

Building permit fees are based on Occupancy Category and Square Footage. Occupancy Categories are typically located on the architectural plans for submittal. A summary of each occupancy category is also included in the following pages as well.

**Required for permit submittal - Fill out the following table:**

Occupancy Category (See Description of Occupancies Below)	Square Footage	Multiply square foot by cost per square foot.	Cost per Square Foot	Total
A (Assembly)		x	\$0.40	
B (Business)		x	\$0.50	
E (Education/Schools)		x	\$0.50	
F (Factory)		x	\$0.35	
I (Institutional)		x	\$0.50	
M (Mercantile)		x	\$0.40	
R-1 (Hotel)		x	\$0.35	
R-2 (Apartment)		x	\$0.35	
R-3 (Single Family Detached/Duplex)		x	\$0.65	
R-4 (Assisted Living)		x	\$0.55	
S (Storage)		x	\$0.40	
U (Utility)		x	\$0.40	
H High hazard		x	\$0.60	
Core and Shell Buildings (No designated occupancy type at construction)		x	\$0.45	
<b>Total</b>				

\*\*\*\*Occupancies and fees will be verified at plan review to ensure occupancy categories and square footages are accurate. Fees will be re-assessed if occupancies and square footages do not match plans.\*\*\*\*

**For additions that include interior remodel:** please provide addition square footage above and remodel only valuation here \_\_\_\_\_.

Please note: overall valuation provide on building permit application will be used for taxes only. Remodel only valuation will be used to calculate plan check fee and building permit fee for addition.

**For New Multi-family buildings fill out the following:**

- Are there any areas/functions, other than dwelling units in this building (examples: leasing office, gym, community gather areas, storage, garage, facilities office)?
  - Yes - there are other functions/occupancy areas. *Required: list each in the table above*
  - No - only dwelling units
- Are these other areas/functions/ occupancy types available to the public (examples: public gym or pool, event spaces, store/shops/salons, etc.)?
  - Yes (Mixed Use Building) - there are other occupancies/amenities available to the public.
  - No (Multi-Family Building) - the other occupancies/amenities are only available to the residents of the building.

The following pages contain a summary of Occupancy Classification Categories as designated by the *International Building Code*. For additional description details please visit [www.fcgov.com/building/codes](http://www.fcgov.com/building/codes) to view and access the current adopted International Building Codes and local amendments. Additional information on occupancy types can be found in Chapter 3 of the International Building Code.

**A (Assembly):** Gathering spaces or rooms for 50 or more people (as calculated by square footage and load factors in the building code):

Examples: Amusement arcades, Amusement Park Structures, Arenas, Art galleries, Bars, Banquet halls, Bleachers, Bowling alleys, Cafeterias, Concert halls, Community halls, Courtrooms, Dance halls, Dining facilities (including associated commercial kitchens), Grandstands, Gymnasiums, Lecture halls, Libraries, Museums, Nightclubs, Places of Religious Worship, Restaurants, Skating rinks, Swimming pools, Stadiums, Taverns, Tennis courts, Theaters.

*\*\*\*List above is inclusive of: A-1, A-2, A-3, A-4, A-5 occupancy types*

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**B (Business):** Areas used for office, and professional services.

Including but not limited to: Airport traffic control towers, Ambulatory care facilities, Animal hospitals and kennels, Banks, Barber and Beauty shops, Car wash, Civic administration, Clinic outpatient, Dry cleaning/laundry (pick-up, delivery, or self-serve), Educational occupancies for students above the 12th grade, Food processing and commercial kitchens 2,500 sf or less (not associated with restaurants, cafeterias, dining facilities). Laboratories, Motor vehicle showrooms, Post offices, Print shops, Professional services (architects, attorneys, dentists, physicians, engineers), Radio and television stations, Training and skill development schools such as martial arts studios and gymnastics which are not classified as A-Assembly (less than 50 occupants).

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**E (Education):** Educational use by six or more persons at any one time for educational purposes through the 12th grade (not accessory to places of religious worship with occupant loads of less than 100 per room or space), Day care facility occupied by more than five children older than 2.5 years of age who receive educational, supervision or personal care services for fewer than 24 hours per day, or Daycares that provide care for 5-100 children max 2.5 years or younger where the rooms in which the children are cared for, are located on the level of exit discharge and each of these child care rooms has an exit door directly to the exterior. *Note: Public schools operated and owned by the public school system (Poudre Schools) are not subject to State rather than City permitting process.*

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**F (Factory):** Assembly, Disassembly, Fabrication, Finishing, Manufacturing, Packaging, Repair or processing operations that are not classified as S or H occupancies:

Including but not limited to: Assembly, Fabrication - etc. of: Aircraft, Appliances, Bakeries, Beverages (including alcoholic), Bicycles, Boats, Business machines, Cabinets, Cameras, Carpets and rugs, Ceramic products, Clothing, Construction and agricultural machinery, Disinfectants, Dry cleaning and dyeing, Electric generation plants, Electronics, Engines (including rebuilding), Fabrics, Food processing & commercial kitchens (more than 2,500 square feet that are not associated with restaurants), Furniture, Foundries, Glass products, Gypsum, Hemp products, Ice, Jute products, Leather products, Motor vehicles, Machinery, Metal, Millwork, Motion pictures and television filming (without spectators), Musical instruments, Optical goods, Paper mills or paper products, Plastic products, Printing or publishing, Recreational vehicles, Refuse incineration, Shoes, Soaps and detergents, Textiles, Tobacco, Upholstery, Wood, Woodworking.

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**I (Institutional):** Buildings or spaces used for the care or supervision of persons, or persons detained for penal or correctional purposes:

Including but not limited to: Alcohol and drug centers, Assisted living facilities, Detoxification facilities, Correctional centers, Congregate care facilities, Detention centers, Foster care facilities, Group homes, Halfway houses, Hospitals, Jails, Nursing homes, Psychiatric hospitals, Prisons, Prerelease centers, Residential board and care facilities, Social rehabilitation facilities, Reformatories, Adult or Child Daycare facility for persons of any age receiving custodial care fewer than 24hrs a day.

*\*\*\*List above is inclusive of: I-1 (conditions 1-2), I-2 (conditions 1-2), I-3 (conditions 1-5), and I-4 occupancy types.*

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**M (Mercantile):** Buildings or spaces used for the display and sale of merchandise, stocks of goods, wares or merchandise and accessible to the public.

Including but not limited to: Department stores, Drug stores, Greenhouses for display and sale of plants with public access, Markets, Motor fuel-dispensing facilities, Retail or wholesale stores, Sales rooms.

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**R-1 (Hotel):** Sleeping units where the occupants are primarily transient (30 days max).

Including: Boarding houses (transient) with more than 10 occupants, Congregate living facilities (transient) with more than 10 occupants, Hotels (transient), Motels (transient).

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**R-2 (Apartment):** Sleeping units or buildings with more than two dwelling units where the occupants are primarily permanent in nature,

Including: Apartment houses, Congregate living facilities (non-transient) with more than 16 occupants, Boarding houses (non-transient), Convents, Dormitories, Fraternities and sororities, Monasteries, Hotels (non-transient), Live/work units, Motels (non-transient), Vacation timeshare properties

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**R-3 (Single Family Detached/Duplex/Single Family Attached Townhome):** Buildings that do not contain more than two dwelling units, Care facilities that provide accommodations for five or fewer persons receiving care, Congregate living facilities (non-transient) with 16 or fewer occupants in any of the following: Boarding houses (non-transient), Convents, Dormitories, Fraternities and Sororities, and Monasteries. Congregate living facilities and Boarding houses (transient) with 10 or fewer occupants, Lodging houses (transient) with five or fewer guest rooms and 10 or fewer occupants.

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**R-4 (Assisted Living, Group homes):** Occupancy for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care.

Including but not limited to: Alcohol and drug centers, assisted living facilities, Congregate care facilities, Group homes, Halfway houses, Residential board and care facilities, Social rehabilitation facilities

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**S (Storage):** Space used for combustible and non-combustible storage (where not classified as an H-Occupancy)

Including but not limited to: Aerosol products, Aircraft hangar, Asbestos, Baskets, Beverages, Books, Buttons, cloth/burlap/paper bags, Cardboard, Clothing, Cement in bags, Chalk, Ceramic containers, Cigarettes, Dry boat storage, Dairy products, Dry cell batteries, Electrical motors, Empty cans, Food products, Furniture, Fresh fruits, Furs, Frozen foods, Glues, Glass, Grains, Gypsum board, Leather, Linoleum, Lumber, Mattresses, Meats, Metal, Metal cabinets, Metal parts, Motor vehicle repair garages, Pastes, Parking garages- open or enclosed, Porcelain and pottery, Paper rolls, Resilient flooring, Self-service storage facility (mini-storage), Silks, Soaps, Sugar, Shoes, Stoves, Tires, Tobacco, Upholstery, Vegetables, Wax candles, Washers and Dryers.

*\*\*\*List above is inclusive of: S-1 and S-2 occupancy types.*

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**U (Utility):** Accessory buildings and structures not classified as other occupancies

Including but not limited to: Agricultural buildings, Barns, Carports, Communication equipment structures, Fences more than 6 feet in height, Grain silos, Livestock shelters, Private garages, Retaining walls, Sheds, Stables, Tanks, Towers, Greenhouses not for public access.

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**H (High hazard):** Storage or manufacturing of these materials in excess of specifically allowed quantities that constitute a physical or health hazard: Flammable finishes, Flammable and Combustible liquids, Combustible dust, Combustible fiber, Cryogenic flammable, Explosives, Flammable gas, Flammable solid, Inert gas, Organic peroxide, Oxidizer, Oxidizing gas, Pyrophoric, Water reactive. Semiconductor fabrication and research and development facilities.

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