

ICC Table and Building Permit Fee Calculation Reference Sheet

1. Determine Type of Construction

- Type of Construction should be provided on the drawings/plans submitted by the applicant. If the construction type is not listed, then they will need to provide the construction type to you that matches one of the classifications below.

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
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2. Determine the Use Group for the proposed construction

- Based upon the description provided on the building permit application a use group will need to be assigned that matches one of the options provided on the left-hand side of the table as shown below.

Group (2024 International Building Code)
A-1 Assembly, theaters, with stage
A-1 Assembly, theaters, without stage
A-2 Assembly, nightclubs
A-2 Assembly, restaurants, bars, banquet halls
A-3 Assembly, churches
A-3 Assembly, general, community halls, libraries, museums
A-4 Assembly, arenas
B Business
E Educational
F-1 Factory and industrial, moderate hazard
F-2 Factory and industrial, low hazard
H-1 High Hazard, explosives
H234 High Hazard
H-5 HPM
I-1 Institutional, supervised environment
I-2 Institutional, hospitals
I-2 Institutional, nursing homes
I-3 Institutional, restrained
I-4 Institutional, day care facilities
M Mercantile
R-1 Residential, hotels
R-2 Residential, multiple family
R-3 Residential, one- and two-family ^d
R-4 Residential, care/assisted living facilities
S-1 Storage, moderate hazard
S-2 Storage, low hazard
U Utility, miscellaneous

3. Once the Construction Type and Use Group have been established you will use the table to determine the square foot construction cost provided under the corresponding row and column. The example on the IBC sheet uses a construction type of IIB and a use group of B-Business (IIB/B). The square foot construction cost in this example would be \$265.76 as circled in red.

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	337.41	325.40	315.80	303.35	283.46	275.24	292.98	264.14	254.04
A-1 Assembly, theaters, without stage	309.77	297.76	288.16	275.71	256.07	247.85	265.35	236.75	226.65
A-2 Assembly, nightclubs	269.42	261.52	253.31	243.65	228.21	222.01	235.29	207.53	199.66
A-2 Assembly, restaurants, bars, banquet halls	268.42	260.52	251.31	242.65	226.21	221.01	234.29	205.53	198.66
A-3 Assembly, churches	314.40	302.40	292.80	280.35	260.82	252.61	269.98	241.51	231.40
A-3 Assembly, general, community halls, libraries, museums	264.03	252.03	241.42	229.98	209.33	202.12	219.61	190.01	180.91
A-4 Assembly, arenas	308.77	296.76	286.16	274.71	254.07	246.85	264.35	234.75	225.65
B Business	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
E Educational	282.06	272.26	263.65	252.74	235.87	223.82	244.04	206.65	200.02
F-1 Factory and industrial, moderate hazard	164.17	156.25	146.41	140.89	125.45	119.36	134.33	104.02	96.87
F-2 Factory and industrial, low hazard	163.17	155.25	146.41	139.89	125.45	118.36	133.33	104.02	95.87
H-1 High Hazard, explosives	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	N.P.
H234 High Hazard	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	86.17
H-5 HPM	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
I-1 Institutional, supervised environment	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
I-2 Institutional, hospitals	469.18	458.58	448.25	436.51	411.45	N.P.	426.30	385.65	N.P.
I-2 Institutional, nursing homes	323.68	313.08	302.75	291.01	269.45	N.P.	280.80	243.65	N.P.
I-3 Institutional, restrained	314.93	304.33	294.00	282.26	261.70	252.06	272.05	255.55	223.96
I-4 Institutional, day care facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
M Mercantile	201.08	193.18	183.97	175.31	159.52	154.32	166.95	138.84	131.97
R-1 Residential, hotels	278.14	268.29	258.82	249.16	227.83	221.78	248.64	205.46	198.22
R-2 Residential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
R-3 Residential, one- and two-family ^d	215.90	210.16	205.11	200.73	194.02	187.11	204.78	180.41	169.09
R-4 Residential, care/assisted living facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
S-1 Storage, moderate hazard	152.17	144.25	134.41	128.89	113.76	107.67	122.33	92.33	85.17
S-2 Storage, low hazard	151.17	143.25	134.41	127.89	113.76	106.67	121.33	92.33	84.17
U Utility, miscellaneous	117.65	110.72	103.00	98.58	87.79	82.02	93.83	69.49	66.20

4. After the square foot construction cost has been determined by using the ICC table above you will take the total square footage provided on the building permit and multiply that number by the square foot construction cost and the permit fee multiplier which for the town is 1% or 0.01. Below is the example taken from the IBC sheet, but instead of using the fee multiplier of 0.75% or 0.0075 I have used the Towns.

Example for a New 16,000 sq. ft. Business that is a Construction Type IIB

Gross Area or Square Footage: 16,000 sf. ft.
 Square Foot Construction Cost: \$265.76/sq. ft.
 Town of Frankford Permit Fee Multiplier: 0.01
 Building Permit Fee: 16,000 sq. ft. x \$265.75/sq. ft. x 0.01 = \$42,521.60

**TOWN OF FRANKFORD
BUILDING PERMIT APPLICATION**

PERMIT #: _____

Property Owner Information

NAME _____

MAILING ADDRESS _____

PHYSICAL ADDRESS _____

PHONE # _____

BUILDING SITE ADDRESS _____

SUBDIVISION / LOT # _____

TAX MAP PARCEL _____

ZONING DISTRICT _____

Builder / Contractor Information

NAME _____

MAILING ADDRESS _____

PHONE # _____

TOWN BUSINESS LICENSE # _____

STATE BUSINESS LICENSE # _____

Description (Be Specific)

Type of Improvement

New Building _____

Addition _____

Alteration _____

Repair _____

Replacement _____

Demolition _____

Moving (Relocation) _____

Garage / Carport _____

Shed _____

Deck _____

Pool _____

Fence _____

Tenant Fit-Out _____

Other _____

Circle All That Apply

Electrical

Install
Alter
Repair
Remove
Convert
Replace

Gas

Install
Alter
Repair
Remove
Convert
Replace

Mechanical

Install
Alter
Repair
Remove
Convert
Replace

Plumbing System

Install
Alter
Repair
Remove
Convert
Replace

Description _____

Lot Dimensions Width: _____ Depth: _____ SQFT: _____

New Building Setbacks

(For New Construction and Additions)

Front: _____

Back: _____

Right Side: _____

Left Side: _____

Principal Type Frame

☐ Masonry ☐ Wood ☐ Structural Steel ☐ Reinforced Concrete ☐ Other: _____

Dimensions

_____ # of Stories _____ # of Bedrooms _____ # of Bathrooms

FEE SCHEDULE

A. New Construction

Total Square Footage: _____

Total Project Cost: _____

Building Permit Application Fee	\$50.00	\$
Permit Fee	SQFT Construction Cost per Current ICC Building Valuation Data X 1%	\$
Building Impact Fee	\$500.00 per EDU	# of EDUs _____ \$
Fire & Ambulance Impact Fee	Total Project Cost X 0.50%	\$
TOTAL DUE		\$

B. Renovations, Repairs, Tenant Fit-Out, Demolition or Other

Building Permit Application Fee	\$50.00	\$
Permit Fee	1% of Renovation / Repair	\$
TOTAL DUE		\$

Where permanent street grades have been established by the Town, sidewalks and curbing shall be installed at the expense of the Owner or Builder under the building contract. The contractor and/or owner shall comply in design, construction and use of the proposed work, with all codes and ordinances of the Town of Frankford, as well as the State Fire Code and other applicable State and/or Sussex County Regulations.

The following documents must be attached prior to receiving a Town Permit:

2 Copies of Plans and Specifications (electronic copy may be requested)
Sussex County Building Code Review Letter/Permit
Survey of Property
Contractor/Sub-Contractor's Frankford Business License
Water Service Application (For New Homes or Commercial Structure)

Signature of Applicant _____ Date _____

Requirements:

All contractors must be licensed by the State of Delaware and the Town of Frankford
All sub-contractors must be licensed by the State of Delaware and the Town of Frankford
If one is acting as their own general contractor and they are not normally engaged in that line of business, they must ensure all sub-contractors are properly licensed
Building permit fees, impact fees, and meter fees must be paid at the time of the submission of the application
For new construction, a stake out inspection or placement and setbacks will be required by the Town
After completion of new construction, a final Certificate of Occupancy inspection will be required by the Town

Sussex County Planning and Zoning	(302) 855-7878
Sussex County Building Code Dept.	(302) 855-7860
Sussex County Building Permit Dept.	(302) 855-7720
Sussex County Water & Sewer Dept.	(302) 855-7719
Sussex Conservation District	(302) 856-7219
State of DE – Business License	(302) 856-5358

Building Inspector: _____

[] Approved

[] Denied Reason: _____

Date Issued: _____ Permit #: _____

Certificate of Occupancy Issue Date: _____