



# BEXAR COUNTY FIRE MARSHAL'S OFFICE

622 Dolorosa SAN ANTONIO, TX 78207-4535 (210) 335-0300

FEE SCHEDULE (Effective October 1, 2009)



The following fees are hereby established for obtaining permits from the Bexar County Fire Marshal's Office. All payments will be made by money order or check made out to the **BEXAR COUNTY CLERK** or in cash, and will be paid prior to the start of the particular process for which the fee is charged.

### All fees paid to the Bexar County Fire Marshal's Office are non-refundable.

#### Duplicate Document Fees

- Duplicate Document Fee** \$25.00  
This fee will be assessed for replacement of required Permits, Certificate of Occupancy, or Fire Inspection Reports.

#### Subdivision/Development Fire Protection Reviews

- Preliminary Fire Protection Reviews** \$250.00  
This fee will be assessed for the fire protection reviews of subdivisions and areas under development to determine required fire flows, number of required fire hydrants, fire hydrant distance requirements, and the evaluation of grade increase approvals.

#### Residential Plans Review and Permits Fees

**ALL RESIDENTIAL PERMITS SUBMITTED TO THIS OFFICE ARE ON A VOLUNTARY BASIS FOR THE PURPOSE OF RECEIVING A CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE RESIDENCE. RESIDENTIAL PERMITS ARE NOT REQUIRED BY LAW!**

*It may be difficult to calculate total permit fees. It is best to call the Code Enforcement section to obtain the exact permit fee when scheduling an appointment to submit plans. All permit fees paid are non-refundable, so accuracy is critical!*

The total fee for residential building permits is made up from three separate fees; the plan review and administrative fee, the building permit and inspection fee, and the final inspection and certificate of Occupancy fee. For verification of construction costs, the County estimates residential construction at \$35.00 sq.ft.

- Plans Review Fees**  
This fee is for the review of submitted residential building plans for comparison against the adopted Building and Fire Codes to ensure compliance in the fire protection aspects of the proposed building. The process includes documentation and review comments where required. The base fee for residential plans review is 25% of the building permit fee.
- Building Permit Fees**  
The fee is for processing approved residential building plans and will be paid at the time of plans submission. The process includes issuing the residential building permit and a minimum of three construction site visits and/or inspections

Project Valuation:	Plan review Fee:	Permit -Base Fee:	Plus:
\$0 up to \$2,000.00	25% of permit fee	\$12.50	
\$2,000.01 up to \$25,000.00	25% of permit fee	\$12.50 for the first \$2,000.00	\$4.96 per \$1,000. or fraction of the value over 2,000.01
\$25,000.01 up to \$50,000.00	25% of permit fee	\$126.41 for the first \$25,000.00	\$3.04 per \$1,000. or fraction of the value over \$25,000.01
\$50,000.01 up to \$100,000.00	25% of permit fee	\$211.61 for the first \$50,000.00	\$1.83 per \$1,000. or fraction of the value over \$50,000.01
\$100,000.01 up to \$150,000.00	25% of permit fee	\$312.94 for the first \$100,000.00	\$1.34 per \$1,000. or fraction of the value over \$100,000.01
\$150,000.01 up to \$500,000.00	25% of permit fee	\$400.00 for the first \$150,000.00	\$1.12 per \$1,000. or fraction of the value over \$150,000.01
\$500,000.01 up to \$1,000,000.01	25% of permit fee	\$1,463.81 for the first \$500,000.00	\$.91 per \$1,000. or fraction of the value over \$500,000.01
\$1,000,000.01 and over	25% of permit fee	\$1,630.97 for the first \$1,000,000.00	\$.57 per \$1,000. or fraction of the value over \$1,000,000.01

- Final Inspection and Certificate of Occupancy Fees** \$25.00  
The fee is for the final inspection of each completed building, processing, and issuing the **Certificate of Occupancy**. This fee is paid at the time building plans are submitted for review.

#### Commercial/Public Access Building Plans and Permits Fees

*It may be difficult to calculate total permit fees. It is best to call the Code Enforcement section to obtain the exact permit fee when scheduling an appointment to submit plans. All permit fees paid are non-refundable, so accuracy is critical!*

The total fee for commercial building permits is made up from three separate fees; the plan review & administrative fee, the building permit & inspection fee, and the final inspection and Certificate of Occupancy fee. For verification of construction costs, the County estimates commercial construction at \$60.00 sq.ft.

- Plans Review Fees\***  
This fee is for the review of submitted building plans for comparison against the adopted Building and Fire Codes to ensure compliance in the fire protection aspects of the proposed building(s). The process includes documentation and review comments where required. The base fee for plans review is \$40.00.

**2. Building Permit Fees\***

The fee is for processing approved building plans and will be paid at the time of plans submission. The process includes issuing the building permit and a minimum of three construction site visits and/or inspections. The base fee for a permit is \$350.00.

\* Commercial/Public Access projects with a total valuation of less than \$6,250.00 will pay a flat fee of \$200.00.

\* Commercial/Public Access projects with a total valuation over \$6,250.01 will use the following table:

Project Valuation:	Plan review-Base Fee:	Plan review-Admin fee:	Permit - Base Fee:	Permit Inspection Fees:
\$6,250.01 up to \$12,500.00	\$40.00 for the first \$6,250.	\$25.00 per \$1000. or fraction of the value over \$6,250.01	\$350.00 for the first \$6,250.	\$19.50 per \$1000. or fraction of the value over \$6,250.00
\$12,500.01 up to \$25,000.00	\$70.00 for the first \$12,500.	\$16.13 per \$1000. or fraction of the value over \$12,500.01	\$420.00 for the first \$12,500.	\$17.70 per \$1000. or fraction of the value over \$12,500.01
\$25,000.01 up to \$50,000.00	\$122.50 for the first \$25,000.	\$10.41 per \$1000. or fraction of the value over \$25,000.01	\$525.00 for the first \$25,000.	\$16.00 per \$1000. or fraction of the value over \$25,000.01
\$50,000.01 up to \$150,000.00	\$214.38 for the first \$50,000.	\$6.71 per \$1000. or fraction of the value over \$50,000.01	\$682.50 for the first \$50,000.	\$14.35 per \$1000. or fraction of the value over \$50,000.01
\$150,000.01 up to \$300,000.00	\$375.16 for the first \$150,000.	\$4.33 per \$1000. or fraction of the value over \$150,000.01	\$921.38 for the first \$150,000.	\$12.75 per \$1000. or fraction of the value over \$150,000.01
\$300,000.01 up to \$600,000.00	\$656.52 for the first \$300,000.	\$2.79 per \$1000. or fraction of the value over \$300,000.01	\$1,289.93 for the first \$300,000	\$11.20 per \$1000. or fraction of the value over \$300,000.01
\$600,000.01 up to \$1,200,000.00	\$1,148.92 for the first \$600,000.	\$1.80 per \$1000. or fraction of the value over \$600,000.01	\$1,870.39 for the first \$600,000.	\$9.70 per \$1000. of fraction of the value over \$600,000.01
\$1,200,000.01 up to \$2,400,000.00	\$2,010.60 for the first \$1,200,000.	\$1.16 per \$1000. or fraction of the value over \$1,200,000.01	\$3,086.15 for the first \$1,200,000.	\$8.25 per \$1000. of fraction of the value over \$1,200,000.01
\$2,400,000.01 up to \$4,800,000.00	\$3,518.56 for the first \$2,400,000.	\$0.75 per \$1000. or fraction of the value over \$2,400,000.01	\$5,400.75 for the first \$2,400,000.	\$6.85 per \$1000. of fraction of the value over \$2,400,000.01
\$4,800,000.01 up to \$9,600,000.00	\$6,157.47 for the first \$4,800,000.	\$0.48 per \$1000. or fraction of the value over \$4,800,000.01	\$9,991.40 for the first \$4,800,000.	\$5.50 per \$1000. of fraction of the value over \$4,800,000.01
\$9,600,000.01 up to \$19,200,000.00	\$10,775.58 for the first \$9,600,000.	\$0.31 per \$1000. or fraction of the value over \$9,600,000.01	\$19,483.22 for the first \$9,600,000.	\$4.20 per \$1000. of fraction of the value over \$9,600,000.01
\$19,200,000.01 up to \$38,400,000.00	\$18,857.26 for the first \$19,200,000.	\$0.20 per \$1000. or fraction of the value over \$19,200,000.01	\$37,992.28 for the first \$19,200,000.	\$2.95 per \$1000 or fraction of the value over \$19,200,000.01
\$38,400,000.01 and over	\$33,000.20 for the first \$38,400,000.	\$0.13 per \$1000. or fraction of the value over \$38,400,000.01	\$49,389.97 for the first \$38,400,000.	\$1.75 per \$1000 or fraction of the value over \$38,400,000.01

**A separate building permit is required for each structure or building to be built.**

**3. Final Inspection and Certificate of Occupancy Fees**

\$150.00

The fee is for the final inspection of each completed building, processing, and issuing the **Certificate of Occupancy**. This fee is paid at the time building plans are submitted for review.

**4. Public School Discount**

Total Permit Fee (less) 10%

New public school construction projects will receive a 10% discount. Renovations, alterations, and modification will be charged regular fees.

**Commercial-Residential Permit Fees (Apartments, Town Homes, Condominiums, Etc.)**

***It may be difficult to calculate total permit fees. It is best to call the Code Enforcement section to obtain the exact permit fee when scheduling an appointment to submit plans. All permit fees paid are non-refundable, so accuracy is critical!***

The total fee for commercial-residential building permits is made up from **three** separate fees. The plan review fee, the building permit & inspection fee, and the final inspection and Certificate of Occupancy fee. Each building to be constructed must have a separate building permit and Certificate of Occupancy. All permitting fees shall be paid at the time plans are submitted for review. Fee calculations use the commercial/public access fee schedule.

**1. Plans Review Fee**

This fee is for the review of submitted building plans for comparison against the adopted Building and Fire Codes to ensure compliance with the fire protection aspects of the proposed building. The process includes documentation and review comments where required. All buildings of a single floorplan design will be charged a single plan review fee. Each group of buildings with different floor plan designs will be charged a single plan review fee per group.

Example: 14 buildings of Type 1 floor plan – 1 plan review fee, 14 building permit/Inspection fees, and 14 final inspection & C of O fees.  
10 buildings of Type 2 floor plan – 1 plan review fee, 10 building permit/Inspection fees, and 10 final inspection & C of O fees.

**2. Building Permit Fee**

The fee is for processing approved commercial-residential building plans and will be paid at the time of plans submission. The process includes issuing the commercial-residential building permit and a minimum of three construction site visits and/or inspections. Each building to be built must have a separate building permit.

**3. Final Inspection and Certificate of Occupancy Fees**

\$150.00

The fee is for the final inspection of each completed building, processing, and issuing the **Certificate of Occupancy**. This fee is paid at the time building plans are submitted for review.

## Change of Occupancy Use and Substantial Improvement Fees

1. Change of Use or Substantial Improvement (with structural modifications) Same as plans review and permit  
 This fee covers the review of structural modification and/or interior finish-out plans and issuing the building permit to modify an existing structure from one occupancy classification to another in order to ensure the building and new occupancy usage complies with the adopted Building and Fire Codes. It includes the associated inspections and issuing of a new Certificate of Occupancy.
- Change of Occupancy Use Inspection \$150.00  
 This fee covers the required inspection necessary to ensure compliance with the adopted Fire and Building codes, and issuance of a new Certificate of Occupancy for an occupancy area that has changed from one occupancy/business use to a new occupancy/use.

## Systems Permits and Fees

- A. Vent/Hood Suppression System \$150.00  
 This fee covers reviewing plans, witnessing the testing, and inspection of fire extinguishing systems in kitchen vent hoods and exhaust ducts.
- B. Fire Sprinkler System \$300.00+  
 This fee covers reviewing plans, conducting rough-in inspections, and witnessing the 2 hour hydrostatic testing of fire sprinkler systems. The fee is \$300.00 plus \$.75 per sprinkler head.
- C. Fire Alarm System \$300.00+  
 This fee covers reviewing plans, conducting rough-in inspections, and witnessing the fire alarm acceptance testing. The fee is \$300.00 plus \$.75 per initiating and/or alarm signaling device. Fire Sprinkler Monitoring Systems shall pay a flat fee of \$300.00.
- D. Paint/Spray Booth System \$300.00  
 This fee covers the reviewing of plans, witnessing the testing, and inspection of commercial paint/spray booth fire suppression systems.
- E. Underground Fire Protection System \$350.00  
 This fee covers reviewing plans, conducting rough-in inspections, and witnessing the 2 hour hydrostatic testing on underground fire protection lines for fire sprinkler systems, fire protection standpipes, and fire hydrants installed on both public and private water systems.
- F. Smoke Control System \$350.00  
 This fee covers reviewing plans and witnessing the testing of building smoke control systems (including fire dampers, smoke dampers, fire/smoke dampers, and duct smoke detectors) required by the Building or Fire Code.
- G. Alternative Fire Protection Systems \$350.00  
 This fee covers reviewing plans, conducting rough-in inspections, and witnessing the acceptance testing of alternative fire protection and fire suppression systems.
- H. System Retest Fee \$150.00/hr.  
 This fee will be assessed when the failure of a required fire protection system requires a retest to ensure operational compliance with the adopted Fire Code and N.F.P.A. requirements.
- I. Knox Box Authorization \$20.00  
 This fee is for registration and processing of key access box applications on multi-family residential gated communities such as apartment and town home complexes or other structures required to have key access control.
- J. Siren Operated Sensor Electric Gate Authorization \$20.00  
 This fee is for registration and processing of siren operated sensor system applications on multi-family residential gated communities such as apartment, town home complexes, and gated communities required to have S.O.S. system access control.

## Other Fees

- A. Electrical, Plumbing, or HVAC Work Authorizations \$100.00  
 This fee is for reviewing and verifying state licenses of applicants and for the issuance of a work authorization permit. Each building under a building permit must have an appropriate associated work authorization permit.
- B. Underground Fuel Tank Installation/Removal (per tank – including LPG) \$330.00  
 This fee is for reviewing plans, witnessing tank testing, and inspecting pre and post underground fuel tank installation or removal.
- C. Underground Fuel Line Pressure Testing \$150.00  
 This fee will be assessed for witnessing the pressure test of modified or newly installed fueling system supply lines.
- D. Aboveground Fuel Tank Installation/Removal (per tank – including LPG) \$330.00  
 This fee is for reviewing plans, witnessing the placement, and inspection of aboveground fuel tank installation or removal.
- E. Fire Inspection Fee \$60.00/hr.–½ hr. minimum  
 This fee will be assessed for all fire inspections conducted by the Bexar County Fire Marshal's Office personnel to ensure a building or occupancy is in compliance with the adopted Fire Code, State Laws and Commissioner's Court Orders. This fee is applicable for each building inspected.
- F. State Licensed Facility Fire/Safety Inspection \$75.00  
 This fee will be assessed for all fire inspections conducted by the Bexar County Fire Marshal's Office personnel of state licensed or regulated facilities to ensure a building or occupancy is in compliance with the adopted Fire Code, State Laws and Commissioner's Court Orders. This fee is applicable for each building inspected.

- G. Reinspection Fee \$40.00  
This fee will be assessed for each reinspection required to bring a previously identified fire hazard related problem into compliance with the law. All reinspection fees shall be paid before the reinspection will be performed. This fee will also be assessed if a scheduled fire inspection is not canceled within four hours of the scheduled time and date.
- H. Building Code Reinspection Fee \$75.00  
This fee will be assessed for each building reinspection required to bring a building code related problem into compliance with the codes. All reinspection fees shall be paid prior to conducting the reinspection and before final release of public utilities and/or issuance of the Certificate of Occupancy.  
>> A reinspection fee may also be assessed when the approved permit and plans, requiring approval by the Fire Marshal's Office, are not on the work site.
- I. Failure to Obtain Required Permit Double original permit fee  
This fee will be assessed by the Fire Marshal, when a Notice of Violation has been issued, for performing construction or system installation work without first obtaining appropriate permits as required by Section 108.4 of the adopted Fire or Building Codes and Commissioner's Court Order.
- J. Consultation Fee \$75.00/hr-2 hr. minimum  
This fee will be assessed for preliminary review of construction plans or other consultations with architects, engineers, contractors, and sub-contractors. This fee will also be assessed when an on-site consultation is requested or required.
- K. After-Hours Fee \$100.00/hr.-2 hr. minimum  
If circumstances warrant, and with prior approval, the Fire Marshal may have an inspector review a plan, conduct an inspection, or witness a test after normal working hours of 8:00 a.m. to 5:00 p.m. (Monday through Friday) when a written request is made by the contractor or the owner's representative at least 3 days in advance of the desired work. The cost of this service is \$100.00 per hour or fraction of an hour, with a minimum 2 hour charge. The fee for this service shall be paid immediately after the conclusion of the special service in addition to any other required fees.
- L. Temporary Structure Permits Less than 144 sq. ft. = \$50.00  
More than 144 sq. ft. = \$50.00 + \$.0175 sq. ft.  
This fee is for registration and inspection of temporary structures (tents, air supported structures, canopies, construction trailers, etc.). The fee includes inspection of the structure to ensure compliance with the adopted Fire Code requirements. Valid for up to 365 days (1 yr.).
- M. Temporary Certificate of Occupancy \$500.00  
If circumstances warrant, the Fire Marshal may grant limited use of a structure or portion of a building under permit, provided the area has been inspected and found to be in compliance with the adopted Fire and Building Codes. A written request (accompanied by a floor plan drawing) must be submitted by the contractor or the owner's representative indicating the area of the building requested to be occupied. All required fire protection systems, as indicated on the original building permit, must be fully operational and tested. This fee must accompany the written request. This TCO is valid for 90 days, and a final Certificate of Occupancy must be obtained within this 90 day period.
- N. Research Fees \$60.00 per hr.  
This fee shall be applied to all written requests made to the Fire Marshal's Office for site assessments which require research of various Bexar County records and documents to determine the status of an identified property.
- O. Modular/Mobile Structure Installation Permit \$500.00  
This fee is for the installation of a mobile or modular structure that will be used for commercial or public access purposes. It will include the plan review of the structure and inspection after installation to ensure the structure meets the intent of the adopted Fire Code. This is for mobile/modular structures that will be used for greater than 365 days (1 yr.).
- P. Mass Gathering Permit Processing \$50.00  
This fee is for the processing of a mass gathering permit application, the required site inspection, and the processing of the associated documents required to obtain Commissioners Court approval to conduct a Mass Gathering as required by State Law.
- Q. Seasonal Fireworks Stand Inspections \$30.00  
This fee is for the inspection of fireworks stands to ensure compliance with the adopted Fire Code and minimum safety standards adopted by the state.
- R. Pyrotechnics Authorization \$100.00 (per event)  
The fee is for the review of a proposed pyrotechnics display, inspection of the proposed display site, and to verify the pyrotechnician's license. This fee is applicable for any public or private fireworks display utilizing any class of regulated fireworks. The fee does not include the fees for a Fire Watch that may be required by the Fire Marshal.
- S. Blasters License  
This fee is for the processing, testing, and associated background investigation of an explosive technician. The fee includes the issuance of a blasters license.  
>> Blaster – Basic (quarry blasting operations; blasting in large, isolated areas) \$200.00 (annual)  
>> Blaster – Intermediate (Basic + septic system blasting, swimming pool blasting, and similar small blasts) \$250.00 (annual)  
>> Blaster – Advanced (Intermediate + specialty blasting close to habitable structures) \$300.00 (annual)
- T. Explosives Storage Permit \$250.00 (annual)  
This fee is for the review of a proposed explosives storage building or container and site inspection to ensure compliance with the adopted Fire Code.  
>> Special Storage Permit – (for items listed in the Fire Code as "Prohibited Explosives – Nitroglycerine, etc) \$500.00 (annual)
- U. Quarry Operational Permit \$500.00 (annual)  
This fee is for the authorization of a quarry operation permit requiring the use of explosives, and blasting operations. All quarry operations are subject to review of blasting statistical reports if citizen complaints are registered.
- V. Explosives Excavation Permit \$200.00 (valid for 60 days)  
This fee is to evaluate the plans, licenses of contractors, site inspections and authorize the use of explosives for construction related projects. These include swimming pool excavations, utilities installation, site leveling, and all short term projects requiring explosives use.

**Surcharges — All building permits will be assessed a 2.5% Technology Improvement Surcharge.**