



HISTORIC
FRANKLIN
TENNESSEE

BUILDING PERMIT ACTIVITY SUMMARY Permit Types & Definitions

Prepared by Lynn Osland – rev 8.19.14

NON-RESIDENTIAL BUILDING PERMIT – Examples include:

- Multi-Family Dwellings
 - Apartment Buildings
 - Condominiums – a multiple-unit complex in which the units are individually owned, with the common areas and land being owned in common by all the homeowners.
- Congregate Care Facilities (Assisted Living)
- Hotels/ Motels
- Shopping Centers/ Retail
- Restaurants
- Offices
- Hospitals
- Nursing Homes (Convalescent or Nursing Home)
- Churches
- Schools
- Industrial
- Manufacturing
- Warehouses
- Mini-warehouses

- INTERIOR FINISH / BUILD OUT – The improvement of a new or unimproved interior space in a Non-Residential building. Includes adding walls, electrical, plumbing, or mechanical for a specific use/ purpose, such as an office, retail store, restaurant, etc.

RESIDENTIAL BUILDING PERMIT – Examples include:

- Detached Single Family Dwelling
- Attached Single-Family (Townhomes) – 3 or more units, sharing common walls, built side by side with separate property lines.
- Duplex – 2 units sharing a common wall.

RESIDENTIAL OR NON-RESIDENTIAL PERMIT TYPES

- ACCESSORY
 - A structure that is separate from the main building and is subordinate in size to the primary structure. Examples include:
 - Detached garages
 - Storage buildings
 - Playhouses
 - Gazebos
 - Decks or concrete patios – separate (not attached) to the main structure and covered with a roof

- ADDITION
 - Includes anything built under roof and attached to an existing structure. Examples include:
 - Decks or concrete patios attached to the main structure and covered with a roof.
 - The addition of a roof to an existing deck or patio.
 - The enclosure of a deck or patio.
 - Basement finish.

- DEMOLITION – the tear-down and complete removal of an existing structure or buildings from property. Includes both Residential and Non-residential and Exterior and/ or Interior removal. A Demolition permit, separate from a Build Out/ Interior Finish or Renovation permit, is often issued if the contractor needs to start prior to the approval of the new plans and permits.

- MISCELLANEOUS – Examples include:
 - Decks and patios – uncovered.
 - Retaining walls over 48” in height.
 - Fences constructed 6’ or more in height.

- NEW – New building constructed on a vacant site.

- RENOVATION
 - Physical change and/ or improvement to an existing property, but that excludes painting, ordinary repairs, and normal maintenance. To modernize, restore, refurbish, revamp, recondition, rehabilitate, overhaul, redevelop, update, upgrade, refit.

- SWIMMING POOL
 - In-ground and above-ground pools (capacity of 24” or more in depth).
 - Separate permit for electrical. Separate permit for plumbing, only if lines are connected directly to COF systems.

OTHER DEVELOPMENT TAXES & FEES – (not Inclusive) – as reported on the Building Permit Activity Report

- Facilities Tax
 - Applicable to new construction and additions that extend beyond the original building envelope. Used to pay for the capital facility costs new developments impose on the city including solid waste, police, fire, and general public buildings.
 - Fee Schedule Classifications include:
 - Residential – Townhome, Duplex, Single Family
 - Other Residential– Apartments, Condos
 - Non-Residential

- Road Impact Fee
 - Applicable to new construction. Helps off-set the cost for the expansion of the city's arterial road system. Also applicable to a change in use of a property that requires additional Road Impact Fees.
 - Land Use Types include:
 - Single Family Detached – Townhome, Duplex, Single Family
 - Multi Family – Apartments, Condos
 - Non-Residential – please see Fee Schedule for additional classifications

- Garbage Container Fee
 - Applicable to new residential Building permits issued for single family dwellings, duplexes, and townhomes.

- Plan Review Fee
 - Fee charged at the time of submittal of plans for review for all nonresidential projects and residential projects that include attached dwellings.
 - No fee is currently charged for the review of single family detached dwellings.

- Re-Inspection Fee
 - Required when additional re-inspections are required to ensure building code compliance. When an inspection is rejected for non-compliance, it is the responsibility of the contractor to correct the violation and request a re-inspection.

**BUILDING PERMIT SUMMARY
PERMITS ISSUED & FEES COLLECTED**

HISTORIC
FRANKLIN
TENNESSEE



From: 1/1/14-6/30/14

Building Permits *

*Does not include associated electrical, mechanical, plumbing, etc permits.

| <u>BUILDING PERMIT & REVIEW FEES</u> | <u># of PERMITS ISSUED</u> | <u>FEES</u> |
|-------------------------------------------------|----------------------------|------------------|
| Residential (inc Townhomes/ Duplexes) | 385 | \$380,716 |
| BUILDING PERMIT FEE | | \$378,786 |
| New | 250 | \$359,122 |
| Accessory | 16 | \$3,077 |
| Addition | 47 | \$6,585 |
| Miscellaneous | 23 | \$2,462 |
| Renovation | 46 | \$7,540 |
| PLAN REVIEW FEE | | \$1,840 |
| New | 32 | \$1,840 |
| Renovation | 1 | \$0 |
| SWIMMING POOL FEE | | \$90 |
| Miscellaneous | 4 | \$90 |
| Non-Residential (inc Multi-Family) | 167 | \$262,609 |
| BUILDING PERMIT FEE | | \$239,360 |
| New | 20 | \$93,452 |
| Accessory | 5 | \$930 |
| Addition | 7 | \$71,172 |
| Interior Finish (Build-Out) | 74 | \$45,224 |
| Miscellaneous | 15 | \$7,629 |
| Renovation | 42 | \$20,953 |
| PLAN REVIEW FEE | | \$23,249 |
| New | 22 | \$11,122 |
| Accessory | 5 | \$0 |
| Addition | 7 | \$4,585 |
| Interior Finish (Build-Out) | 74 | \$4,375 |
| Miscellaneous | 15 | \$1,175 |
| Renovation | 42 | \$1,993 |
| DEMOLITION FEE | | \$0 |
| Renovation | 1 | \$0 |
| TOTAL BUILDING PERMITS ISSUED: | 552 | |
| TOTAL BUILDING PERMIT & REVIEW FEES: | | \$643,325 |

ADDITIONAL DEVELOPMENT FEES

FEES

| | |
|-----------------------------------------------|--------------------|
| Residential (inc Townhomes/ Duplexes) | \$1,991,719 |
| REINPSECTION FEE & AFTER HOURS INSPECTION FEE | \$1,850 |
| GARBAGE CONTAINER FEE | \$18,600 |
| FACILITIES TAX | \$904,382 |
| ROAD IMPACT FEE | \$1,066,887 |
| Non-Residential (inc Multi-Family) | \$2,300,632 |
| REINPSECTION FEE & AFTER HOURS INSPECTION FEE | \$2,200 |
| GARBAGE CONTAINER FEE | \$525 |
| FACILITIES TAX | \$595,611 |
| ROAD IMPACT FEE | \$1,702,296 |

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|-------------------------------|--------------------|
| TOTAL ADDITIONAL FEES: | \$4,292,351 |
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| Total Residential Fees: | \$2,372,435 |
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| Total Non Residential Fees: | \$2,563,241 |
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| <u>TOTAL FEES PAID:</u> | <u>\$4,935,676</u> |
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ESTIMATED VALUATION OF BUILDING PERMITS

VALUATION

Residential

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|----------------------------------|----------------------|
| Valuation of Construction | \$102,387,840 |
| New | \$97,728,779 |
| Accessory Building | \$505,259 |
| Addition | \$1,958,665 |
| Miscellaneous | \$541,300 |
| Renovation | \$1,653,837 |

Non-Residential

| | |
|----------------------------------|----------------------|
| Valuation of Construction | \$135,340,966 |
| New | \$59,752,763 |
| Accessory Building | \$185,200 |
| Addition | \$53,630,818 |
| Interior Finish/Build-Out | \$13,022,728 |
| Miscellaneous | \$2,394,006 |
| Renovation | \$6,355,451 |

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|--------------------------------------------------------------|-----------------------------|
| <u>TOTAL ESTIMATED VALUATION OF BUILDING PERMITS*</u> | <u>\$237,728,806</u> |
|--------------------------------------------------------------|-----------------------------|

*Includes all new residential construction (single family detached dwellings and townhomes), non-residential construction (including multi-family dwellings), accessory buildings, additions, tenant build-out, renovations, and miscellaneous construction.