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By Alderperson : GARDNER

Seconded by Alderperson : Council As A Whole

**A RESOLUTION APPROVING AND ESTABLISHING A REVISED FEE SCHEDULE FOR THE BUILDING AND PLANNING DEPARTMENT OF THE CITY OF RENSSELAER AND SCHEDULING A PUBLIC HEARING THEREON**

**WHEREAS**, The City of Rensselaer is desirous of amending certain portions of the fee schedule for the Building and Planning Department, and

**WHEREAS**, The Common Council has reviewed the attached amended fee schedule, which is made a part hereof and incorporated herein by reference, and

**WHEREAS**, such amended fee schedule appears appropriate as to form and effect, and it appearing appropriate for a Public Hearing to be scheduled so as to consider public comments on such amended fee schedule,

**NOW, THEREFORE BE IT RESOLVED**, that the attached amended fee schedule for the City of Rensselaer Building and Planning Department is hereby approved as to form, and

**BE IT FURTHER RESOLVED**, that a Public Hearing will be held at 6:30 p.m. on October 21, 2020, at the City Hall of the City of Rensselaer located at 62 Washington Street, Rensselaer, New York, so as to allow the Common Council to hear Public Comment on the amended fee schedule attached hereto, and

**BE IT FURTHER RESOLVED**, that the City Clerk is hereby authorized and directed to issue appropriate Public Notice of the Public Hearing scheduled herein.

Approved as to form and sufficiency  
this 8<sup>th</sup> day of OCTOBER, 2020

  
Corporation Counsel

  
Mayor

James Van Vorst	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Dave Gardner	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Bryan Leahey	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
James Casey	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Eric Endres	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Margaret Van Dyke	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
John DeFrancesco	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Vote Totals	<u>7</u> Aye	<u>0</u> No	Abstain	Absent
Result	<u>passed</u>			

## Permit required.

No unauthorized person shall uncover, make any connections with or opening into, use, alter or disturb any public sewer or appurtenances thereof without first obtaining a written permit from the Building Inspector.

## Classes of building sewer permits; applications; fees.

### A.

There shall be seven classes of building sewer permits; the class description of and permit and inspection fee for each shall be as follows:

Class	Permit and Inspection Fee
1. One- or two-family residential	\$35
2. Commercial buildings with sanitary sewage waste only, gross building area not more than 2,500 square feet	\$65
3. Multifamily dwellings (3 dwelling units or more)	\$35, plus \$15 per dwelling unit for each dwelling
4. Commercial buildings with sanitary sewage waste only, gross area more than 2,500 square feet but not more than 50,000 square feet	\$65, plus \$15 for each 2,500 square feet or portion thereof above the first 2,500 square feet
5. Commercial buildings with sanitary sewage waste only, gross area more than 50,000 square feet	\$270, plus \$10 for each 2,500 square feet or portion thereof above the first 50,000 square feet
6. Industrial buildings or any building, structure or improvement discharging wastewater other than sanitary sewage (gross building area not more than 20,000 square feet)-	\$250
7. Industrial buildings or any building, structure or improvement discharging wastewater other than sanitary sewage (gross building area more than 20,000 square feet)	\$250, plus \$15 for each 2,500 square feet (or portion thereof) above the first 20,000 square feet

Sewer Impact Fees:

Residential:

- 1. 1-2 Units.....\$2,500.00
- 2. 3 or More Units.....\$2,750.00

Commercial:

Under 10,000 sq. ft., Commercial \$ 4,500.00

Over 10,000 sq. ft., Commercial \$ 4,750.00

Industrial:

Will be reviewed on a case by case basis by the Water and Engineering Departments to determine the appropriate impact fee.

Water Impact Fees:

Residential:

- 1. 1-2 Units.....\$1,100.00 per unit
- 2. 3-20 Units.....\$ 900.00 per unit
- 3. 21 or More Units.....\$ 700.00 per unit

Commercial.....\$ 2500.00 per unit

Industrial:

Will be reviewed on a case by case basis by the Water and Engineering Departments to determine the appropriate impact fee.

\*Impact Fees are collected to help offset required future modifications or expansion to the system based on cumulative increases in service requirements, and are to be deposited in the appropriate Sewer and Water Fund Accounts to offset future improvements or repairs to the City Sewer and Water Systems. Residential Water Impact Fees for Three (3) or more Units can be paid on an Installment Payment Plan of no more than three (3) years to be pre-approved on a case by case basis by the Water and Engineering Departments.

**B.**

In all cases, the owner of the property involved or his authorized agent shall make application on a form furnished by the City. The permit application shall be supplemented by any plans, specifications or other information considered pertinent in the judgment of the City Engineer/Building Inspector. The permit and inspection fee shall be paid to the City at the time the application is filed.

**Responsibility for costs and expenses; indemnification of City.**

**A.**

All costs and expenses incident to the installation, maintenance and connection of the building sewer shall be borne by the owner.

**B.**

The owner shall indemnify the City from any loss or damage that may, directly or indirectly, be occasioned by the installation of the building sewer.

**Independent building sewers required; exception.**

A separate and independent building sewer shall be provided for every building; except that where one (1) building stands at the rear of another on an interior lot and no private sewer is available or can be constructed to the rear building

through an adjoining alley, court, yard or driveway, the building sewer from the front building may be extended to the rear building and the whole considered as one (1) building sewer.

#### **Use of old building sewers.**

Old building sewers may be used in connection with new buildings only when they are found, upon examination and test by the Building Inspector, to meet all requirements of this chapter.

#### **Conformance with standards for construction.**

The size, slope, alignment, materials of construction of a building sewer and the methods to be used in excavating, placing of the pipe, jointing, testing and backfilling the trench shall all conform to the requirements of the Building and Plumbing Codes or other applicable rules and regulations of the City. In the absence of code provisions or in the amplification thereof, the material and procedures set forth in appropriate specifications of the State Building Construction Codes, the American Society for Testing and Materials (ASTM) and the Water Pollution Control Federation (WPCF), Design and Construction of Sanitary and Storm Sewers, Manual of Practice No. 9, shall apply.

#### **Elevation of building sewer.**

Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such building drain shall be lifted by an approved means and discharged to the building sewer.

#### **Connection of sources of surface runoff or groundwater restricted.**

No person shall make connection of roof downspouts, exterior foundation drains, areaway drains or other sources of surface runoff or groundwater to a building sewer or building drain which in turn is connected, directly or indirectly, to a public sanitary sewer.

#### **Conformance with standards of connections.**

The connection of the building sewer into the public sewer shall conform to the requirements of the Building and Plumbing Codes or other applicable rules and regulations of the City, or the procedures set forth in appropriate specifications of the State Building Construction Codes, ASTM, and the WPCF Manual of Practice No. 9. All such connections shall be made gastight and watertight. Any deviation from the prescribed procedures and materials must be approved by the Building Inspector in writing before installation.

#### **Supervision of connection.**

The applicant for the building sewer permit shall notify the Building Inspector when the building sewer is ready for inspection and connection to the public sewer. The connection shall be made under the supervision of the Building Inspector or his representative.

**Guarding of excavations; restoration of property.**

**A.**

All excavations for building sewer installations shall be adequately sheeted and guarded with barricades and lights so as to protect the public.

**B.**

Property disturbed in the course of the work shall be restored in a manner satisfactory to the Building Inspector.

**C.**

A Bond in the amount of One Million Dollars in favor of the City of Rensselaer, New York will be required whenever Public Property, such as Sidewalks, Streets or City Utilities, are to be disturbed.

# City of Rensselaer Schedule of Fees

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## A. Residential Rates (1 and 2 Family) – New and Additions

### 1. New Construction/Additions

- a. Under 2,000 square feet..... \$450.00
- b. 2,001 to 3,000 square feet..... \$650.00
- c. Over 3,000 square feet..... \$800.00

### 2. Alterations – including porches, decks, gutting, insulation, solar panels

- a. Up to \$5,000.00 in cost..... \$100.00
- b. Over \$5,000.00 in cost ..... \$100 + \$8.00 per \$1,000.00

### 3. Improvements

- a. Fireplaces, roofs, siding, pools, retaining walls,  
accessory structures including garages, window replacement ..... \$100.00
- b. Fences, sheds, wood stoves, chimneys, satellite dish/antenna, gas inserts ..... \$50.00
- c. Chimney Liner ..... \$125.00

## B. Commercial (all non-residential structures and residential structures with 3 or more units)

### 1. New Construction/Additions

- a. Up to 1,000 square feet ..... \$700.00
- b. 1,000 to 5,000 square feet..... \$700.00 + \$9.00 per 100 sq. ft.
- c. Over 5,000 square feet..... \$1,000.00 + \$9.00 per 100 sq. ft.

### 2. Alterations

- a. Up to \$5,000.00 in cost..... \$400.00
- b. Over \$5,000.00 in cost ..... \$400.00 + \$10.00 per \$1,000.00

### 3. Gutting..... \$125.00

### 4. Tank Installation..... \$250 + \$125 each additional tank

- a. Removal or LP Temporary Installation ..... \$75.00

### 5. Signs ..... \$1.25 per sq. ft. with \$25.00 minimum

## City of Rensselaer Schedule of Fees

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6. Misc. – including but not limited to tower disc, change of use, change of tenancy, solar panels, asbestos removal, parking lot, satellite dish/antennas, roofs, fences, siding, tents, windows

- a. Up to \$5,000.00 in cost..... \$125.00
- b. Over \$5,000.00 in cost .....\$125.00 + \$6.00 per \$1,000.00

### C. Demolition

- 1. Residential Buildings..... \$400.00
  - a. Accessory Structures (garages, shed) & Board-Ups..... \$75.00
- 2. Commercial Buildings ..... \$625.00

### D. Sidewalk/Barricade

- 1. With Building Permit..... \$50.00
- 2. Without Building Permit..... \$75.00

### E. Plumbing Permits

- 1. Commercial or 3 Dwelling Units or more..... 100.00 plus 1% surcharge
- 2. Residential (One & Two Family).....\$50.00
- 3. Various Surcharge fee per fixture.....\$10.00
- 4. Water Heater Surcharge.....\$20.00

### F. Heating, Air Conditioning & Sprinklers

- 1. Commercial or 3 Dwelling Units or more.....\$100.00 plus 1% surcharge
- 2. Residential (One & Two Family).....\$50.00
- 3. Surcharge Fees a. Boiler or Furnace.....\$20.00
  - b. Heating Plants over 500K btu.....\$10.00 per 100K btu
  - c. Space Heaters, Air Conditioning, A/C Cooling Boxes, Heat Pumps, a/c per ton ..... \$5.00
- 4. Sprinkler Heads a. 1 – 10..... \$5.00 per head
  - b. 11 - 100..... \$50.00 plus \$2.00 per head
  - c. 101 & up..... \$230 plus \$1.00 per head

# City of Rensselaer Schedule of Fees

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## G. Electrical Permits

### 1. Commercial - With or Without Dwelling Units

- a. Under 1,000 square feet.....\$100 per floor plus 1% surcharge
- b. Over 1,000 square feet.....\$200 per floor plus 1% surcharge

### 2. Residential – One & Two Family

- a. New Services, general wiring to existing building with additional circuit.....\$75.00
- b. New Construction or Total Rehab.....\$150.00

### 3. Fire Alarm System – Commercial..... \$100.00 per floor plus 1% surcharge

## I. Class "A" License Renewal

- 1. Plumbing, Electrical, Heating Ventilation, Air Conditioning & Sprinkler..... \$300.00

## J. Class "B" License

- 1. Plumbing, Electrical, Heating & Sprinkler..... \$400.00

## K. Stop Work Order.....\$500.00

## L. Vacant Building Fee

- 1<sup>st</sup> year.....\$1000.00
- 2<sup>nd</sup> year.....\$1500.00
- 3<sup>rd</sup> year & There After.....\$2500.00

# City of Rensselaer Schedule of Fees

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## M. Other Fees

- Curb Cut • 100.00\$
- Dumpster Permit • 50.00\$
- *per week*
- Paving • 100.00\$
- Residential Certificate of Occupancy/Compliance • 50.00\$
- *valid 2 years*
- *No Show Inspection* • 40.00\$
- *per offense*
- *Stop Work Order/ Failure to obtain work permits* • 500.00\$
- *Failure to obtain CO prior to renting* • 250.00\$
- *per unit*
- *Reinspections (after 2nd)* • 40.00\$
- *per unit*
- Permit Renewal • 50% of Original Fee
- Building Code Compliance Letter • 50.00\$
- Residential Flood Plain Permit • 50.00\$
- Commercial/Industrial Flood Plain Permit • 150.00\$
- Commercial Operating Permit • 200.00\$
- *Includes CO, fire inspection, and FOGG permit (if applicable)*
- *Failure to obtain or renew Commercial Operating Permit* • 250.00\$
- *per offense*
- Street Tree Removal/Replacement