



**CITY OF ROYAL OAK  
BUILDING PERMIT FEE SCHEDULE  
COMMERCIAL CONSTRUCTION  
All Commercial Use Groups  
Effective 6-16-09**

**PLAN REVIEW FEES**

(Must be paid before the plan review process can start)

**Plan Review fee = .0015 x construction value for projects. Minimum Plan Review fee of \$100.00.**  
(Value computed from current Square Foot Construction Costs of International Code Council (ICC))

Note: If the construction project is to renovate the existing building and add an addition, then the fee will be the sum of the two (i.e. – renovation + addition fee).

The Final Plan Review Fee may be higher than above as determined by the Plan Reviewer based upon the actual time required to perform the review. This additional amount, if any, will be due upon completion of the plan review before permits can be issued.

APPROVAL FROM THE PLANNING DEPARTMENT IS REQUIRED IN WRITING BEFORE A PLAN REVIEW WILL BE STARTED. PLEASE SUBMIT ALL ZONING BOARD AND PLANNING COMMISSION LETTERS WITH THE APPLICATION.

**COMMERCIAL BUILDING PERMIT FEES**

<u>ADMINISTRATION FEE-</u>	\$65.00 Plus
<u>Plus \$15.00 per \$1000.00 of estimated value of construction or fraction thereof,</u>	\$15.00/
<u>Less than \$10 Million (rounded to the next highest \$1000.00)</u>	\$1000.00
- or -	
<u>Plus \$13.00 per \$1000.00 of estimated value of construction or fraction thereof,</u>	\$13.00/
<u>More than \$10 Million (rounded to the next highest \$1000.00)</u>	\$1000.00

**Minimum Building Permit Fee: \$200.00**

**BUILDER'S DEPOSIT – (required on each job):** Minimum \$200.00

**PERFORMANCE GUARANTEE** – Required on all projects involving site improvements  
(see Chapter 770, Zoning, Code of the City of Royal Oak)

**CONSTRUCTION CODE BOARD OF APPEALS HEARINGS:**  
Existing Structures Code Board, Plumbing Code Board, Mechanical Code Board,  
Electrical Code Board, Fence Board, Commercial Code Board. \$375.00

**PENALTY** for buildings occupied prior to issuance of a Certificate of Occupancy \$625.00

**WRECKING OF BUILDINGS**

**PERMIT FEES:**

Under 30,000 cu. ft., Without Basement	\$200.00
Under 30,000 cu. ft., With Basement	\$250.00
30,000-60,000 cu. ft.	\$200.00+\$6.00/1000 cu. ft. or fraction thereof over 30,000 cu. ft.
60,001 cu. ft. or more	\$250.00+\$4.00/1000 cu. ft. or fraction thereof

**DEMOLITION CONTRACTOR REGISTRATION** – City of Royal Oak only \$150.00

**WRECKING CASH DEPOSIT:**

Accessory Structures	\$ 500.00
<b>All Others</b>	<b>\$2500.00</b>

**(Commercial demolition requires \$25,000-\$50,000 Surety Bond or proof of \$1000,000 liability insurance.)**

(See Demolition Information Sheet for other requirements.)

**TEMPORARY CERTIFICATE OF OCCUPANCY FEE** \$500.00

**ADMINISTRATIVE POLICIES:**

**REVISED PLANS AND/OR SUBSTITUTE PLANS:**

Fees shall be based on the portion of the work redesigned. A charge for plan review and/or building permit shall be made on all revisions. Minor Addendums to plans that do not alter space or change structural requirements may be exempted from this provision.

**CANCELLATIONS AND/OR REFUNDS:**

Upon written request, prior to work starting, permits may be canceled by the holder. 10% of the original permit fee will be refunded, except that not less than \$50.00 shall be retained by the City to cover expenses.

**SPECIAL INVESTIGATIONS:**

When work requiring a permit is started before a permit is secured, or other special investigations are necessary, a special investigation fee may be required.

**REQUEST FOR MEETINGS:**

A fee of \$75.00 per inspector, per hour, may be charged depending on the size and scope of the meeting.

**RECORD RETENTION:**

A \$1.25 per page microfiche fee will be charged for each plan submitted.

**RE-INSPECTION FEE** – Fees for re-inspection shall be determined by the Building Official.

**ALL OTHER SERVICES:**

A reasonable fee based on actual costs will be established by the Building Official in each instance.