

**Bridgeport Charter Township
Construction Costs Calculations Form**

Cost Calculations are determined as follows:

Frame Construction:

Residential, one and two family:

\$84.00 per sq. foot w/crawl space & footing.
\$90.00 per sq. foot w/basement & footing

Attached garage: \$22.00 per sq. foot unfinished
 \$27.00 per sq. foot finished
Detached garage: \$20.00 per sq. foot unfinished
 \$25.00 per sq. foot finished

Pre- Manufacture/Modular (See Pre-Manufacture/Modular Attachment)

Porches, wood decks and similar construction: \$11.00 psf. Covered Porches: \$22.00 psf.

Accessory Buildings:

Standard/Pole Construction (unfinished): First 1200 sq ft - \$16.00 psf. beyond 1200 sq. ft at \$9.00 psf.
Standard/Pole Type Construction (finished): First 1200 sq ft: - \$21.00 psf. beyond 1200 sq ft at \$12.00 psf.

Other Groups will be determined using the chart from the Building Safety Journal, January/February 2008 edition, enclosed.

Commercial/Industrial Construction:

The Building Department may use the construction cost given by the developer or the Building Valuation Data Sheet from the Building Safety Journal, January/February 2008 edition, which will include all the site development costs. The normal fee scale will be applied. Construction Plan Review fees for commercial/industrial development will at 50% of the Building Permit Fee.

Ron Wheatley
Building Official/Administrator

Enclosures:

PRE-MANUFACTURE/ MODULAR HOME ATTACHMENT

Per Appendix E - Michigan Residential Code

Application for Permit

To obtain a manufactured home installation permit, the applicant shall first file an application in writing on the form furnished by the building official for that purpose. At the option of the building official, every such application shall:

1. Identify and described the work to be covered by the permit for which the application is made.
2. Described the land in which the proposed work is to be done by legal description, street address for similar description that will readily identify and definitively located the proposed building or work.
3. Indicate the user occupancy for which the proposed work is intended.
4. Be accompanied by clients, diagrams, computations and specifications and other data as required by the building inspector.
5. Be accompanied by a soil investigation when required by the building inspector.
6. States the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
7. Be signed by permittee, or permittee's authorized agent, who may be required to submit evidence to indicate such authority.
8. Gives such other data and information as may be required by the building inspector.

Plans and Specifications

Plans, engineering calculations, diagrams and other data as required by the building inspector shall be submitted and not less than two sets with each application for permit. The building inspector may require plans, computations and specifications be prepared and designed by an engineer architect licensed by the state to practice as such.

Where no unusual site conditions exist, the building official may accept approved standard foundation plans and details in conjunction with the manufacturer's approved installation drawings without requiring the submit all of engineering calculations.

Information on Plans and Specifications

Of and plans and specifications shall be drawn to scale unsubstantial paper or cloth and shall be a sufficient clarity to indicate the location nature and extent of the work proposed and shown in detail that it will conform to the provisions of these provisions and that all relevant laws, ordinances, rules and regulations. The building inspector shall determine what information as required on plans and specifications to ensure compliance. A plan detailing more than one option shall clearly indicate options are proposed for this construction. These options shall be circled, initialed and dated by the permit applicant.

Fees:

Zoning Permit:	\$30.00
Application Fee:	\$30.00 (non-refundable)
Plan Review:	\$55.00 (incomplete or changed plans will require a new plan review and fee)
Pre-manufactured/Modular Base Fee:	\$475.00 (Pre-manufactured unit only) plus foundation/basement
Basement:	\$15.00 per sq. ft.
Crawl Space:	\$11.50 per sq. ft.
Attached garage:	\$22.00 per sq. ft. unfinished \$27.00 per sq. ft. finished

Porches, wood decks and similar construction: 11.00 psf. Covered Porches: 22.00 psf.

Accessory Buildings:

Pole Construction (unfinished): First 1200 sq ft - \$16.00 psf beyond 1200 sq. ft at \$9.00 psf.

Pole Type Construction (finished): First 1200 sq ft: - \$22.00 psf beyond 1200 sq ft at \$12.00 psf

Detached garage:

Conventional framed (unfinished): \$20.00 per sq. foot

Conventional framed (finished): \$25.00 per sq. foot

Electrical, Mechanical & Plumbing fees: (see appropriate application form)

Additional Inspections: \$50.00 per hr.

Required Inspections:

1. Foundation - to be made after excavations for footings are completed, reinforcing steel is placed and required forms placed prior to inspection.
2. Back Fill - when waterproofing, drainage & stone are completed and prior to backfill.
3. Anchorage - to be made after the manufactured home has been installed and permanently anchored per manufacturer's design.
4. Framing - Accessory Building - before interior finish material is applied.
5. Final - when you finish grading and the manufactured home installation, including the installation of all required building service equipment, is completed and the manufactured home is ready for occupancy, a final inspection shall be made.

Building Permit Work Sheet Bridgeport Charter Township

(Electrical, Plumbing & Mechanical Permits are not included in the figures below)

APPLICATION FEE (NON-REFUNDABLE)..... \$30.00

VALUATION

HOUSE.....(_____ X _____ = _____)..... _____

Conventional Construction:

\$84.00 per sq. foot w/crawl space & footing.
\$90.00 per sq. foot w/basement & footing

GARAGE.....(_____ X _____ = _____)..... _____

Conventional Construction:

Attached garage: \$22.00 per sq. foot unfinished
 \$27.00 per sq. foot finished
Detached garage: \$20.00 per sq. foot unfinished
 \$25.00 per sq. foot finished

OTHER.....(_____ X _____ = _____)..... _____

Porches, wood decks and similar construction: \$11.00 psf. Covered Porches: \$22.00 psf.

Accessory Buildings:

Pole Style Construction (unfinished): First 1200 sq ft - \$16.00 psf. beyond 1200 sq. ft at \$9.00 psf.
Pole Style Construction (finished): First 1200 sq ft: - \$22.00 psf. beyond 1200 sq ft at \$12.00 psf.

PLAN REVIEW..... _____

ZONING PERMIT FEE..... \$30.00

TOTAL _____ + BOND* _____
(IF REQUIRED)

- a. Permits of \$100 but less than \$1000 shall post a \$200.00 bond which will be returned upon receipt of an occupancy permit or approved final inspection. (Bond shall be reduced by amount owed for any fees or additional inspections).
- b. Permits of \$1001 or more shall post a \$500.00 bond which will be returned upon receipt of an occupancy permit. (Bond shall be reduced by amount owed for any fees or additional inspections).

* “Bonds noted in e & f will be held by the Township in a non-interest bearing account.”

