hour minimum):	\$75.00/hr
3.	Inspections for which no fee is indicated, Miscellaneous and Special Services (1/2 hour minimum):	\$75.00/hr
4.	Additional Plan Review required by changes, additions, or revisions to approved plans (½ hour minimum)	\$105.00/hr
5.	Special Investigation fee (work started without obtaining a permit) – this fee is due whether or not a permit is ultimately issued.	100% of permit fee
6.	Copy charge (black/white 8 ½ x 11 and 8 ½ x 14)	\$.25
7.	Copy charge (black/white 11 x 17)	\$.50
8.	Copy charge (color 8 ½ x 11 and 8 ½ x 14)	\$1.00
9.	Copy charge (color 11 x 17)	\$2.00
10.	Print or copy charge (large plan sheet)	\$4.00
11.	Duplicate permit card fee – short card (8 ½ x 7)	\$25.00
12.	Duplicate permit card fee – long card (8 ½ x 14)	\$35.00
13.	License Look-Up (contractor license verification)	\$5.00
14.	Lead Certification verification (for eligible construction)	\$5.00
15.	Permit Renewal within 6 mos. of expiration (no plan changes, no code changes, new permit number (Township approved flat fee instead of percentage)	½ the original permit fee
16.	Change of Use with no other permits issued	\$100.00
17.	Pre-Final inspection (new home or structure)	\$75.00
18.	Temporary Certificate of Occupancy – Escrow (less costs to administer)	TBD
19.	Refunds:	
	Plan review (if plan review has not started)	100%
	Plan review (if plan review has started)	0%
	Permit fee (if work not started) within 6 months of permit issuance by municipality	60%
	Permit fee (if plan review is complete, but permit is not issued)	80%
	Maintenance Permits	0%