

City of Manassas, Virginia – New Building and Trade Permit Fees

Type / Description	New Fees, Effective June 29, 2020	Change from Existing Fees
Building		
All Building Construction (except single family homes/R-5 construction type)	Per chart attached; \$200 minimum	Per chart attached; simplifies 140 fee categories into 5 categories
Single Family Homes (R-5 construction type only) including all new construction, additions, decks, structures and accessories	\$.45 per square foot; Includes all trades and construction; \$100.00 minimum	Simplifies 9 categories into 1 category and includes all trades instead of separate fees for individual trades (MEP)
All Plan Revision (except single family homes/R-5 construction type)	\$30.00 per sheet	No change.
Single Family Homes Plan Revision (R-5 construction type only)	\$70.00 flat fee	\$20.00 per sheet
Removal of Building to New Location	1% of the contract price, or \$400.00 whichever is greater	No change
Interior Renovations, Alterations, Basement (All non-structural work)	\$.40 per square foot of construction; \$230.00 minimum	1.5% of contract price
Residential Code Modification (R-5 construction type only)	\$150.00	\$100.00
Commercial Code Modification	\$275.00	\$100.00
Fences, Walls, Towers or Other Structure Not Defined as a Building	1.5% of the contract price or \$150.00 minimum	1.5% of the contract price
Demolition Permit – Bond	\$150.00 and a bond based on the estimated cost of work to be performed as approved by the City Manager or their designee. Such bond shall be forfeited in the event that all material and rubbish is not removed from the site within thirty (30) days of expiration of the permit.	\$50.00 and a flat bond of \$1000.00
Signs	\$135.00 for a wall sign \$205.00 for a freestanding sign Includes electrical permits for illumination	\$90.00 for all signs

Commercial New Construction/Alterations COMPLEXITY CHART

Group	Factor	Use Group	Per Square Foot
1	1	S,U,H,F,Shell	\$0.24
2	1.2	B,M	\$0.28
3	1.3	A2,A3,A4,E,R2	\$0.30
4	1.4	R1,R-3, R-4,A1	\$0.33
5	1.75	I1,I2,I3,I4	\$0.41

City of Manassas, Virginia – New Building and Trade Permit Fees

Type / Description	New Fees, Effective June 29, 2020	Change from Existing Fees
Residential Swimming Pools	\$200.00 for an above ground pool (including hot tubs) and \$345.00 for an in-ground pool.	No change.
Commercial In-Ground Swimming Pool	\$425.00	\$200 - \$345
Modular Furniture	\$90.00 or 0.5% of the cost of construction over \$2000.00, whichever is larger	Minimum fee or 0.5% of estimated cost of construction, whichever is larger
Construction Trailer	\$250.00	\$100.00
Sales or Office Trailer	\$350.00	\$100.00
Plan Review – Residential Minor (R-5 Construction Type Only)	\$50.00	35% of permit cost
Plan Review – Residential Major (R-5 Construction Type Only)	\$150.00	35% of permit cost
Plan Review – All other Construction Types	\$150.00	35% of permit cost
<u>Certificate of Occupancy or Use</u>		
Residential Projects (R-5 Construction Type Only)	\$65.00	No Change
Commercial Projects	\$90.00	No Change
Temporary Occupancy or Use	\$75.00	\$50.00 Residential \$75.00 Commercial
Change of Use	\$90.00	No change
<u>Plumbing</u>		
Residential Plumbing Permit Only (R-5 Construction Type)	\$100.00 flat fee	1 bath \$53.50 and \$2.68 per fixture 2 baths \$74.90 and \$2.68 per fixture 3 baths \$96.30 and \$2.68 per fixture
Commercial Plumbing, New Construction, Additions and Alterations	\$110.00 per unit; \$7.00 per fixture within each unit	\$107.00 and \$2.68 per fixture
Water Service (New, Replacement or Repair)	\$75.00	\$53.50 replacement or repair \$26.75 new
Hot Water Heater/Water Softener	\$75.00	\$53.50

City of Manassas, Virginia – New Building and Trade Permit Fees

Type / Description	New Fees, Effective June 29, 2020	Change from Existing Fees
<u>Gas and Oil</u>		
Gas Piping, LP or Natural	\$90.00 per meter plus five dollars \$5.00 for each appliance outlet	\$53.50 and \$1.07 for each pipe over one inch
Installation of Furnace, Unit Heater Boiler, Air Conditioner, Clothes Dryer, Incinerator or Other Fixed Gas Appliance (New or Replacement)	\$65.00	\$53.50
Gas- or Oil-Fired Furnace and Boiler (New or Replacement)	\$65.00	\$53.50
Installation, Repair or Replacement of All Other Gas-Fired Equipment	1% of the cost of the work, including equipment, labor and materials; One hundred dollars (\$100.00) Minimum	\$53.50
<u>Mechanical</u>		
Residential Mechanical Permit Only (R-5 Construction Type)	\$100.00	
Commercial Mechanical	\$.05 per square floor building area plus \$20.00 per fire damper; one hundred and fifty dollars \$150.00 minimum	
Hot water heating or supply boiler	\$90.00 to 200,000 Btu/hr; \$10.00 for each additional 100,000 Btu/hr. or portion thereof	\$53.50 to 500,000 Btu/hr and \$10.70 for each additional 500,000
Unfired Pressure Vessels	\$60.00 for first 50 sq. ft. of cross section area, computed at greatest dimensions of length and width; \$10.70 for each additional 50 sq. ft. or fraction thereof	\$53.50 for first 50 sq. ft. of cross section area, computed at greatest dimensions of length and width; \$10.70 for each additional 50 sq. ft. or fraction thereof
Unit Heaters, Space Heaters, Through Wall Heat Pump or AC, Exhaust Fans (Other Than Hood Fans), Dryer Fans, VAV Fans and Fan Coil Units	\$90.00 for first five units, \$12.00 for each additional unit	\$53.50 up to 500,000 Btu per hour input, \$5.35 for each additional 100,000 Btu or fraction thereof
Furnaces, When Installed in Each Unit of Apartment Buildings	\$30.00	\$26.75 or minimum fee
Central Heating Furnaces	\$90.00 for up to 200,000 Btu \$7.00 for each additional 100,000 Btu or fraction	\$53.50 up to 100,000 Btu per hour input, \$5.35 for each additional 100,000 Btu or fraction thereof

City of Manassas, Virginia – New Building and Trade Permit Fees

Type / Description	New Fees, Effective June 29, 2020	Change from Existing Fees
Other Furnaces	\$53.50 for up to 100,000 Btu input; \$5.35 each additional 100,000 Btu or fraction thereof	No change.
Incinerator	\$60.00 per 100 lbs. per hour burning rate or fraction thereof	\$53.50 per 100 lbs. per hour burning rate or fraction thereof
Refrigeration and Refrigeration Cycle of Air Conditioning Systems	\$90.00 for up to 5 refrigeration tons; \$5.00 for each additional refrigeration ton	\$53.50 for up to 5 refrigeration tons; \$2.68 for each additional refrigeration ton
Conversion to or Replacement of Oil Burner	\$90.00 flat fee	\$53.50 for light oils No. 1, 2, 4 – and \$80.25 Heavy oils; No. 5, 6
Installation, Repair or Replacement of All Other Mechanical Equipment	1.5% of the cost of the work, including equipment, labor and materials; \$100.00 minimum	\$53.50 minimum fee
<u>Elevators</u>		
Annual Elevator Certification	\$70.00	\$50.00
Commercial Elevator Installation	\$400.00	New fee
Residential Elevator Installation	\$195.00	New fee
<u>Electrical</u>		
Residential Electrical Permit Only (R-5 Construction Type, Pre-fab or Modular Dwelling Unit Only)	\$100.00	New flat fee
Electrical Service - Industrial, Commercial and Institutional	\$.80 per amp; \$150.00 minimum	
Change Electrical Service	\$150.00 for 600 amps or less; \$240.00 for 601 -1200 amps, \$300.00 for over 1200 amps	\$133.75 for 400 amps or less \$214.00 for 401-800 amps \$267.50 for 801-1200 amps \$321.00 for 1201-1600 amps \$374.50 for 1601-2000 amps \$428.00 for 2001-3000 amps \$481.50 for 3001 and up
Minor Electrical Work Not Covered Elsewhere in This Section	\$100.00	New flat fee
Outdoor Electric Signs	Included in sign fee	1 branch circuit \$53.50 and 45.35 each additional circuit

City of Manassas, Virginia – New Building and Trade Permit Fees

Type / Description	New Fees, Effective June 29, 2020	Change from Existing Fees
Temporary Power on Pole	\$90.00 up to a 200 amp service	New fee
R1 and R2 Construction Type Dwellings	\$85.00 per unit for R1 and R2 dwellings	New flat fee
<u>Miscellaneous</u>		
Re-inspection Fee	100% of original permit fee after a re-inspection is completed and the original discrepancies have not been abated, not to exceed \$500.00 (allows 2 inspections on original permit fee)	\$80.00 per inspection
Annual Permits	No change, 1.5% of cost; limited applicability	No change
Work Without Permit Inspection Fee	\$150.00 in addition to the normal permit fees.	\$80.00 in addition to normal permit fee
After-Hours Inspection Fee	\$90.00 per inspection hour with a two hour minimum.	\$75.00 per hour with two hour minimum.
Rental Housing Certificate of Compliance	\$90.00 after a re-inspection is completed and the original discrepancies have not been abated.	\$75.00 for the Certificate
Training Surcharge	1.25% of the permit fee; in addition to State mandated fees	No change
Permit Issuance	Payment for all permits is due within 30 days of permit approval. Permits will not be issued until all open invoices are paid.	
Refunds	\$90.00 administrative fee	\$50.00 administrative fee