

**LEGAL NOTICE
TOWN OF COVENTRY
ADOPTION OF ORDINANCE**


Pursuant to the provisions of Section 3-5 of the Charter of the Town of Coventry, the Town Council, at a meeting held on February 21, 2017 adopted an amendment to Section 18.1 of the Town Code currently entitled: "Permit, inspection and review fees - Generally".

The amended Ordinance allows the Town's Building Official to waive the fees for building permits as well as electrical, plumbing and similar fees as may be related to the replacement of an existing crumbling foundation in certain circumstances.

In accordance with the Town Charter and with Section 7-157(b) of the Connecticut General Statutes, the foregoing summary has been provided in lieu of publishing the amended ordinance in full. This document is prepared for the benefit of the public, solely for purposes of information, summarization and explanation. This document does not represent the intent of the Town Council of the Town of Coventry for any purpose. Copies of the entire amended Ordinance are available for inspection at the Coventry Town Hall in the Office of the Town Clerk and www.coventryct.org.

The foregoing amended ordinance will take effect 21 days after publication of this notice.

Dated at Coventry, Connecticut, this 24th day of February, 2017.



Lori Tollmann, CMC
Town Clerk
Town of Coventry

Ordinance #251

Permit, Inspection and Review Fees-Generally

Town of Coventry Ordinances

- Chapter 18 - BUILDINGS AND BUILDING REGULATIONS')
- ARTICLE I. - IN GENERAL
- Sec. 18-1. - Permit, inspection and review fees—Generally.

(a)

New construction and alterations. The fee for a building permit and all mechanical permits shall be based on the value of the work being done, and shall be charged at the rate of 515.00 per 51,000.00 of value or part thereof. The foregoing fee does not include the education fee required by G.S. § 29-263(b), which fee shall be separately charged and must also be paid by the applicant prior to the issuance of the building permit. The calculation of the value of the work shall be based on the most recent schedule established by the International Code Council, Inc., by the Marshall and Swift building cost handbook, or by any other nationally recognized pricing schedule. All fees and costs related to the performance of special, professional and technical services for threshold limit structures, as defined in G.S. § 29-276(b), shall be paid by the owner. Notwithstanding, the Building Official is authorized to waive all Town fees related to building permits for work on crumbling foundations which, based upon the judgment of the Building Official, are casually related to a reaction to Pyrrhotite or related reasons rather than improper workmanship. Said waiver may include fees for electrical, plumbing or similar fees at the discretion of the Building Official.

Any such waiver shall only apply to work related to the direct replacement of the existing foundation. Upon waiver of any such fee, the Building Official shall notify the homeowner in writing that such fee has been waived, including an itemization of all fees waived. The Building Official shall report to the Council by January 15th and July 15th of each year setting forth the value of the work and the amount of fees that have been waived, as well as the progress made in repairing said properties and returning them to their fair valuation.

This waiver provision shall be effective January 1, 2017. Work that has commenced, but not completed, prior to this effective date may be eligible for a refund of any fees previously paid.

(b)

Moving of buildings. The fee for a permit for the moving of buildings shall be \$15.00 per \$1,000.00 of the reasonable cost of such move, including the cost of foundations and all other work associated with the movement and placement of the structure. A contract for Such work may be considered as evidence of the reasonable cost, but shall not be binding on the town.

(c)

Demolition. The fee for a demolition permit for a building shall be \$15.00 per \$1,000.00 of the assessed value of the building per the current assessor's card. The minimum fee shall be \$30.00 and the maximum fee shall be \$150.00.

(d)

Solid fuel stoves, gas or liquid fuel inserts units. The fee for inspection of the Installation of a solid fuel stove shall be \$30.00, except that, where such installation Includes a chimney, the fee shall be \$45.00.

(e)

Repeat inspections and return visits. A fee of \$25.00 shall be paid for each second or later inspection of site work caused by either the failure of the owner or builder to make the site ready for inspection at the proper time, or the failure to correct a building code violation previously inspected and noted.

(f)

Starting work without a permit. The fee for the review of work, as defined in the state building code, started without the proper permits shall be \$100.00,

(g)

Building plan review. The fee for the review of plans for residences and commercial and industrial buildings shall be \$75.00. If the same plans are used for the purpose of obtaining a building permit, the plan review fee shall be deemed to be included within the overall building permit fee, as established pursuant to subsection (a). If a plan review fee was paid prior to the issuance of such building permit, the plan review fee shall be credited against the total building permit fee.

(Ord. No. 195, §§ 1-7, 6-3-96; Ord. No. 210, § 1, 7-17-00; Ord. No. 233, 2-22-11)

- **Sec. 18-2. - Same—Municipal projects.**

The fees for permits on municipal projects, now a requirement under the zoning laws and the building code in the town, shall be eliminated.

Public Hearing: February 21, 2017

Adoption: February 21, 2017

Publication Date: February 27, 2017

Effective Date: March 20, 2017