

CITY OF PLATO

BUILDING CODE FEE SCHEDULE

Effective Date: 1/1/2018
Last Updated: 6/2025

Residential Fees (for permits that are issued over-the-counter and have flat-rate fees)

*(Definition of residential: **IRC-1 Single Family Dwelling:** Any building that contains one dwelling unit used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or occupied for living purposes. **IRC-2 Two-Family Dwelling:** Any building that contains two separate dwelling units with separation either horizontal or vertical on one lot used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or occupied for living purposes. **IRC-3 – Townhouse:** Definition: A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to the roof and having open space on at least two sides of each unit. Each single-family dwelling unit shall be considered to be a separate building. Separate building service utilities shall be provided to each single-family dwelling unit when required by other chapters of the State Building Code. **IRC-4 Accessory Structure:** Definition: A structure not greater than 3000 ft² in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.*

Maintenance Permit Fees:

- Re-Roof: \$65.00
- Re-Side: \$65.00
- Re-Window: \$65.00 replacement of same size windows
- Re-Door/Garage door: \$65.00 replacement of same size doors

Plumbing Permit Fees:

- New fixtures: \$7.50 per fixture with a minimum \$75.00
- Lawn Irrigation Systems: \$50.00
- Fixture Maintenance: \$50.00 (This permit is for replacing a previously existing fixture or appliance where only disconnecting and reconnecting of existing pipes or ducts is to be done. Changing vent systems, running new drain or supply lines, or replacing or installing new ductwork, pipes, or vents is not fixture maintenance. Examples include Sink, Toilet, Water Softener, Hose bib, or Water Heater Replacement.)

Mechanical Permit Fees:

- New appliances: \$40.00 per unit with an \$80.00 minimum
- Gas Line (with mechanical permit): \$12.50 per gas line, \$25.00 minimum
- Gas Line only permit: \$40.00
- Fire Place insert – see Above (Mechanical Permits)
- Fire Place masonry – Based on valuation (building permit required)
- Fixture Maintenance: \$50.00 (This permit is for replacing a previously existing appliance where only disconnecting and reconnecting of existing pipes or ducts is to be done. Changing vent systems, running new gas lines, or replacing or installing new ductwork, pipes, or vents is not fixture maintenance. Examples include Furnace, Boiler, A/C, or Water Heater Replacement.)

Moved in Structures: See Building Permit Related Fees – commercial and residential

CITY OF PLATO

BUILDING CODE FEE SCHEDULE

Commercial Fees

ALL Commercial permit applications require plan review and permit fees are based on valuation (includes, re-roof, re-side, re-window, re-door, mechanical, plumbing, and demolition).

Building Permit minimum: \$75.00
 Plumbing minimum: \$75.00
 Mechanical minimum: \$75.00
 Gas line minimum: \$50.00

Fire Sprinkler Systems require regular building permit; fees are based on valuation
 Fire Alarm Systems require regular building permit; fees are based on valuation

Valuation Based Fees

(Residential and Commercial building permit fees when plan review is required):

Fee Schedule Base: 1997 +5%

\$1.00	\$500.00	\$36.75
\$501.00	\$2000.00	\$36.75 for the first \$500.00 plus \$3.20 for each additional \$100.00 or fraction there of, to and including \$2,000.00
\$2001.00	\$25,000.00	\$84.75 for the first \$2,000.00 plus \$14.70 for each \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00	\$50,000.00	\$ 422.85 for the first \$25,000.00 plus \$10.61 for each \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00	\$100,000.00	\$688.10 for the first \$50,000.00 plus \$7.35 for each \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00	\$500,000.00	\$1055.60 for the first \$100,000.00 plus \$5.88 for each \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00	\$1,000,000.00	\$3,407.60 for the first \$500,000.00 plus \$4.99 for each \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00	And up	\$5,902.60 for the first \$1,000,000.00 plus \$3.83 for each additional \$1000.00 or fraction thereof

*Pursuant to MN Rules Chapter 1300.0160 subpart 3, Building permit valuations shall be set by the Building Official. For determining the permit valuation, the Building Official will use the supplied valuation with a minimum value as calculated by the current Building Valuation Data Table, published each May by the Department of Labor and Industry and other data, as needed, for projects not otherwise specified.

CITY OF PLATO

BUILDING CODE FEE SCHEDULE

Building Permit Related Fees – (commercial and residential)

- **Plan Check/Document Evaluation fee:** 35% of the Permit Fee for Residential and 65% of the Permit Fee for Commercial Projects
- **Master Plan:** When submittal documents for similar plans are approved, plan review fees shall not exceed 25 percent of the normal building permit fee established and charged for the same structure. Plan review fees for the original plan review is 65% of the permit fee for Commercial Projects and 35% of the permit fee for Residential Projects.
- **Review of state approved plans:** 25% of the plan review required by the adopted fee schedule (for orientation to the plans)
- **Demolition Permit Fees:** Based on valuation
- **Exterior Structures:**
 - Retaining Wall (over 4' in height): based on valuation
 - Fence (over 7' in height): based on valuation
 - Sheds (over 200 sq. feet): based on valuation
 - Swimming Pools:
 - Seasonal Swimming Pools: \$50.00
(Seasonal residential swimming pools requiring permits (over 24" and 5000 gallons, installed entirely above grade) are allowed to be installed with a single application and approval provided that the same pool is installed in the same location each year. Once approved, the pool may be put up and taken down any number of times. A site plan is required to be approved as a part of the permit submittal, and must be kept on site for review as needed.)
 - Permanent and In-ground Swimming Pools: Based on Valuation
- **Pre-moved in single family dwelling:** \$150.00 plus travel time and mileage from municipality office (as calculated by Google maps)
- **Pre-moved in accessory structure:** \$100.00 plus travel time and mileage from municipality office (as calculated by Google maps)
- **Connection fee – Moved in structure:** \$200.00 (does not include foundation/interior remodel)
- **Connection fee – plumbing:** \$75.00
- **Connection fee – mechanical:** \$75.00
- **Manufactured home installation:** \$250.00 (does not include foundation)
- **Site work for manufactured, prefab, or moved in home (foundation, basement, etc.):** based on valuation

State Surcharge Fees

State Surcharge: Schedule is based on the currently adopted State Surcharge Table – per MN Statute 326B
State Surcharge is applicable on all permits unless otherwise noted.

CITY OF PLATO
BUILDING CODE FEE SCHEDULE

Other Inspections and Fees

1.	Re-inspection Fee - A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. On valuation-based building permits, this fee is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees shall also be assessed when 1) the address of the jobsite is not posted, 2) the inspection record card is not posted or provided at the worksite, 3) the approved plans are not readily available for the inspector, 4) full access to the site is not provided for the inspector, 5) the inspector is not met by the responsible individual (no show), 6) on residential (IRC) maintenance permits where corrections are required to be inspected, and 7) deviations from the approved plans occur without prior building official approval. Re-inspection fees are due on or before the re-inspection. Payment made payable to the Municipality:	\$50.00each
2.	Inspections outside of normal business hours (will include travel time both ways – 2 hour minimum):	\$60.00/hr.
3.	Inspections for which no fee is indicated, Miscellaneous and Special Services (1/2 hour minimum):	\$60.00/hr.
4.	Additional Plan Review required by changes, additions, or revisions to approved plans (½ hour minimum)	\$60.00/hr.
5.	Special Investigation fee (work started without obtaining a permit)	100% of the permit fee
6.	Copy charge (black/white 8 ½ x 11 and 8 ½ x 14)	\$.25/sheet
7.	Copy charge (black/white 11 x 17)	\$.50/sheet
8.	Copy charge (color 8 ½ x 11 and 8 ½ x 14)	\$1.00/sheet
9.	Copy charge (color 11 x 17)	\$2.00/sheet
10.	Print or copy charge (large plan sheet)	\$4.00
11.	Duplicate permit card fee – short card (8 ½ x 7)	\$25.00
12.	Duplicate permit card fee – long card (8 ½ x 14)	\$50.00
13.	License Look-Up (contractor license verification)	\$5.00
14.	Lead Certification (for eligible construction) (contractor Lead Certification Verification)	\$5.00
15.	Permit Renewal within 6 mos. of expiration (no plan changes, no code changes, new permit number)	50% of permit fee
16.	Permit Renewal after 6 mos. of expiration (new permit required)	based on valuation of remaining work
17.	Change of Use	\$75.00
18.	Pre-Final inspection (new home or structure)	\$65.00
19.	Temporary Certificate of Occupancy – Escrow (less costs to administer)	\$1,000.00
20.	Refunds:	
	Plan review (if plan review has not started)	no charge
	Plan review (if plan review has started)	0 %
	Permit fee (if work not started) within 6 months of permit issuance by municipality	75%
	Maintenance Permits	0%