

TOWN OF SMYRNA 2020

UTILITY HOOK-UP, PERMITS AND LICENSE FEES

UTILITY HOOK-UP FEES

All water and sewer connection or “tapping” fees are based on the actual construction cost for equipment and labor. A 10% handling charge will be added to the cost of materials. The following minimums shall apply and be deposited with the Town in advance:

	IN TOWN	OUT OF TOWN
Water Tap	\$422.86	\$845.72
Sewer Tap	\$581.44	\$1,162.86
Sewer and Water Capital Recovery Connection Fee (North of Duck Creek – In and Out of Town Limits)		\$2,960.77
Electric Construction Meter (temporary)	\$ 50.00	

PERMIT FEES

Town of Smyrna Impact Fees

All Residential units	\$4,000.69 per Approved Dwelling Unit (ADU)
Manufacturing/Industrial Research	\$0.44 per sq. ft. of building and/or additions
Commercial & all other Properties	\$1.46 per sq. ft. of building and/or additions

Fee in Lieu of Parkland

(All units after December 4, 1989) \$443.59 per Approved Dwelling Unit (ADU), if applicable.

Fire Department Impact Fees

Three eighths of 1% of the construction value of new residential or commercial construction not to exceed \$5,000.00. Excluding: decks, sheds, residential additions, pools, sidewalks, moving & demolition, signs and renovations/repairs to existing structures.

Ambulance Impact Fees	Three eighths of 1% of the construction value of new residential or commercial construction not to exceed \$3,750. Excluding: decks, sheds, residential additions, pools, sidewalks, moving & demolition, signs and renovations/repairs to existing structures.
School Construction Impact Fees	One and one quarter percent (1.25%) of the construction value of the building permit of new residential dwellings (including single-family homes, townhouses, apartment units and mobile homes) and new non-residential structures of all types (including tenant fit-outs of existing structures) Excluding: decks, sheds residential additions, pools, fences, sidewalks, moving and demolition, signs and renovations/repairs to existing structures.
Water and Sewer Impact Fee (North of Duck Creek)	\$929.76 per Equivalent Dwelling Unit (EDU)
Kent County Impact Fees	
Residential <i>(Effective July 1, 2020)</i>	\$2,718.00 per Dwelling Unit <i>\$2,867.00 per Dwelling Unit</i>
Commercial	Varies
Electric System Impact Fees	
Residential	\$1,323.24 per EDU (Equivalent Dwelling Unit)
Commercial	Varies
Building, Fence, Swimming Pool, HVAC, or Electrical System	\$40.00 for the first \$1,000 of cost, \$11.00 for each additional \$1,000 or portion thereafter up to \$1 million, \$5.50 for each additional \$1,000 over \$1 million.
Certificate of Occupancy	\$40.00 payable at issuance of building permit. Applies to all living units and commercial structures.
Temporary Certificate of Occupancy	\$100.00 plus 200% of cost for unfinished work.

Plumbing	\$20.00 – 1 st 5 fixtures, \$2.00 per fixture thereafter.
Signs	\$2.00 per sq. ft. with a minimum \$25.00 fee per sign. Sign re-facing is \$25.00.
Primary Structure Moving	\$500.00 plus any and all expenses incurred by any department or the Town of Smyrna during the move.
Accessory Structure Moving	\$40.00 plus \$0.50 per sq. ft. over 160 sq. ft. plus any and all expenses incurred by the Town.
Primary Structure Demolition	\$500.00 plus any and all expenses incurred by the Town. Bond required – 150% of contract price.
Accessory Structure Demolition	\$40.00 plus \$0.50 per sq. ft. over 160 sq. ft. plus any and all expenses incurred by the Town. Bond required – 150% of contract price.
Certificate of Zoning Compliance	\$75.00
Rental License	\$55.00
Rental Inspection	\$55.00
Rental Re-Inspection	\$80.00

LICENSE FEES

General Contractors, Electrical, HVAC, and Plumbing Contractors

\$100.00 per license.

Note: General Contactor includes, but is not limited to handyman, building, masonry/concrete, roofing, siding, subcontractors, HVAC, fire protection, insulation, drywall, cabinetry, excavating, paving, and painting contractors.

PRIOR TO ISSUANCE OF BUILDING PERMIT

1. Applicant must complete an “Application for Building Permit” for all new construction.
2. Must submit two (2) sets of construction drawings with plot plan showing any existing building to scale.
3. An approved 2012 REScheck (residential) / COMcheck (commercial)
4. Manual J, Manual D, & Manual S calculations for residential HVAC sizing
5. Engineered lumber certifications (LVL, wood I-joist floor layouts, etc.)
6. If abutting State Highway, must receive State approval for any exits/entrances and /or signs. State permit must be submitted with the building permit application in order to proceed with processing.
7. Must receive State Fire Marshal, State Board of Health, and State Plumbing approval of plans if commercial and/or apartments.
8. Must understand Utility Fees for Water, Electric, and Tapping Fees
9. Must meet all zoning setbacks, height, and occupancy requirements. A Certificate of Zoning Compliance form must accompany the building permit application for all commercial permit requests.
10. Must meet off-street parking requirements (spaces must be shown on application drawings).
11. Must call the Town of Smyrna And Miss Utility before digging.

Town of Smyrna Code; Sec. 18-15. - Permit required.

(a) Any licensed contractor, or an authorized representative registered with the department of planning and inspections, or the owner of the building, structure or parcel who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy or use of a building, structure, or parcel(s), or to erect, install, enlarge, alter, repair, remove, convert or replace any gas, mechanical, or plumbing system, the installation of which is regulated by this chapter, shall first make application to the code official and obtain the required permit (and/or obtain any other permit required by any federal, state, county and/or other local agencies).

(b) Exceptions:

Work exempt from permit. Exemptions from permit requirements of this chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter or any other laws or ordinances of the town. Permits shall not be required for the following:

a.

One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 24 square feet (2.23 m²).

- b. Retaining walls which are not over four feet (1,219 mm) in exposed height, unless supporting a surcharge or impounding class I, II or III-A liquids.
- c. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- d. Replacement of roof covering that does not involve the repair or replacement of more than 25 percent of the sheathing.
- e. Temporary motion picture, television and theater stage sets and scenery.
- f. Prefabricated swimming pools accessory to a one- or two-family dwelling, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (19,000 L) and are installed entirely above ground.
- g. Swings and other playground equipment accessory to one- and two-family dwellings.
- h. Window awnings supported by an exterior wall which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.
- i. Movable cases, counters and partitions not over five feet nine inches (1,753 mm) in height.
- j. Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next business day to the code official.
- k. Repairs. Application or notice to the code official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, mechanical, or other work affecting public health or general safety.
- l. Mechanical:
 - 1. Portable heating appliance.
 - 2. Portable ventilation equipment.
 - 3. Portable cooling unit.

4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

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Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

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Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.