

City of Buffalo

Commercial Construction Fees - All buildings except detached 1 and 2-family dwellings

Permits are required for all work that is not listed as exempted in Section 103-2.3 of the Buffalo City Charter.

Heating, Electrical, and Plumbing (M/E/P) permits and fees are separate.

Application Fee	\$50.00
Plan Review Fee (if work requires plans)	
Use the 'Building Valuation Data Table' page to determine mean construction cost used for calculating the plan review fee.	
\$0.50 per \$1,000. of mean construction cost or portion of \$1,000.	\$50.00 minimum
Permit Fee Use the 'Building Valuation Data Table' page to calculate mean construction cost for new construction, additions, change of use, and alterations. Repairs and work on elements that are not part of the building, use your contract amount instead of calculating the mean construction cost, for the table below.	
New construction, additions, change of use, alterations	
mean construction cost up to \$500,000.	\$6.00 per \$1,000. of cost \$100.00 minimum
mean construction cost from \$500,001. to \$5,000,000.	\$4.00 per \$1,000. of cost, plus \$1,000.
mean construction cost \$5,000,001. and over	\$3.00 per \$1,000. of cost, plus \$6,000.
Flat fees Flat fees are for specific small types of work - fees for each type of work done are added.	
Signs 35 sq. ft. and under (except projecting signs)	\$50.00
Portable signs	\$25.00
Fence requiring a permit (overheight, etc.)	\$50.00
Temporary trailer (over 10 days, up to 1 year)	\$200.00
Storage pod, up to 4 months	\$50.00
Demolitions	
Demolition of a commercial structure	\$0.08 per sq. ft. \$500.00 minimum
Demolition of an accessory structure over 144 sq. ft. and up to 1,000 sq. ft	\$100.00
Interior tear-out	\$200.00
Use Permit Fee	
With use / occupancy change	\$50.00
Total fees cost is Application Fee, plus Plan Review Fee as necessary, plus Use Permit Fee as necessary, plus Permit Fee.	
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Building Valuation Data Table

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	224.49	217.12	211.82	202.96	190.83	185.33	196.14	174.43	167.83
A-1 Assembly, theaters, without stage	205.71	198.34	193.04	184.18	172.15	166.65	177.36	155.75	149.15
A-2 Assembly, nightclubs	177.15	172.12	167.31	160.58	150.83	146.74	154.65	136.68	132.81
A-2 Assembly, restaurants, bars, banquet halls	176.15	171.12	165.31	159.58	148.83	145.74	153.65	134.68	131.81
A-3 Assembly, churches	207.73	200.36	195.06	186.20	174.41	168.91	179.38	158.02	151.41
A-3 Assembly, general, community halls, libraries, museums	173.36	165.99	159.69	151.83	138.90	134.40	145.01	122.50	116.89
A-4 Assembly, arenas	204.71	197.34	191.04	183.18	170.15	165.65	176.36	153.75	148.15
B Business	179.29	172.71	166.96	158.70	144.63	139.20	152.43	126.93	121.32
E Educational	192.11	185.49	180.05	171.90	160.09	151.62	165.97	139.90	135.35
F-1 Factory and industrial, moderate hazard	108.42	103.32	97.18	93.38	83.24	79.62	89.22	68.69	64.39
F-2 Factory and industrial, low hazard	107.42	102.32	97.18	92.38	83.24	78.62	88.22	68.69	63.39
H-1 High Hazard, explosives	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	N.P.
H234 High Hazard	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	57.71
H-5 HPM	179.29	172.71	166.96	158.70	144.63	139.20	152.43	126.93	121.32
I-1 Institutional, supervised environment	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
I-2 Institutional, hospitals	302.44	295.85	290.11	281.84	266.80	N.P.	275.58	249.09	N.P.
I-2 Institutional, nursing homes	209.38	202.79	197.05	188.78	175.72	N.P.	182.52	158.01	N.P.
I-3 Institutional, restrained	204.27	197.68	191.94	183.67	171.10	164.68	177.41	153.40	145.80
I-4 Institutional, day care facilities	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
M Mercantile	132.04	127.01	121.20	115.47	105.47	102.39	109.54	91.33	88.45
R-1 Residential, hotels	179.14	172.89	167.90	160.83	147.95	144.10	160.52	132.93	128.36
R-2 Residential, multiple family	150.25	143.99	139.01	131.94	119.77	115.91	131.62	104.74	100.18
R-3 Residential, one- and two-family	141.80	137.90	134.46	131.00	125.88	122.71	128.29	117.71	110.29
R-4 Residential, care/assisted living facilities	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
S-1 Storage, moderate hazard	100.53	95.44	89.29	85.49	75.57	71.95	81.34	61.02	56.71
S-2 Storage, low hazard	99.53	94.44	89.29	84.49	75.57	70.95	80.34	61.02	55.71
U Utility, miscellaneous	75.59	71.22	66.78	63.37	56.99	53.22	60.41	44.60	42.48

Note: N.P. = the use/occupancy classification is not permitted in the building construction type.

1. From the table, find the mean construction rate according to the use/occupancy classification and the construction type of the building.
2. Multiply this tabular rate according to the appropriate scope-of-work factor described below to obtain the adjusted tabular rate:
 - a) New Building or Addition - use the full tabular rate
 - b) New Building; Foundation and Superstructure only - multiply by .6
 - c) New Building; Foundation, Superstructure, and Envelope only - multiply by .8
 - d) Addition, and Alterations to an Existing Building - multiply by .7
 - e) New or Existing Building; Envelope and Interior Build-Out or Alterations only - multiply by .5
 - f) New or Existing Building; Building Envelope only - multiply by .3
 - g) New or Existing Building; Interior Build-Out or Alterations only - multiply by .3
3. Now multiply the adjusted tabular rate by the square footage of the Work Area¹ to get the mean construction cost. For multi-use buildings, multiply the adjusted tabular rate by the square footage of the Work Area in each use and add all the results to obtain a total mean construction cost.
4. Use the 'Commercial Construction Fees' page to obtain your fees, by adding the Application, Plan Review, and Permit fees:
 - a) On the 'Commercial Construction Fees' page, the Application Fee is \$50.
 - b) Use the mean construction cost and the 'Plan Review Fee' section to calculate the Plan Review Fee.
 - c) Use the mean construction cost and the 'Permit Fee' section to calculate the Permit Fee.

The formula to calculate mean construction cost is: $R \times S \times W = C$,

where R is the tabular rate, S is the scope-of-work adjustment, W is the work area, and C is the mean construction cost.

The formula for a building with more than one use is: $((R_1 \times S_1 \times W_1) + (R_2 \times S_2 \times W_2) + \dots) = C$
1st use 2nd use

¹ 'Work Area' – reconfigured spaces, altered building elements or systems, the area supported by a replaced or altered structural element, and the area where use / occupancy is changing.

Example 1

Calculating mean construction cost and obtaining fees – new building construction

Use Group: B offices Type of Construction: IIB Work Area: 16,000 sq. ft.

1. Find the mean construction rate from the table R for B/IIB = \$158.70/sq. ft.

2. Determine the scope-of-work multiplier S for a New Building or Addition = 1

3. Using the project work area, determine the mean construction cost R x S x W = C
So, $\$158.70/\text{sq. ft.} \times 1 \times 16,000 \text{ sq. ft.} = \$2,539,200.$

4. Calculate fees using the 'Commercial Construction Fees' page

a) From 'Commercial Fees' page, Application Fee (AF) is \$50. AF = \$50.

b) From 'Commercial Fees' page, Plan Review Fee (RF) is \$0.50 per \$1,000. of mean construction cost or portion thereof:

$$\text{RF} = \frac{\$0.50}{\$1000} \times \$2,539,200. = \$1,179.60$$

c) From 'Commercial Fees' page, Permit Fee (PF) is \$4.00 per \$1,000. of mean construction cost or portion thereof, plus \$1,000.

$$\text{Pf} = \frac{\$4}{\$1,000} \times \$2,539,20 + \$1,000 = \$11,156.$$

d) Total fee (TF) is the sum of AF + RF + PF TF = \$50 + \$1,179.60 + \$11,156 = \$12,385.60

Example 2

Calculating mean construction cost and obtaining fees – existing building, addition and alteration (change of use)

Use Groups: A-2 restaurant, and R-2 six apartments

Type of Construction: IIIB Work Area A-2: 4,000 sq. ft. (including addition) Work Area R-2: 6,000 sq. ft.

1. Find the mean construction rate , R, for each use from the table
 R_1 for A-2/IIIB = \$145.74/sq. ft.
 R_2 for R-2/IIIB = \$115.91/sq. ft.

2. Determine the scope-of-work multipliers, S
 S_1 for A-2 (addition/alteration) = .7
 S_2 for R-2 (interior alteration) = .3

3. Using the project work area, determine the mean construction cost
 $((R_1 \times S_1 \times W_1) + (R_2 \times S_2 \times W_2) + \dots) = C$
So, $(\$145.74/\text{sq. ft.} \times .7 \times 4,000 \text{ sq. ft.}) + (\$115.91/\text{sq. ft.} \times .3 \times 6,000/\text{sq. ft.}) = \$616,710.$

4. Calculate fees using the 'Commercial Construction Fees' page

a) From 'Commercial Fees' page, Application Fee (AF) is \$50. AF = \$50.

b) From 'Commercial Fees' page, Plan Review Fee (RF) is \$0.50 per \$1,000. of mean construction cost or portion thereof:

$$RF = \frac{\$0.50}{\$1000} \times \$616,710. = \$308.36$$

c) From 'Commercial Fees' page, Permit Fee (PF) is \$4.00 per \$1,000. of mean construction cost or portion thereof, plus \$1,000.

$$PF = \frac{\$4}{\$1,000} \times \$616,710 + \$1,000 = \$3,466.80$$

d) Total fee (TF) is the sum of AF + RF + PF

$$TF = \$50 + \$308.36 + \$3,466.80 = \$3,825.16$$