

PLAN REVIEW SERVICES

Beginning January 1, 2008 the City of Jacksonville will utilize the professional plan review services of the International Code Council (ICC). Plans will be forwarded to the ICC for review by the City of Jacksonville upon receipt of one complete signed, sealed and dated set of plans and pre-payment of all review fees. Residential and smaller commercial projects will be reviewed in house and not subject to review by the ICC. The following are exempt from ICC review, although strict adherence to all applicable codes is mandatory for any size project.

Use Group – S	under 12,000 sq. ft., plus additions
Use Group – B	under 7,500 sq. ft., plus additions
Use Group – all other	under 5,000 sq. ft., plus additions
Use Group – Residential	under 4 units/one structure

Plan Review Services – Fee Schedule

The Plan Review fee is based on the estimated construction value calculated in accordance with Square Foot Construction Costs Table (gross area x Square Foot Construction Costs). The table is printed with the Building Valuation Data in the August 2007 Building Safety Journal. For buildings with an estimated construction value up to \$3,000,000, the Building Plan Review fee is 0.0012 of the estimated value (\$250 minimum). For buildings with an estimated value over \$3,000,000 up to \$6,000,000, the fee is \$3,600 plus 0.0005 of the estimated value over \$3,000,000. For buildings over \$6,000,000, the fee is \$5,100 plus 0.00035 of the valuation over \$6,000,000.

Special consideration may be given in computing Plan Review fees for buildings such as large warehouses or indoor recreational facilities because of their plan review simplicity. Such considerations may also be given to buildings with repetitive floor plans such as high-rise buildings.

Structural Reviews in areas seismic or wind risk will have an additional surcharge. Please contact your local ICC district office for more details.

The Plan Review fee for Accessibility, Energy, Mechanical, Plumbing and Electrical Reviews are computed at 25 percent of the Building Plan Review for each discipline (\$250 minimum).

The Sprinkler Review fee is based on the number of sprinkler heads: 1-100, \$275; 101-200, \$325; 201-300, \$350; 301-400, \$375, 401-500, \$425; over 500 plus \$0.33 per sprinkler over 500, For hydraulically designed systems, multiply the fee by 2.

When sending in construction documents for a Plan Review, a cover letter or ICC Transmittal Form is required authorizing ICC to perform the review.

Sample Plan Review Calculation

Type of Construction: 111B

Height: 3stories, 35 feet

Group: B

Area/Floor: 15,000 sq. ft

Solution:

1. Gross square footage; 3 stories x 15,000 square feet = 45,000 sq. ft.
2. Compute estimated construction value:
Square Foot Construction Costs = \$120.96/sq.ft.

Estimated Construction Value: 45,000sq. ft. x 120.96/sq. ft.= \$5,443.200

3. Compute Building Plan Review fee:
\$3,000,000 x 0.0012 = \$3,600

\$5,443,200 - \$3,000,000 = \$2,443,200

\$2,443,200 x 0.0005 = \$1,222

Total Building Review fee: \$3,600 + \$1,222 = \$4,822

Accessibility, Energy, Mechanical, Plumbing and Electrical: (0.25) (\$4,822) = \$1,206 each