



CALCULATING A NEW COMMERCIAL BUILDING PERMIT

To calculate the total permit fees for new commercial construction projects, first consult the Building Valuation Data table published by the International Code Council (ICC) and the City of Fayetteville Permit Fee Schedule. Links to both documents are provided below.

The two factors in establishing the cost of a new Commercial Building Permit are Occupancy Group (A, E, I, M, R-2, etc.) and Construction Type (IA, IIB, VB, etc.).

If you know the Occupancy Group of your proposed building and the Type of Construction (according to the Arkansas Fire Prevention Code) you can use the ICC Building Valuation Data to find the cost per square foot and the Fee Schedule table to calculate your permit fees. Contact the Building Safety Division at 479-575-8233 for assistance making these determinations.

The Fee Schedule can be found on the Building Safety website:
<http://www.fayetteville-ar.gov/538/Building-Safety-Permits>

The latest ICC Building Valuation Data table can be found here:
<https://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-valuation-data/>

Using the ICC table and Fee Schedule, follow the instructions below to determine the valuation of your project.

Example:

New Retail Store: Type VB Construction; Occupancy Group: Mercantile (Group M); 22,655 square feet.

Using the Building Valuation Data table, find Group M (Mercantile) in the left-hand column and follow across to Type VB Construction to find the cost per SF.

Mercantile Occupancy and Construction Type VB is \$90.83/SF (as of 02/2018).

$\$90.83 \times 22,655 \text{ SF} = \$2,057,754$ *Calculated Valuation*

Round up to the next \$1,000 which would be \$2,058,000.

Using the Valuation of \$2,058,000 go to the Fee Schedule table to calculate the estimated cost of the permit:

The first \$500,000 = \$1,660.00

The remaining \$1,558,000 X \$2.00 per \$1,000 of calculated value = \$3,116.00

Base fee for the building: \$1660 + \$3,116 = \$4,776.00

Add associated fees to the Base fee as follows:

- Plan Check Fee: equal to ½ of the Base fee
- Certificate of Occupancy Fee: \$15.00
- Driveway, Curb Cut, Sidewalk: \$25.00
- If no sidewalk is required then: \$20.00
- Craft Education fee: .0005 X \$2,058,000 = \$1,029 (\$1,000 max. per state law)

Total of fees associated with example above would be as follows:

\$4,776.00	Permit Fees
\$2,388.00	Plan Check Fees
\$1000.00	Craft Education Fee (assessed by Dept. of Labor)
\$15.00	Certificate of Occupancy Fee
\$25.00	Driveway, Curb Cut, Sidewalk Fee
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\$8,204.00	Total Permit Cost

Fire and Police Impact Fees are due before the Certificate of Occupancy is issued. Water and Waste-water impact fees must be paid before the installation of a water meter.

Use the process above to calculate the fees for a commercial addition (increased square footage). Alteration permits are calculated using verified construction estimates for the scope of work.