



## MINUTES

### PUBLIC MEETING

**Twin Falls City Building Advisory Board  
March 21, 2013 11:30AM  
City Council Chambers  
305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301**

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#### **BUILDING ADVISORY BOARD MEMBERS**

Gary Bond    Dan Brizee    Darren Hall    Sean Knutz    Roger Laughlin    Scott McClure    James Ray  
Jay Reis    Scott Standley  
                  Chairman  
                  Vice-Chairman

**Members Present:** Gary Bond, Dan Brizee, Darren Hall, Sean Knutz, Roger Laughlin, Scott McClure, James Ray, Jay Reis, Scott Standley

**Members Absent:**

**Staff Present:** Dwaine Thomson, Raub Owens, Jarrod Bordi, Jon Laux, Stephen Harr, Mitch Humble, Christi Green

**Guests:** Multiple Contractors in the Magic Valley

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#### **I. CALL MEETING TO ORDER:**

Chairman Scott Standley called the meeting to order at 11:35 am and confirmed a quorum.

#### **II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): [February 21, 2013](#)

James Ray made a motion to approve the minutes of the February 21, 2013 meeting. Sean Knutz seconded the motion. The motion passed unanimously.

#### **III. ITEMS FOR DISCUSSION:**

1. Consider and act on a recommendation to the City Council regarding changes to building permit fees

Mitch Humble, Community Development Director, went over the changes to the building permit fees that are being proposed. There are two goals that have been discussed in the past. These goals are to simplify the fee structure and to receive accurate construction values. The city uses these construction values for future planning and base the permit fee on values. Currently, we are using a valuation table from February 2005. We should be using the February 2013 valuation tables since the values are significantly different. ICC updates the table every 6 months. Our code states that we will use the 2005 valuation table or the most current valuation table. Mitch doesn't feel the right thing to do is change values every 6 months. Staff is proposing to use a declared value for valuation.

Another change that is being proposed is to add a plan review fee for residential plans. Staff wants to get the position back for a full time plan reviewer. All plan reviews are being done in house now and we are tracking approximately 20% higher than last year in permits issued. Mitch explained

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that if we add the plan review fee, that fee will solely pay for the position of plan reviewer. Staff is proposing 30% of the permit fee be charged for a plan review fee.

It is also being proposed that we simplify the mechanical, electrical and plumbing permit fees. The following is being proposed:

- Small Job Fee of \$10, with a more detailed description of what is and is not a small job
- Primary recommendation is to make MEP all the same calculations
  - New Residential – based on current Mechanical structure
    - Flat fee based on the area of the home
    - Area includes basements, but not garages or covered outdoor space
    - Simplify to 3 categories from 5
      - 0-2500 sf = \$120
      - 2501-4000 sf = \$155
      - 4001+ sf = \$200
  - Misc Residential – simplify by removing all the variations
    - Flat rate of \$50 per permit
    - Impact will vary depending on the specific permit request
    - Overall revenue should increase slightly based on a review of permits issued for FY2011
  - Non-Residential – match the State's commercial fees
    - Base rate plus percent of project value
    - Up to \$10,000 = \$60 + 0.02 x value
    - \$10,001 - \$100,000 = \$260 + 0.01 x value
    - Over \$100,001 = \$1,160 + 0.005 x value
    - Impact will vary depending on the specific request
    - Overall revenue will decline slightly based on a review of permits issued for FY2011
  - Other – keep the specific other fees that are already in place
    - E.g. \$42/hr existing installation inspection or \$50 re-inspection

Mitch went over samples of each permit on the overhead.

### DISCUSSION:

- James Ray feels contractors will be dishonest about the declared value and that the price should be based on square footage.
- The contractors present also feel the square footage cost is the simplest.
- Mitch explained that the declared value is more accurate than the square footage price.
- It was also mentioned that not all homes have the same amenities. One home could have basic laminate countertops and vinyl floors while another could have upgrades such as granite countertops and wood floors.
- Dan asked if the contractors have been burdened by the residential plan reviews taking longer to process. The contractors have the understanding that the plan reviewer is also an inspector and it takes more time to process the plans. The City would benefit from having a full-time Plan Reviewer and the contractors are in favor of paying a plan review fee. Mitch reminded the Board that the Plan Reviewer position probably wouldn't be available until the beginning of the fiscal year in October if approved by City Council.

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### MOTION:

Gary Bond made a motion that 30% of the permit fee will be charged as a plan review fee for residential plan review. Darren Hall seconded the motion. The motion passed unanimously.

### MOTION:

Gary Bond made a motion that the fees for Mechanical, Electrical and Plumbing permits be changed to reflect the following:

- Small Job Fee of \$10, with a more detailed description of what is and is not a small job
- Primary recommendation is to make MEP all the same calculations
  - New Residential – based on current Mechanical structure
    - Flat fee based on the area of the home
    - Area includes basements, but not garages or covered outdoor space
    - Simplify to 3 categories from 5
      - 0-2500 sf = \$120
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    - Impact will vary depending on the specific request
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  - Other – keep the specific other fees that are already in place
    - E.g. \$42/hr existing installation inspection or \$50 re-inspection

Dan Brizee seconded the motion. The motion passed unanimously.

### DISCUSSION:

- Scott McClure suggested putting some limits on the proposed valuation
- Gary Bond feels that there would be no difference in the cost for the Building Inspector to inspect a \$300,000 home compared to a \$700,000 home so he feels the price per square foot is the way to go.
- Mitch Humble explained that the County uses a declared value for Commercial and a set fee for residential; that may be an option the Board would want to consider.

### MOTION:

Scott McClure made a motion for 1 and 2 family residential buildings, the declared value shall not be less than 20% less or more than 20% more than the average per square foot value of all 1 and 2 family homes permitted in Twin Falls during the prior fiscal year. The average per square foot value for 1 and 2 family homes shall be \$70.00 per square foot until after September 30, 2013. Gary Bond seconded the motion. The motion passed unanimously.

2. Presentation of City's Strategic Plan for 2013

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This item was not discussed.

IV. INPUT AND/OR ITEMS FROM THE BUILDING ADVISORY BOARD

V. UPCOMING MEETINGS/SCHEDULE:

VI. ADJOURN MEETING:

Chairman Scott Standley adjourned the meeting at 1:08 p.m.

*Christi Green*

Christi Green

Administrative Assistant

City of Twin Falls Building Department