



## DEVELOPMENT PERMIT ACTIVITY SUMMARY

### Permit Types & Definitions

Prepared by Lynn Osland – rev 8.22.14

#### **NON-RESIDENTIAL BUILDING PERMIT** – Examples include:

- Multi-Family Dwellings
    - Apartment Buildings
      - Permitted by building, with separate electrical permits for each unit; mechanical and plumbing are permitted by zone or floor.
    - Condominiums – a multiple-unit complex in which the units are individually owned, with the common areas and land being owned in common by all the homeowners.
      - Permitted by building, with separate electrical, mechanical, and plumbing permits for each unit.
  - Congregate Care Facilities (Assisted Living)
    - Permitted by building, with separate electrical, mechanical, and plumbing permits for each unit.
  - Hotels/ Motels
    - Permitted by building, except electrical, which is permitted by zone or floor.
  - Shopping Centers/ Retail
  - Restaurants
  - Offices
  - Hospitals
  - Nursing Homes (Convalescent or Nursing Home)
    - Permitted by building
  - Churches
  - Schools
  - Industrial
  - Manufacturing
  - Warehouses
  - Mini-warehouses
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- INTERIOR FINISH / BUILD OUT – The improvement of a new or unimproved interior space in a Non-Residential building. Includes adding walls, electrical, plumbing, or mechanical for a specific use/ purpose, such as an office, retail store, restaurant, etc.

**RESIDENTIAL BUILDING PERMIT** – Examples include:

- Detached Single Family Dwelling
  - Plan Review of floor plans, exterior elevations, and plot plans only.
  - Separate permits are issued for each dwelling – building, electrical, plumbing, mechanical, and low voltage.
- Attached Single-Family (Townhomes) – 3 or more units, sharing common walls, built side by side with separate property lines.
  - Separate permits are issued for each unit – building, electrical, plumbing, mechanical, and low voltage.
  - Subject to architectural and zoning review.
- Duplex – 2 units sharing a common wall.
  - Separate permits are issued for each unit – building, electrical, plumbing, mechanical, and low voltage.

**RESIDENTIAL OR NON-RESIDENTIAL PERMIT TYPES**

- ACCESSORY
  - A structure that is separate from the main building and must be subordinate in size to the primary structure. Examples include:
    - Detached garages
    - Storage buildings
    - Playhouses
    - Gazebos
    - Decks or concrete patios – separate (not attached) to the main structure and covered with a roof
- ADDITION
  - Includes anything built under roof and attached to an existing structure. Examples include:
    - Decks or concrete patios attached to the main structure and covered with a roof.
    - The addition of a roof to an existing deck or patio.
    - The enclosure of a deck or patio.
    - Basement finish.
- DEMOLITION – the tear-down and complete removal of an existing structure or buildings from property. Includes both Residential and Non-residential and Exterior and/ or Interior removal. A Demolition permit, separate from a Build Out/ Interior Finish or Renovation permit, is often issued if the contractor needs to start prior to the approval of the new plans and permits.
- MISCELLANEOUS – Examples include:
  - Decks and patios – uncovered.
  - Retaining walls over 48” in height.
  - Fences constructed 6’ or more in height.

## RESIDENTIAL OR NON-RESIDENTIAL PERMIT TYPES – cont'd

- NEW – New building constructed on a vacant site.
- RENOVATION
  - Physical change and/ or improvement to an existing property, but that excludes painting, ordinary repairs, and normal maintenance. To modernize, restore, refurbish, revamp, recondition, rehabilitate, overhaul, redevelop, update, upgrade, refit.
- SWIMMING POOL
  - In-ground and above-ground pools (capacity of 24" or more in depth).
    - Separate permit for electrical. Separate permit for plumbing, only if lines are connected directly to COF systems.

## **OTHER DEVELOPMENT TAXES & FEES** – (not Inclusive) – as reported on the Development Permit Activity Summary

- Facilities Tax
  - Applicable to new construction and additions that extend beyond the original building envelope. Used to pay for the capital facility costs new developments impose on the city including solid waste, police, fire, and general public buildings.
    - Fee Schedule Classifications include:
      - Residential – Townhome, Duplex, Single Family
      - Other Residential– Apartments, Condos
      - Non-Residential
- Road Impact Fee
  - Applicable to new construction. Helps off-set the cost for the expansion of the city's arterial road system. Also applicable to a change in use of a property that requires additional Road Impact Fees.
    - Land Use Types include:
      - Single Family Detached – Townhome, Duplex, Single Family
      - Multi Family – Apartments, Condos
      - Non-Residential – please see Fee Schedule for additional classifications
- Garbage Container Fee
  - Applicable to new residential Building permits issued for single family dwellings, duplexes, and townhomes.
- Plan Review Fee
  - Fee charged at the time of submittal of plans for review for all nonresidential projects and residential projects that include attached dwellings.
  - No fee is currently charged for the review of single family detached dwellings.

## OTHER DEVELOPMENT TAXES & FEES – cont'd

- Re-Inspection Fee
  - Required when additional re-inspections are required to ensure building code compliance. When an inspection is rejected for non-compliance, it is the responsibility of the contractor to correct the violation and request a re-inspection.
  
- Streetscape Fee
  - Fee charged in-lieu-of the installation of sidewalks, streetlights, landscaping, etc. to be used by the City of Franklin for future installation.
  
- Stormwater & Grading Permit (SWG) – processed with site plan submittal
  - The purpose of this permit is to eliminate any non-allowable Post Construction discharges to Franklin's Municipal Separate Storm Sewer System that impact water quality. Anyone that is disturbing more than 5000 square feet of land is required to obtain this permit.
  
- Payment in Lieu of Dedication of Public Land for Parks and Greenways/ Blueways
  - Residential or Mixed-use developments with 10 or more dwelling units shall dedicate land to the city for use as public parks or greenways/ blueways.
  - Or payment may be made in-lieu of the dedication of land, based on the appraised fair market value of the land to be developed.
    - The land required for dedication is 1200 square feet per dwelling unit for the first 35 principal dwelling units, and 600 square feet for each additional principal dwelling unit beyond the first 35.