

REGULAR MEETING OF THE RIVERVIEW CITY COUNCIL  
 CITY OF RIVERVIEW, WAYNE COUNTY, MICHIGAN  
 HELD ON MONDAY, AUGUST 21, 2017, A.D.  
 IN THE COUNCIL CHAMBERS OF  
 THE PETER ROTTEVEEL MUNICIPAL BUILDING  
 14100 CIVIC PARK DRIVE, RIVERVIEW, MICHIGAN 48193-7689

The meeting was called to order at 7:30 p.m.

Presiding: Mayor Pro Tem Blanchette

Present: Councilmembers: Coffey, Towle, Elmer Trombley, Workman

Excused: Mayor Swift (Vacation) Councilmember James Trombley (Work)

Motion by Councilmember Coffey, seconded by Councilmember Workman that Resolution No. 17-30, Amending the Community Development and Building and Engineering Fee Schedule, be Adopted as follows:

**RESOLUTION NO. 17-30  
 AMEND FEE SCHEDULE FOR BUILDING, ENGINEERING  
 DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENTS**

WHEREAS, the City Council desires to establish various fees to be implemented for the City of Riverview Building, Engineering and Community Development Departments;

WHEREAS, the respective Department Heads have proposed the various proposed fees;

WHEREAS, the City Council determines the proposed Fees to be required to meet the operational and capital needs for the effected Riverview Departments; and

WHEREAS, Section 26-13 of the Riverview City Charter provides for the City Council to establish the listed Fees by City Council Resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverview, Michigan, hereby Adopts the Proposed Fee Schedule as follows:

<b>BUILDING, ENGINEERING AND COMMUNITY DEVELOPMENT FEES:</b>		<b>FEES:</b>
<b>GENERAL CONDITIONS:</b>		
Administrative fee per permit application		\$20.00
Administrative fee for bond / escrow held		10%
Minimum Permit Fee (Does Not Include Admin Fee)		\$50.00
Work commencing prior to issuance of a permit subject to double permit fees		
Contractor Registration - Includes processing and admin fee (add per State of MI)		\$50.00

Background check for business license application	\$25.00
Permit extension; written request required	\$ 25.00
Permit refund; written request required. Refund does not include \$20 admin fee	
Hydrant Permit (Requires Bond, Water Cost, Meter Rental, Inspections if needed)	\$125.00
<b>INSPECTION FEES:</b> (Includes building, electrical, plumbing & mechanical)	
Residential: Additional, re-inspect, lock-out, all	\$ 50.00
Commercial / Industrial: Additional, re-inspect, lock-out, all	\$ 60.00
Special inspections, Hard to Assess, Off-Day, Hourly, Obstructed (consolidated)	\$ 75.00
C of O Inspection Each: Requires first and final	\$ 50.00
<b>BUILDING PERMIT FEE SCHEDULE:</b>	
Base Fee \$50.00 to \$1,000.00 valuation	\$ 50.00
\$1001-and up = \$40 base + \$10 per each \$1,000 over \$1,000	\$ 10.00
Current fee schedule:	
Base fee \$40 to \$1,000 valuation	
\$ 1,001 - \$ 25,000 = \$ 40 & \$10 per each \$1,000 over \$ 1,000	
\$ 25,001 - \$100,000 = \$ 280 & \$ 8 per each \$1,000 over \$ 25,000	
\$100,001 - \$250,000 = \$ 880 & \$ 6 per each \$1,000 over \$100,000	
\$250,001 - \$500,000 = \$1,780 & \$ 5 per each \$1,000 over \$250,000	
\$500,001 - up = \$3,030 & \$ 4 per each \$1,000 over \$500,000	
<b>DEMOLITION:</b>	
Residential dwelling and accessory building (Includes two inspections)	\$100.00
Demolition Accessory Buildings	\$ 50.00
Multiple dwellings, commercial and industrial (Two inspections)	\$125.00
Industrial:	First building \$125.00
	Each additional \$ 50.00
<b>MISC. FEES</b>	
Fence permits (permits are time consuming requiring a review, neighbor agreement, as-built)	\$ 75.00
Sign Face change only (New Category)	\$ 75.00
Permanent Signs (Based on Valuation Chart)	Valuation
Temp Signs, banners, balloons and pendants	(Bond + 10% admin for sign removal)
Swimming Pool Above Ground	\$ 50.00
Swimming Pool In-ground (Requires two inspections)	\$ 90.00
Hot Tubs (Requires two inspections)	\$ 90.00
Donation Box(es) (\$50.00 ea. for a new permit or \$25.00 ea. for permit renewal	each \$ 50.00
Proof of General Liability Insurance no less than \$1 million per occurrence.	Renewal each \$ 25.00

<b>ELECTRICAL FEE SCHEDULE:</b>	
Inspections: (See inspection fees above)	
Circuits:	
First Circuit (sign circuit)	\$ 30.00
Each additional circuit	\$ 10.00
Minor repairs, not including new circuits, minimum	
City Certification for minor wiring on rental units same as above	\$ 50.00
Fixtures, lamps, etc. Installation, alterations, repairs- First 25	
Each additional 25 (Consolidated lamps/fixtures)	\$ 10.00
Service and Subpanels:	
Service up to 1000 amps	\$ 50.00
Each additional 100 amps	\$ 15.00
Appliances, First (circuits separate):	
Each additional appliance	\$ 13.00
Motors, generators, standby generator systems, rectifiers, capacitors, etc.	
Units up to and including 100 HP / KW equivalent	\$ 45.00
Each additional 10 HP / KW equivalent	\$ 15.00
Sign installation (inspection fee not included)	
Each additional sign	\$ 20.00
Sign relocation, minimum	\$ 50.00
Outline tubing, shop or field inspection, first 50 feet	\$ 25.00
Each additional 25 feet or fractional part thereof	\$ 15.00
Special, annual, event, temporary, displays, etc.; Each inspection: (Consolidated)	
\$ 75.00	
Feeders, Mains, Bus, Duct	
Up to and including 100 feet	\$ 25.00
Each additional 50 feet	\$ 10.00
Outdoor cabinets, each	
Light pole each	\$ 20.00
<b>HVAC: Reconnect, new or altered for heating / cooling equipment</b>	

Residential (circuit not included) for heating, cooling or combination of:	\$ 50.00
Commercial (circuit not included) for heating, cooling or combination of:	\$ 60.00
Hard to access area (underground, roof, crawl space, etc.)	\$ 75.00
Electric heat:	
First kv	\$ 25.00
Each additional kv	\$ 13.00
Swimming pool, Hot Tub, Spa:	
Motors, filtering plant, one lighting circuit underground, includes rough and final:	
Built in pool or hot tub (two inspections)	\$ 90.00
Aboveground - one inspection	\$ 50.00
Alarm System:	
Drill or pull station (city box):	\$ 30.00
Signaling device or detectors each: (changed from first seven charge of \$25)	each: \$ 5.00
House master panel, subpanel, FACP, FACU	\$ 50.00
Each additional panel (added new subcategory)	\$ 25.00
<b>PLUMBING FEE SCHEDULE:</b>	
All Fixtures: Each \$15 unless otherwise noted. Combined to simplify.	
Includes: air compressor, baths, coffee machine, cooling trays, conductors, dishwashers, TRAPS (grease, shower, backwater) dental chairs, drinking fountain, DRAINS (floor, laundry or condensate) garbage disposal or waste receptor, hose bibs, humidifiers, inside conductor pipe, laundry tray, SINKS (slop, lead cup, test-tube, washstands), ice makers, new stack (or alterations of soil, waste vent), pump/water lift, refrigerator connect to drainage system, special waste, sump pump, surgical cuspidor, swimming pool fixtures above ground, lavatory/ urinal /bidet, water closet or stills, water treatment device, any water outlets to coolers, heating systems, filters or make-up water tank."	
<b>Fixtures (each)</b>	\$ 15.00
Replacement of fixtures (no piping charge), minimum	\$ 32.00
Automatic laundry machines, humidifiers, or beverage machines	
If more than one machine at same location, each, minimum	\$ 25.00
Sprinkler head Each:	
	\$ 1.00

Hot water heater (mech/plumb charge to be the same; most common permit applied for)	\$ 50.00
Catch basins (not for parking lot)	\$ 50.00
Interceptor (oil, grease, sand, etc.)	\$ 50.00
Industrial processing equipment or comfort cooling equipment and devices served by secondary water install, replace, remove, or relocated on previous plumbing inspection, per item	\$ 50.00
Minimum certificate fee	\$ 50.00
<b>Sewer / Drain Inspections</b>	
Sewers on private property:	\$100.00
Drains (storm drains above or underground on private property):	\$100.00
Water distribution: Entire system residential	\$ 75.00
Water distribution: Entire system commercial	\$150.00
Replacement piping (inspection not included) per room	\$ 30.00
<b>BACKFLOW PREVENTORS: Each</b>	
(Includes RPZ, double check valves and vacuum breakers)"	\$ 50.00
Underground, waterproofing, drainage etc., charge by inspection	
<b>MECHANICAL FEE SCHEDULE:</b>	
Note: Categories were cleaned up and combined for ease of use /	
<b>Air Conditioner, Cooling Systems</b>	
Residential	\$ 50.00
Commercial	\$ 75.00
Add special inspection fee for hard to access area	\$ 75.00
Chilling Towers   Chillers	\$ 35.00
<b>Generators, compressors, motors</b>	
Residential	\$ 50.00
Commercial	\$ 60.00
Add special inspection fee for hard to access area	\$ 75.00
<b>Special or shop inspection of refrigeration equipment,</b>	
per unit or visit (same fee as a special inspection)	\$ 75.00

Ductwork, steam, water or air distribution systems:	
Installation of complete residential	\$ 50.00
Addition, alteration to existing system	\$ 25.00
Large commercial and industrial minimum charge	\$100.00
Light test	\$ 50.00
Water / steam distribution without boiler / heater	\$ 45.00
Furnace / Heating / Boiler (Entire system pricing instead of many misc. fees added)	
Residential Furnace; complete system including vents, flue, humidifier, air cleaner	\$ 75.00
Commercial Furnace; complete system including vents, flue, humidifier, air cleaner	\$125.00
Residential Boiler; complete system- no extra distribution fee	\$ 75.00
Commercial Boiler; complete system- no extra distribution fee	\$100.00
Add special inspection fee for hard to access area	\$ 75.00
Each additional unit, same location, same day inspection	\$ 30.00
Gas Piping	
Residential	\$ 50.00
Commercial	\$ 60.00
Each opening same location	\$ 10.00
Gas pressure test)	\$ 50.00
Room heater, wall heater, baseboard-type unit:	
First unit at each address	\$ 50.00
Each additional unit at same address	\$ 20.00
Fuel burning stove (may include rooftop inspection for venting)	\$ 50.00
Radiant Tube   Infra-red heating	\$ 75.00
Hot water tank (Most common permit / same cost as plumbing permit HWT)	
	\$ 50.00
Hot water Heater Commercial (New Category)	
	\$ 75.00
Rooftop Units: Heating, cooling, make-up air etc.: Each	
	\$ 50.00
Rooftop Inspection Each: (Note: Two inspectors must access unit; elec & mech)	
	\$ 75.00
ADDITIONAL ITEMS:	
B-Vent without furnace	\$ 30.00
Chimney, factory built, installed separately	\$ 50.00
Compressor	\$ 30.00
Chimney liner without furnace	\$ 30.00
Electronic air cleaner without furnace	\$ 30.00
Evaporator Coils	\$ 30.00
Exhaust fan	\$ 30.00

Fireplaces (Gas or electric, factory built)	\$ 30.00
Heat exchanger replacement	\$ 25.00
Hoods: Residential kitchen / bath	\$ 50.00
Hood(s): Commercial (Plan review and testing are separate fee)	\$ 50.00
Hood Test: Smoke capture (Fire or mechanical inspection fee)	\$ 50.00
Hood Test: Puff or Air Test (Fire or mechanical inspection fee)	\$ 50.00
Humidifier without furnace	\$ 30.00
Refrigeration (Split systems)	\$ 50.00
Solar Panels	\$ 30.00
V.A.V. Boxes	\$ 15.00
Walk in Cooler or Freezer	\$50.00
<b>FIRE SUPPRESSION UNITS:</b>	
Fire suppression system (wet/dry)	\$100.00
Fire Suppression plan review (hourly)	\$ 75.00
Fire Suppression: Pressure test	\$ 75.00
Sprinkler heads Each:	\$ 1.00
<b>OTHER FEES:</b>	
NOTE: Reviews for the Planning Commission, Zoning Board of Appeals, Engineering and Building Plans are conducted under contract will be invoiced using the applicable contract fee schedule. Excessive engineering, planning, building, planning and zoning reviews will be invoiced on an hourly basis in addition to the initial review fee based on contracted hourly rates.	
Engineering Review & Inspection Fees: Per City's current contract + 10% admin fee	
Planning Consultant Review Fees: Per City's current contract + 10% admin fee	
<b>Grade Certificate / As-built</b>	
Grade review	Hourly
Inspection (engineering)	Hourly
Engineering determination	Hourly
Legal Notice for Board / Commission	\$150.00
Administrative site plan review	Hourly
Plan review building	Hourly
ZBA review fee	Hourly
Planning Commission review fee	Hourly
Special Board /Commission meeting request	\$565.00

Site plan and subdivision review fees; zoning.		
The fees as required in section 94-56 shall be as follows:		
Generally:		
a. Cluster residential:		
1.	Original submittal plus 6 /d.u.	\$620.00
2.	Major redesign, plus 2 /d.u.	\$510.00
b. Multiple-family residential:		
1.	Original submittal, plus \$6.00/d.u.	\$735.00
2.	Major redesign, plus \$5.00/d.u.	\$510.00
c. Other uses (office commercial, industrial, institutional, etc.):		
1. Two acres or less:		
i.	Original submittal	\$435.00
ii.	Redesign	\$310.00
2. Over 2 acres:		
i.	Original submittal, plus \$35.00/acre	\$555.00
ii.	Redesign, plus \$25.00/acre	\$310.00
d. Uses requiring marginal access drive:		
1.	Original submittal, plus \$12.00/acre	\$375.00
2.	Redesign, plus \$6.00/acre	\$185.00
e. Greenbelt and berms:		
1.	Original submittal	\$250.00
2.	Major redesign	\$125.00
f. Lot/parcel split (fees plus Wayne County Charges)		\$125.00
Lot/parcel combination (fees plus Wayne County Charges)		\$125.00
Subdivision review fees. Preliminary plats:		
a. Conventional subdivision plans:		
1.	Original submittal, plus \$4.00/lot	\$620.00
2.	Major redesign, plus \$3.00/lot	\$500.00
3.	Final plat, plus \$3.00/lot	\$375.00
4.	Major redesign, plus \$3.00/lot	\$375.00
b. Open space subdivision plans:		
1.	Preliminary plat, plus \$3.00/lot	\$620.00



2. Major redesign, plus \$2.00/lot	\$375.00
3. Final plat, plus \$3.00/lot	\$375.00
Open space park plans:	
a. Cost estimates (for 5 acres or less), plus \$25.00/ac	\$375.00
b. Major redesign, plus \$10.00/ac	\$185.00
Planned development district.	To Be Determined
Revision, submittal of state I and II plans. No less than	\$1,250.00
Rezoning applications. Fees as required in section 22-31 shall be as follows:	
a. R, RM, OS-1, B, and M districts	\$500.00
b. P-1 district	\$500.00
c. PD district, plus hourly fee, plus \$85.00/ac	\$620.00
Special use zoning fee	\$250.00
Home occupation hearing	\$125.00
Amendments/zoning	\$250.00
SUBDIVISIONS & CONDOMINIUMS:	
A. Checking closure, lot areas and grade plan -- (Amount to be deposited by developer.)	\$300.00
B. Review and processing of public improvement -- 1% of construction costs for projects. (Deposited by developer)	Plus \$15.00/lot
C. Full time inspection of the construction for utilities to be dedicated to the Municipality -- Hourly rate of the then Standard Rate Schedule as established by the Engineer and the Municipality (Amount shall be escrowed by the developer or contractor.)	
D. Field check to assure monuments and property irons are installed within one (1) year of recording of the plat to be billed to the developer on a time basis in accordance with the then Rate Schedule as established.	
APARTMENT COMPLEXES:	
A. Site plan review, paving, grading, etc. -- (Amount to be deposited by the developer.)	\$300.00 Plus \$15.00/unit
B. Sanitary sewer, water mains and storm sewers other than building leads – 1.0% of the construction of each utility. (Amount shall be	or any part thereof

deposited by the developer.)	
C. Full-time inspection of the construction for utilities to be dedicated	
to the City -- Hourly rate of the then Standard Rate Schedule	
as established by the Engineer and the Municipality.	
(Amount shall be escrowed by the developer or contractor.)	
<b>INDUSTRIAL AND COMMERCIAL DEVELOPMENTS:</b>	
A. Site plan review, paving, grading, etc. -- (Amount to be deposited	
by the developer)	\$300.00
B. Sanitary sewer, water mains and storm sewers -- 1% of construction	
cost of each utility. (Amount shall be deposited by the developer.)	plus \$75.00/acre
or and part thereof	
C. Full-time inspection of construction of utilities to be dedicated to the	
Municipality -- Hourly rate of the then Standard Rate	
Schedule as established. (This amount shall be escrowed	
by the developer or contractor.	
SPECIAL NOTE: Although we charge a set fee for administrative	
site plan reviews, we pay the City Engineer by their hourly rate.	
Recent plan reviews expenditures involving the engineer/planner have exceeded	
current fee amounts. Surrounding communities charge in the \$200-\$750 range.	
Excessive reviews (more than 2) will be invoiced on an hourly basis in addition	
to the initial review fee based on engineering hourly rates.	
Abatements--creation of district/application	\$565.00
Alley vacations	\$170.00
Street vacations	\$170.00

AYES: Mayor Pro Tem Blanchette, Councilmembers Coffey, Towle, Elmer Trombley Workman  
NAYS: None  
EXCUSED: Mayor Swift, Councilmember James Trombley

ADOPTED THIS 21<sup>st</sup> DAY OF AUGUST 21, 2017

ATTEST:

---

Lynn Blanchette, Mayor Pro Tem

I, Cynthia M. Hutchison, duly authorized City Clerk of the City of Riverview, do hereby certify the above is a true copy of a resolution adopted by the Riverview City Council at their regular meeting of August 21, 2017.

( S E A L )

---

Cynthia M. Hutchison, City Clerk