



### A HOW-TO GUIDE FOR CALCULATING COMMERCIAL BUILDING PERMIT FEES

**\*\*Please note that the nature of the project can alter the permit fee. This guide is intended to help customers understand how their permit fee is calculated\*\***

The following example is a 20,000 square foot new F-1 use building

**Step 1: Using the Bureau of Construction Codes Construction Cost Table (CCT), locate the use group and the construction type figure**

Example: Factory Use F-1 with Type III-A Construction = 71.35 per square foot (CCT Figure)

**Step 2: Multiply the CCT Figure by the total square footage of the building**

Example:  $71.35 \times 20,000 = 1,427,000$  (this number is the determinant value)

**Step 3: Apply the City fee schedule to the determinant as follows**

Example:  $1,427,000 - 10,000 = 1,417,000$  (We subtracted 10,000 because it is already included)

$1,417,000 / 1,000 = 1,417$  (this number is how many 1,000's we are over 10,000)

$1,417 \times \$2.60 = \$3,684.20 + \$137.00 = \$3,821.20$  (\$137 is the flat fee)

\$3,821.20 is the estimated cost of the permit fee

### A HOW-TO GUIDE FOR CALCULATING COMMERCIAL PLAN REVIEW FEES

The following example is a 20,000 square foot new F-1 use building

**Step 1: Using the Bureau of Construction Codes Construction Cost Table (CCT), locate the use group and the construction type figure**

Example: Factory Use F-1 with Type III-A Construction = 71.35 per square foot (CCT Figure)

**Step 2: Multiply the CCT Figure by the total square footage of the building**

Example:  $71.35 \times 20,000 = 1,427,000$  (this number is the determinant value)

**Step 3: Apply the City fee schedule to the determinant as follows**

Example:  $1,427,000 - 500,000 = 927,000$  (We subtracted 500,000 because it is already included)

$927,000 / 1,000 = 927$  (this is how many 1,000's we are over 500,000)

$927 \times 0.21 = \$194.67 + \$630.00 = \$824.67$  (\$630 is the flat fee)

\$824.67 is the estimated cost of the plan review

### A HOW-TO GUIDE FOR CALCULATING RESIDENTIAL BUILDING PERMIT FEES

The following example is for a new 2,000 square foot residence (R-3 use, Type VB construction)

**Step 1: Using the Bureau of Construction Codes Construction Cost Table (CCT), locate the use group and the construction type figure**

Example: Residential Use R-3 with Type VB Construction = 95.34 per square foot (CCT Figure)

**Step 2: Multiply the CCT Figure by the total square footage of the building**

Example:  $95.34 \times 2,000 = 190,680$  (this number is the determinant)

**Step 3: Apply the City fee schedule to the determinant as follows**

Example:  $190,680 - 100,000 = 90,680$  (We subtracted 100,000 because it is already included)

$90,680 / 1,000 = 90.68$  (this is how many 1,000's we are over 100,000)

$90.68 \times 2.10 = \$190.43 + \$373.00 = \$563.43$  (\$373 is the flat fee)

\$563.43 is the estimated cost of the building permit

## CITY OF CADILLAC PERMIT FEE SCHEDULE

### COMMERCIAL

#### Building Permit Fee Calculation (Based on Determinant Value)

*Determinant	Fee
0-1,000	\$53.00 + inspections required
1,001-10,000	\$53.00 + \$1.10 per 100 over 1,000
10,001 and up	\$137.00 + \$2.60 per 1,000 over 10,000

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#### BUILDING PERMIT PLAN REVIEW FEE (Based on Determinant Value)

*Determinant	Fee
0-500,000	\$1.30 per 1,000
500,001 and up	\$630.00 + \$0.21 per 1,000 over 500,000

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### RESIDENTIAL ONE & TWO FAMILY

*Determinant	Fee
0-1,000	\$53.00 + number of inspections required
1,000-10,000	\$53.00 + \$9.40 per 1,000 over 1,000
10,001-100,000	\$137.00 + \$2.70 per 1,000 over 10,000
100,001 and up	\$373.00 + \$2.10 per 1,000 over 100,000

**BUREAU OF CONSTRUCTION CODES**  
**SQUARE FOOT CONSTRUCTION COST TABLE**

To be used with the Bureau of Construction Codes Building Permit and Plan Review Fee Schedules for computation of the "Total Cost of Improvement". The table below outlines the base cost per square foot for any given Use Group/Type of Construction combination. Unfinished basements must be computed separately at 20% of table cost. These figures are not intended to reflect actual cost of construction, but are only used as a basis for determination of fees related to services rendered for projects.

USE GROUP	(2009 Michigan Building Code)	TYPE OF CONSTRUCTION								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with or without stage	176.44	169.93	165.20	157.56	146.98	142.20	151.76	132.98	127.07
A-2	Assembly, nightclubs, restaurants, bars, banquet halls	151.03	146.72	141.70	136.83	127.57	124.97	131.74	115.44	113.02
A-3	Assembly, religious worship buildings, general, community halls, libraries, museums	178.16	171.65	166.92	159.28	148.82	144.24	153.47	134.83	128.91
A-4	Assembly, arenas	175.54	169.03	163.40	156.66	145.18	141.50	150.86	131.18	126.17
A-5	Assembly, bleachers, grandstands, stadiums	156.59	150.08	144.45	137.72	125.75	122.53	131.91	112.21	107.20
B	Business	155.28	149.60	144.52	137.45	124.67	120.03	131.78	109.55	104.34
E	Educational	163.53	157.90	153.20	146.21	136.19	128.91	141.11	118.49	114.47
F-1	Factory and industrial, moderate hazard	92.97	88.61	83.30	80.08	71.35	68.29	76.52	58.88	55.23
F-2	Factory and industrial, low hazard	92.07	87.71	83.30	79.18	71.35	67.39	75.62	58.88	54.33
H-1	High Hazard, explosives	87.11	82.75	78.34	74.22	66.57	62.61	70.66	54.10	N.P.
H234	High Hazard	87.11	82.75	78.34	74.22	66.57	62.61	70.66	54.10	49.55
H-5	HPM	155.28	149.60	144.52	137.45	124.67	120.03	131.78	109.55	104.34
I-1	Institutional, supervised environment	154.20	148.79	144.63	138.36	127.07	123.71	134.85	114.01	109.95
I-2	Institutional, hospitals, nursing homes	263.67	257.99	252.91	245.84	232.14	N.P.	240.17	217.03	N.P.
I-3	Institutional, restrained	176.87	171.19	166.11	159.04	147.61	142.08	153.37	132.50	125.48
I-4	Institutional, day care facilities	154.20	148.79	144.63	138.36	127.07	123.71	134.85	114.01	109.95
M	Mercantile	113.22	108.91	103.89	99.02	90.41	87.80	93.93	78.28	75.86
R-1	Residential, hotels and motels	155.54	150.13	145.97	139.70	128.56	125.20	136.34	115.49	111.44
R-2	Residential, multiple family including dormitories, convents, monasteries	130.40	124.99	120.83	114.56	104.04	100.68	111.82	90.97	86.92
R-3	Residential, one- and two-family	122.74	119.39	116.36	113.47	108.94	106.23	109.87	101.79	95.34
R-4	Residential, care/assisted living facilities	154.20	148.79	144.63	138.36	127.07	123.71	134.85	114.01	109.95
S-1	Storage, moderate hazard	86.21	81.85	76.54	73.32	64.77	61.71	69.76	52.30	48.65
S-2	Storage, low hazard	85.31	80.95	76.54	72.42	64.77	60.81	68.86	52.30	47.75
U	Utility, miscellaneous	64.61	61.02	57.11	53.93	48.40	45.26	51.34	37.85	35.85

**Approved by Construction Code Commission – February 13, 2013**  
**Established by Director, Department of Licensing & Regulatory Affairs – February 26, 2013**  
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