

Figuring Plan Review Fees For Commercial and Residential [V.01.0126]

As adopted by the City of Missoula, the *plan review fee* charged is 30% of the *building permit fee*. So, to determine the *plan review fee*, the *building permit fee* must first be determined.

Step 1. Determine the use or uses of the building in accordance with the provided “Building Valuation Data” from “Building Standards” January/February 1998 (the adopted valuation data per City ordinance). Note that these uses are not the same as in the building code. For example, offices and medical offices are separated. Where your use is not listed, use the most appropriate category. For example, covered patios/ porches on a house are more similar in construction to open carports than they are to finished living space, unfinished basements, or gas canopies, and so should be figured as such. For minor accessory uses, use the major use and lump the area.

Step 2. Determine the area for each use. Note that the area, in accordance with the building code is measured inside of exterior wall to inside of exterior wall. For mixed uses with interior walls, take to the centerline of those walls. The total area of the uses must equal the total area of the building. For buildings with no exterior walls, consider “useable area under the roof” (typically the roof area for gas canopies and similar structures.)

Step 3. Multiply the areas for each use by the cost per square foot (where several values are listed like for dwellings, use the regular value, not good value). The types listed are from the 1997 UBC and must be converted from the current IBC terms (for example type II F.R. in the table is type I-B under the IBC). In some cases, the type of construction will not be there (type V-B service stations for example). In those cases, use the most similar type of construction. (I would use type V-1hour as it is cheaper than type II-N.)

Step 4. Add special equipment. If the building, or a portion of it is fire sprinklered, multiply that area by the appropriate multiplier. If the nature of the building is such that it typically would not need air conditioning as a standard part of the design, and such is to be installed, add the air conditioning.

Step 5. Total all of the valuation. This is the artificial valuation of the building. It should be noted that publicly bid projects (those advertised, with resulting bids of over \$50,000) the bid value may be used instead of the above calculation. In the case of remodels, repairs, roofing, fascia, and similar projects where new square footage is not added, an estimated valuation of the work must be used. In the case of combined addition/remodel, the prevailing work must be used (for example if a small remodel is contemplated with a large addition, the square footage valuation may be more appropriate, but if the remodel estimate results in a higher project valuation than the calculated square footage cost, then the estimated job cost should be used.)

Step 6. Apply the value obtained in step 5 to the permit fee schedule as adopted by the City.

Step 7. Multiply the fee found in step 6 by 30%. This is the *plan review fee*.

Note: that whole project re-review will be calculated in the same manner as above, but for re-review of small portions of the project (typically addenda, change orders, value engineered details, etc.) those changes may be reviewed on an hourly basis with a minimum ½ hour charge at a rate of \$62.00 per hour.

Development Services
Determining Residential Plan Review Fees [V.01.0126]

This form is for new construction and/or additions for duplexes and single family dwellings only.

Determine the inside wall square footage of the following areas and multiply this square footage by the cost per square foot which will give the project costs. Add all appropriate project costs together and with that total go to building fee chart to obtain the estimated building permit fee and plan review fee.

Square footage areas Times Cost per square foot = Project Costs

Dwelling area	X	\$46.85	=
Unfinished basements	X	\$10.11	=
Attached garage	X	\$16.99	=
Carport area	X	\$11.53	=
Detached garage	X	\$16.99	=
Pole building area	X	\$ 9.85	= _____
Total =			

Example: Dwelling Area 1000 sq. ft. X \$46.85 = \$ 46,850
 Garage 500 sq. ft. X \$16.99 = \$ 8,495
 Total \$ 55,345 (see fee chart)
Plan review fee for \$55,345 is \$136.00.

For Remodels for duplexes and single family dwellings, determine the project costs then see the building fee chart.

When there is a mix of remodel and addition, use the total project cost and see the building fee chart.

Construction projects that do not fit into the above categories may use their project costs and refer to the building fee chart.

Note: The plan review fee payment will be required at the intake review and is non-refundable after the intake review process is complete. Recalculation of fees will be made at the time of issuing the permit. Adjustments, if needed, to estimated fees will be made at that time. A minimum additional charge of \$47.00 per hour with a minimum half hour charge will be applied to plan changes once the permit is issued. **A Plan Review Fee will not be applied to roofing and siding permits.**

MONTANA BUILDING VALUATION DATA

Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average
1. APARTMENT HOUSES:							
Type I or II F.R. *	\$61.86	Type V - Masonry.....	\$57.69	13. JAILS:		20. RESTAURANTS:	
(Good) \$75.99		(Good) \$67.46		Type I or II F.R.	\$110.60	Type III - 1-Hour.....	\$67.78
Type V - Masonry		(Good) \$67.46		Type III - 1-Hour.....	\$101.12	Type III - N.....	\$65.49
(or Type III).....		Type V - Wood Frame.....	\$46.85	Type V - 1-Hour.....	\$75.84	Type V - 1-Hour.....	\$62.09
(Good) \$61.77		(Good) \$64.38		Type V - N.....		Type V - N.....	\$59.65
Type V - Wood Frame.....		Basements -					
(Good) \$57.03		Semi-Finished.....					
Type I - Basement Garage	\$26.07	(Good) \$16.19					
Type I or II F.R.	\$44.40	Unfinished.....					
Type II - 1-Hour.....	\$52.77	(Good) \$12.32					
Type II - N.....	\$50.01						
Type III - 1-Hour.....	\$55.54						
Type III - N.....	\$52.69						
Type V - 1-Hour.....	\$53.09						
Type V - N.....	\$49.53						
Type I or II F.R. *	\$102.94						
Type II - 1-Hour.....	\$75.84						
Type II - N.....	\$73.47						
Type III - 1-Hour.....	\$83.74						
Type III - N.....	\$80.74						
Type V - 1-Hour.....	\$75.84						
Type V - N.....	\$72.68						
4. BOWLING ALLEYS:							
Type II - 1-Hour.....	\$35.55						
Type II - N.....	\$33.18						
Type III - 1-Hour.....	\$38.55						
Type III - N.....	\$36.18						
Type V - 1-Hour.....	\$26.07						
5. CHURCHES:							
Type I or II F.R.	\$69.05						
Type II - 1-Hour.....	\$51.75						
Type II - N.....	\$49.22						
Type III - 1-Hour.....	\$56.33						
Type III - N.....	\$53.88						
Type V - 1-Hour.....	\$52.69						
Type V - N.....	\$49.53						
6. CONVALESCENT HOSPITALS:							
Type I or II F.R. *	\$96.78						
Type II - 1-Hour.....	\$67.15						
Type III - 1-Hour.....	\$69.89						
Type V - 1-Hour.....	\$64.94						
7. DWELLINGS:							
Type V - Masonry.....							
(Good) \$67.46							
Type V - Wood Frame.....							
(Good) \$64.38							
Basements -							
Semi-Finished.....							
(Good) \$16.19							
Unfinished.....							
(Good) \$12.32							
8. FIRE STATIONS:							
Type I or II F.R.	\$72.92						
Type II - 1-Hour.....	\$52.77						
Type II - N.....	\$50.01						
Type III - 1-Hour.....	\$55.54						
Type III - N.....	\$52.69						
Type V - 1-Hour.....	\$53.09						
Type V - N.....	\$49.53						
9. HOMES FOR THE ELDERLY:							
Type I or II F.R.	\$75.84						
Type II - 1-Hour.....	\$72.29						
Type II - N.....	\$58.70						
Type III - 1-Hour.....	\$56.09						
Type III - N.....	\$60.99						
Type III - N.....	\$58.62						
Type V - 1-Hour.....	\$58.99						
Type V - N.....	\$51.11						
10. HOSPITALS:							
Type I or II F.R. *	\$35.55						
Type II - 1-Hour.....	\$33.18						
Type II - N.....	\$113.60						
Type III - 1-Hour.....	\$38.55						
Type III - N.....	\$36.18						
Type V - 1-Hour.....	\$26.07						
11. HOTELS AND MOTELS:							
Type I or II F.R. *							
Type II - 1-Hour.....							
Type III - 1-Hour.....							
Type V - 1-Hour.....							
12. INDUSTRIAL PLANTS:							
Type I or II F.R.	\$69.05						
Type II - 1-Hour.....	\$51.75						
Type II - N.....	\$49.22						
Type III - 1-Hour.....	\$56.33						
Type III - N.....	\$53.88						
Type V - 1-Hour.....	\$52.69						
Type V - N.....	\$49.53						
13. JAILS:							
Type I or II F.R.							
Type III - 1-Hour.....							
Type V - 1-Hour.....							
14. LIBRARIES:							
Type I or II F.R.							
Type III - 1-Hour.....							
Type V - 1-Hour.....							
15. MEDICAL OFFICES:							
Type I or II F.R. *							
Type II - 1-Hour.....							
Type III - 1-Hour.....							
16. OFFICES**							
Type I or II F.R. *							
Type II - 1-Hour.....							
Type III - 1-Hour.....							
17. PRIVATE GARAGES:							
Type I or II F.R. *							
Type III - 1-Hour.....							
Type V - 1-Hour.....							
18. PUBLIC BUILDINGS:							
Wood Frame.....							
Masonry.....							
Open Garports.....							
19. PUBLIC GARAGES:							
Type I or II F.R. *							
Type II or V - 1-Hour.....							
Type V - 1-Hour.....							
20. RESTAURANTS:							
Type III - 1-Hour.....							
Type V - 1-Hour.....							
21. SCHOOLS:							
Type I or II F.R.							
Type III - 1-Hour.....							
Type V - N.....							
22. SERVICE STATIONS:							
Type II - N.....							
23. STORES:							
Type I or II F.R. *							
Type III - 1-Hour.....							
Type V - 1-Hour.....							
24. THEATERS:							
Type I or II F.R.							
Type III - 1-Hour.....							
Type V - N.....							
25. WAREHOUSES***:							
Type I or II F.R.							
Type II or V - 1-Hour.....							
Type V - 1-Hour.....							
EQUIPMENT:							
AIR CONDITIONING:							
Commercial.....							
Residential.....							
SPRINKLER SYSTEMS.....							
POLE BUILDING:							
26. SPRINKLER SYSTEMS:							
27. POLE BUILDINGS:							
28. SPRINKLER SYSTEMS:							
29. POLE BUILDINGS:							
30. SPRINKLER SYSTEMS:							
31. POLE BUILDINGS:							
32. SPRINKLER SYSTEMS:							
33. POLE BUILDINGS:							
34. SPRINKLER SYSTEMS:							
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59. POLE BUILDINGS:							
60. SPRINKLER SYSTEMS:							
61. POLE BUILDINGS:							
62. SPRINKLER SYSTEMS:							
63. POLE BUILDINGS:							
64. SPRINKLER SYSTEMS:							

BUILDING PERMIT AND PLAN REVIEW FEES - 2026



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