

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-1 hour 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. (Good) \$75.99 Type V - Masonry (or Type III)..... (Good) \$61.77 Type V - Wood Frame.... (Good) \$57.03 Type I - Basement Garage AUDITORIUMS: Type I or II F.R. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$61.86	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. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$52.69 \$46.85 \$13.98 \$10.11	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 II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$110.60 \$101.12 \$75.84 \$80.98 \$59.25 \$56.33 \$62.57 \$59.41 \$58.86 \$56.33	20. RESTAURANTS: Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N..... 21. SCHOOLS: Type I or II F.R. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$67.78 \$65.49 \$62.09 \$59.65 \$77.42 \$52.77 \$56.49 \$54.35 \$52.93 \$50.56
2. AUDITORIUMS: Type I or II F.R. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$72.92 \$52.77 \$50.01 \$55.54 \$52.69 \$53.09 \$49.53	9. HOMES FOR THE ELDERLY: Type I or II F.R. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$79.63 \$52.30 \$49.38 \$57.35 \$54.91 \$53.72 \$51.11	15. MEDICAL OFFICES: Type I or II F.R. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$83.11 \$64.15 \$60.99 \$67.47 \$64.78 \$62.73 \$60.51	22. SERVICE STATIONS: Type II - N..... Type III - 1-Hour..... Type V - 1-Hour..... Canopies..... 23. STORES: Type I or II F.R. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$46.77 \$48.74 \$41.55 \$19.51 \$57.35 \$35.16 \$34.21 \$42.66 \$40.05 \$35.95 \$33.18
3. BANKS: Type I or II F.R. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$102.94 \$75.84 \$73.47 \$83.74 \$80.74 \$75.84 \$72.68	10. HOSPITALS: Type I or II F.R. Type III - 1-Hour..... Type V - 1-Hour..... 11. HOTELS AND MOTELS: Type I or II F.R. Type III - 1-Hour..... Type V - 1-Hour.....	\$72.29 \$58.70 \$56.09 \$60.99 \$58.62 \$59.09 \$56.88	16. OFFICES** Type I or II F.R. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$74.26 \$49.77 \$47.40 \$53.72 \$51.35 \$50.32 \$47.40	24. THEATERS: Type I or II F.R. Type II - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$76.39 \$55.62 \$52.93 \$52.38 \$49.53
4. BOWLING ALLEYS: Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour.....	\$35.55 \$33.18 \$38.55 \$36.18 \$26.07	12. INDUSTRIAL PLANTS: Type I or II F.R. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$113.60 \$94.01 \$89.67 \$70.31 \$60.83 \$58.07 \$52.93 \$51.90	17. PRIVATE GARAGES: Wood Frame..... Masonry..... Open Carports..... 18. PUBLIC BUILDINGS: Type I or II F.R. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$17.05 \$19.12 \$11.53 \$85.79 \$69.52 \$66.52 \$72.21 \$69.68 \$66.12 \$63.67	25. WAREHOUSES**: Type I or II F.R. Type II or V - 1-Hour..... Type II or V - N..... Type III - 1-Hour..... Type III - N..... EQUIPMENT: AIR CONDITIONING: Commercial..... Residential..... SPRINKLER SYSTEMS..... POLE BUILDING: Type III - N.....	\$34.37 \$20.38 \$19.20 \$23.15 \$22.12 \$2.84 \$2.37 \$1.42 \$9.85
5. CHURCHES: Type I or II F.R. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$69.05 \$51.75 \$49.22 \$56.33 \$53.88 \$52.69 \$49.53	19. PUBLIC GARAGES: Type I or II F.R. Type II - 1-Hour..... Type II - N..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$39.66 \$27.65 \$25.28 \$30.42 \$28.60 \$20.78 \$28.60 \$26.23	26. CONVALESCENT HOSPITALS: Type I or II F.R. Type II - 1-Hour..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour..... Type V - N.....	\$33.97 \$25.60 \$19.99 \$25.75 \$22.91 \$23.46		
6. CONVALESCENT HOSPITALS: Type I or II F.R. Type II - 1-Hour..... Type III - 1-Hour..... Type III - N..... Type V - 1-Hour.....	\$96.78 \$67.15 \$69.89 \$64.94						

* Add 0.5% to total cost for each story over three.

** Deduct 20% for shell-only buildings.

*** Deduct 11% for mini-warehouses.



435 Ryman Street, Missoula, MT 59802

Inspection Request Line (406) 552-6040

	PERMIT	PLAN		PERMIT	PLAN		PERMIT	PLAN
PROJECT COST	FEE	REVIEW	PROJECT COST	FEE	REVIEW	PROJECT COST	FEE	REVIEW
	FEE	FEE		FEE	FEE		FEE	FEE
1 to 500	\$36	\$11.00	24,001 to 25,000	\$621	\$187.00	62,001 to 63,000	\$1,170	\$351.00
501 to 600	\$44	\$14.00	25,001 to 26,000	\$640	\$192.00	63,001 to 64,000	\$1,182	\$355.00
601 to 700	\$46	\$15.00	26,001 to 27,000	\$654	\$197.00	64,001 to 65,000	\$1,194	\$359.00
701 to 800	\$52	\$16.00	27,001 to 28,000	\$671	\$202.00	65,001 to 66,000	\$1,204	\$362.00
801 to 900	\$58	\$18.00	28,001 to 29,000	\$688	\$207.00	66,001 to 67,000	\$1,216	\$365.00
901 to 1,000	\$63	\$19.00	29,001 to 30,000	\$702	\$211.00	67,001 to 68,000	\$1,224	\$368.00
1,001 to 1,100	\$66	\$20.00	30,001 to 31,000	\$720	\$216.00	68,001 to 69,000	\$1,238	\$372.00
1,101 to 1,200	\$71	\$22.00	31,001 to 32,000	\$737	\$222.00	69,001 to 70,000	\$1,247	\$375.00
1,201 to 1,300	\$77	\$24.00	32,001 to 33,000	\$754	\$227.00	70,001 to 71,000	\$1,256	\$377.00
1,301 to 1,400	\$82	\$25.00	33,001 to 34,000	\$768	\$231.00	71,001 to 72,000	\$1,270	\$381.00
1,401 to 1,500	\$88	\$27.00	34,001 to 35,000	\$785	\$236.00	72,001 to 73,000	\$1,282	\$385.00
1,501 to 1,600	\$90	\$28.00	35,001 to 36,000	\$800	\$240.00	73,001 to 74,000	\$1,292	\$388.00
1,601 to 1,700	\$99	\$30.00	36,001 to 37,000	\$816	\$245.00	74,001 to 75,000	\$1,301	\$391.00
1,701 to 1,800	\$105	\$32.00	37,001 to 38,000	\$834	\$251.00	75,001 to 76,000	\$1,314	\$395.00
1,801 to 1,900	\$107	\$33.00	38,001 to 39,000	\$848	\$255.00	76,001 to 77,000	\$1,326	\$398.00
1,901 to 2,000	\$112	\$34.00	39,001 to 40,000	\$867	\$261.00	77,001 to 78,000	\$1,335	\$401.00
2,001 to 3,000	\$134	\$41.00	40,001 to 41,000	\$882	\$265.00	78,001 to 79,000	\$1,346	\$404.00
3,001 to 4,000	\$156	\$47.00	41,001 to 42,000	\$894	\$269.00	79,001 to 80,000	\$1,358	\$408.00
4,001 to 5,000	\$177	\$54.00	42,001 to 43,000	\$914	\$275.00	80,001 to 81,000	\$1,371	\$412.00
5,001 to 6,000	\$202	\$61.00	43,001 to 44,000	\$930	\$279.00	81,001 to 82,000	\$1,391	\$418.00
6,001 to 7,000	\$222	\$67.00	44,001 to 45,000	\$942	\$283.00	82,001 to 83,000	\$1,402	\$421.00
7,001 to 8,000	\$246	\$74.00	45,001 to 46,000	\$960	\$288.00	83,001 to 84,000	\$1,412	\$424.00
8,001 to 9,000	\$267	\$81.00	46,001 to 47,000	\$978	\$294.00	84,001 to 85,000	\$1,425	\$428.00
9,001 to 10,000	\$290	\$87.00	47,001 to 48,000	\$994	\$299.00	85,001 to 86,000	\$1,438	\$432.00
10,001 to 11,000	\$311	\$94.00	48,001 to 49,000	\$1,008	\$303.00	86,001 to 87,000	\$1,446	\$434.00
11,001 to 12,000	\$334	\$101.00	49,001 to 50,000	\$1,028	\$309.00	87,001 to 88,000	\$1,456	\$437.00
12,001 to 13,000	\$357	\$108.00	50,001 to 51,000	\$1,037	\$312.00	88,001 to 89,000	\$1,472	\$442.00
13,001 to 14,000	\$377	\$114.00	51,001 to 52,000	\$1,049	\$315.00	89,001 to 90,000	\$1,482	\$445.00
14,001 to 15,000	\$401	\$121.00	52,001 to 53,000	\$1,059	\$318.00	90,001 to 91,000	\$1,491	\$448.00
15,001 to 16,000	\$422	\$127.00	53,001 to 54,000	\$1,071	\$322.00	91,001 to 92,000	\$1,500	\$450.00
16,001 to 17,000	\$447	\$135.00	54,001 to 55,000	\$1,084	\$326.00	92,001 to 93,000	\$1,515	\$455.00
17,001 to 18,000	\$466	\$140.00	55,001 to 56,000	\$1,094	\$329.00	93,001 to 94,000	\$1,528	\$459.00
18,001 to 19,000	\$491	\$148.00	56,001 to 57,000	\$1,103	\$331.00	94,001 to 95,000	\$1,536	\$461.00
19,001 to 20,000	\$510	\$153.00	57,001 to 58,000	\$1,114	\$335.00	95,001 to 96,000	\$1,546	\$464.00
20,001 to 21,000	\$537	\$162.00	58,001 to 59,000	\$1,127	\$339.00	96,001 to 97,000	\$1,559	\$468.00
21,001 to 22,000	\$557	\$168.00	59,001 to 60,000	\$1,139	\$342.00	97,001 to 98,000	\$1,569	\$471.00
22,001 to 23,000	\$578	\$174.00	60,001 to 61,000	\$1,149	\$345.00	98,001 to 99,000	\$1,570	\$473.00
23,001 to 24,000	\$602	\$181.00	61,001 to 62,000	\$1,161	\$349.00	99,001 to 100,000	\$1,582	\$475.00
\$100,001 to \$500,000 =		\$1,582	for the first \$100,000 plus		\$9.94	for each additional \$1,000 or fraction thereof.		
\$500,001 to \$1,000,000 =		\$5,556	for the first \$500,000 plus		\$6.62	for each additional \$1,000 or fraction thereof.		
\$1,000,001 and up =		\$8,868	for the first \$1,000,000 plus		\$4.97	for each additional \$1,000 or fraction thereof.		
Plan Review Fee is 30% of the Building Permit Fee.								