



South Adams County Fire Department

6050 Syracuse Street
 Commerce City, CO 80022

Phone (303) 288-0835

www.sacfd.org

Fax (303) 288-5977

Plan Review, Inspection, and Permit Fee Schedule

Effective July 1, 2019

We accept payment in the form of check or credit card

If paying with a credit card, there will be a 3.5% transaction charge applied to all fees

The minimum fee for each category shall be paid when the permit application and drawings are submitted for review. Any additional fees will be applied and paid for when the permit is approved and ready for pickup.

Building Construction Plan Review and Inspection Fee Schedule			
Type of Permit	Square Footage of Project	Plan Review and Inspection Fee	Description
Tenant Finish or Improvement	1 - 15,000 sq. ft.	\$0.05 per sq. ft. (\$100.00 minimum fee)	This inspection fee is required to obtain a construction permit to modify, change, or alter the interior of any building other than one or two family dwelling. This fee includes two inspections.
	Over 15,000 sq. ft.	Use new construction fee schedule (\$750.00 minimum fee)	
New Construction or Building Addition	1 - 15,000 sq. ft.	\$750.00 (\$750.00 minimum fee)	This inspection fee is required to obtain a construction permit to construct or add to the total area of any building other than a one or two family dwelling. This fee includes two inspections.
	15,001 - 100,000 sq. ft.	\$750.00 plus \$0.025 per sq. ft. over 15,000 sq. ft. (\$750.00 minimum fee)	
	100,001 - 150,000 sq. ft.	\$2,875.00 plus \$0.045 per sq. ft. over 100,000 sq. ft. (\$2,875.00 minimum fee)	
	Over 150,000 sq. ft.	\$4,862.50 plus \$0.06 per sq. ft. over 150,000 sq. ft. (\$4,862.50 minimum and \$8,000 maximum fee)	
New Parking Structure	Not Applicable	1/2 New construction fee (\$325.00 minimum fee)	This inspection fee is required to obtain a construction permit on a new parking structure built as part of a new building or built separately. This fee includes plan review and one inspection.

Fire Protection System Plan Review and Inspection Fee Schedule			
Type of System	Square Footage	Plan Review & Inspection Fee	Description
New Fire Sprinkler System	Any square footage	\$0.05 per sq. ft. (\$100.00 minimum and \$8,000.00 maximum fee)	This inspection fee is to obtain a construction permit to install a fire sprinkler system. This fee includes plan review, one rough and hydro inspection, and one final inspection.
Modification of Fire Sprinkler System	1 - 1,500 sq. ft.	\$75.00 (\$75.00 minimum fee)	This inspection fee is to obtain a construction permit to modify a fire sprinkler system. This fee includes plan review, one rough and hydro inspection, and one final inspection.
	Over 1,500 sq. ft.	\$75.00 plus \$1.50 per per device (\$75.00 minimum fee)	

Fire Protection System Plan Review and Inspection Fee Schedule			
Type of System	Square Footage	Plan Review & Inspection Fee	Description
Fire Pump	Not Applicable	\$300.00 per fire pump (\$300.00 minimum fee)	This inspection fee is to obtain a construction permit to install a fire pump. This fee includes plan review and one inspection and testing.
New Fire Alarm System	Any square footage	\$0.05 per sq. ft. (\$100.00 minimum fee and \$8,000.00 maximum fee)	This inspection fee is to obtain a construction permit to install a fire alarm system. This inspection fee includes plan review, one rough inspection, and one final inspection and test.
Modification of Fire Alarm System	1 - 1,500 sq. ft.	\$75.00 (\$75.00 minimum fee)	This inspection fee is to obtain a construction permit to modify an existing fire alarm system. This fee includes plan review, one rough inspection, and one final inspection and test.
	Over 1,500 sq. ft.	\$75.00 plus \$1.50 per per device (\$75.00 minimum fee)	
Standpipes	Not Applicable	\$200.00 per system (\$200.00 minimum fee)	This inspection fee is to obtain a construction permit for installing a new standpipe system. This fee includes plan review and one inspection and test. *Fee is waved if standpipe is part of a combination fire sprinkler/standpipe system.
Hood and Duct, Paint Booth, Spraying Room, & Mixing Room Fire Protection Systems	Not Applicable	\$200.00 per system (\$200.00 minimum fee)	This inspection fee is to obtain a construction permit for installing a hood and duct, paint booth, spraying room, & mixing room fire suppression system. This fee includes plan review and one inspection and final testing.
Water Systems	Not Applicable	\$75.00 for first review and \$55.00 for each additional review (\$75.00 minimum fee)	This inspection fee is for approval of new fire hydrants. This fee includes plan review and inspection for fire hydrant placement
Hazardous Material Plan Review and Inspection Fee Schedule			
Type of Process	Plan Review & Inspection Fee	Description	
Hazardous Material	\$200.00 (\$200.00 minimum fee)	This inspection fee is required to obtain a construction permit to install or modify systems and equipment involving hazardous materials. This fee includes plan review and one inspection.	
Above or Underground Storage Tanks	\$200.00 for one tank and \$100.00 for each addition tank. (\$200.00 minimum fee)	This inspection fee is required to obtain a construction permit to install, alter, remove, or abandon a flammable or combustible liquid aboveground or underground storage tank. This fee includes plan review and an inspection lasting one hour per tank. If inspection last longer than one hour per tank, each additional hour will be \$100.00 per hour (minimum of one hour).	

Marijuana Establishment* Plan Review and Inspection Fee Schedule			
Type of Permit	Square Footage	Plan Review and	Description
Tenant Finish or Improvement	1 - 15,000 sq. ft.	\$0.05 per sq. ft. (\$100.00 minimum fee)	This inspection fee is required to obtain a construction permit to modify, change, or alter the interior of any building used as a marijuana establishment. This fee includes two inspections.
	Over 15,000 sq. ft.	Use marijuana new construction fee schedule	
New Construction or Building Addition	1 - 15,000 sq. ft.	\$795.00 (\$795.00 minimum fee)	This inspection fee is required to obtain a construction permit to construct or add to the total area of any building used as a marijuana establishment. This fee includes two inspections.
	15,001 - 50,000 sq. ft.	\$795.00 Plus \$0.045 per sq. ft. over 15,000 sq. ft. (\$795.00 minimum fee)	
	50,001 - 100,000 sq. ft.	\$2,370.00 Plus \$0.05 per sq. ft. over 50,000 sq. ft. (\$2,370.00 minimum fee)	
	100,001 - 150,000 sq. ft.	\$4,870.00 Plus \$0.055 per sq. ft. over 100,000 sq. ft. (\$4,870.00 minimum fee)	
	Over 150,000 sq. ft.	\$7,620.00 plus \$0.06 per sq. ft. over 150,000 sq. ft. (\$7,620.00 minimum and \$12,000.00 maximum fee)	
Fire Sprinkler and Alarm Systems	Use new or modified fire sprinkler and fire alarm fee schedule	Use new or modified fire sprinkler and fire alarm fee schedule	This inspection fee is to obtain a construction permit to install or modify an existing fire sprinkler or fire alarm system. This fee includes plan review, one rough and hydro inspection, and one final inspection and test.
Miscellaneous Construction Plan Review and Inspection Fee Schedule			
Type of Permit	Plan Review & Inspection Fee	Description	
Emergency Responder Radio Coverage	\$200.00 (\$200.00 minimum fee)	This inspection fee is required to obtain a construction permit to install or modify an emergency responder radio coverage system. This fee includes plan review and one inspection.	
Temporary Access Road	\$100.00 (\$100.00 minimum fee)	This inspection fee is required to obtain a construction permit to install a temporary access road. This fee includes plan review and one inspection.	
Automatic Gate for Fire Apparatus Access	\$100.00 (\$100.00 minimum fee)	This inspection fee is required to obtain a construction permit to install an automatic gate across a fire apparatus road. This fee includes plan review and one inspection and test. *This fee is waived if the automatic gate is part of a new or tenant finish building construction permit.	
Miscellaneous Plan Review/Inspection	\$100.00 per hour	This inspection fee is assessed when there is no other applicable fee indicated.	
After Hours Inspection	\$100.00 per hour (minimum of one hour)	This inspection fee will be assessed whenever, at the request of a owner or contractor, the fire department conducts an inspection after the normal business hours of 07:00 to 17:30 Monday through Friday. This fee shall be doubled when the inspection occurs on a holiday or holiday weekend.	
Work Without a Permit or Approval	Double the permit fee	This fee is assessed when work is conducted without obtaining a construction permit.	
Additional Plan Review	\$75.00 per hour (minimum of one hour)	This fee is assessed for review of plans when changes are made to the plans that have been previously approved.	

Miscellaneous Construction Plan Review and Inspection Fee Schedule		
Type of Fee	Fee	Description
Third Party Consulting	\$125.00 per hour for plan review \$150.00 per hour for expedited plan review \$150.00 per hour for Specialized work (Hazmat, etc.)	This fee is assessed when a consultant assists the fire department with plan reviews during peak times of construction activity or large scale events and projects.
Re-Inspection	\$100.00 for the first and doubles the previous fee thereafter. Example - 1 re-inspection \$100.00, 2nd re-inspection \$200.00, 3rd re-inspection \$400.00 and 4th re-inspection \$800.00.	This inspection fee is for re-inspections that are required above the amount listed in each permit and inspection category; when an inspection is called and is not complete when an inspector arrives; the contractor does not have the permit card; plans are not available for the inspector; and when an existing business on the initial inspection has violations that that are not corrected within two re-inspections.
Re-Issue of Permit Card	\$25.00	This fee is assessed to re-issue a permit card.
Fire Department Standby	\$50.00 per person per hour	This fee is assessed when the fire department determines that qualified personnel are required to standby.
False Fire Alarm	After three false fire alarms per calendar year \$200.00 and \$100.00 for each additional fire alarm	This fee is assessed when a business has more than three false alarms in a calendar year.
Operational Permit Inspection Fee Schedule		
Type of Permit	Inspection Fee	Description
Fireworks Display	\$300.00 per display (\$300.00 minimum)	To obtain an operational permit to conduct a fireworks display.
Fireworks Retail Sales	\$1,500 per site (\$1,500.00 minimum)	To obtain an operational permit to sale fireworks.
Marijuana Establishment**	\$1,000 annually	To obtain an operational permit to operate a Marijuana Establishment
Open Burning	No fee	To obtain an operational permit to conduct an open burn.
Temporary Membrane Structure	\$100.00 per tent (\$100.00 minimum)	To obtain an operational permit to operate an air-supported structure or a tent having in excess of 400 sq. ft..
Other Operational Permits per IFC 105.6	\$200.00 annually	To obtain an operational permit for operations that fall under Section 105.6 of the International Fire Code.

Notes:

1. The Fire Chief or Fire Marshal shall be authorized to reduce or waive fees in the Fee Schedule based upon circumstances of specific projects which are determined, in his or her sole discretions, to result in reduced or nominal costs to the District for services provided.
2. An application for a permit for any proposed work or operation shall be deemed to have been abandoned 180 days after the date of filing if permit is not paid or pickup. After the 180 days, a new application and documents shall be submitted for review and approval. A new plan review, inspection, and permit fee will be assessed.

* Marijuana Establishment means a marijuana cultivation facility, a marijuana testing facility, a marijuana production manufacturing facility, or a retail marijuana store, as those terms are defined in Colo. Const. art. XVIII, Section 16.

** All Marijuana Establishments shall obtain an annual Marijuana Establishment Operational Permit from the South Adams County Fire Department for annual fire and life safety inspection and code compliance approval. The permit is a reoccurring process with an annual fee. The permit will be issued at the time of the certificate of occupancy, and will be reassessed every year at the time of the routine fire and life safety inspection.