



City of Houston
Building Inspection
CODE WORD 2015

INTERPRETATIONS AND APPLICATIONS OF
THE HOUSTON ADOPTED CODES

2015 IBC, 2015 IEBC, 2015 IRC, 2015 IFC, 2020 NEC, 2015 UMC, 2015 UPC,
2015 IECC, and ASHRAE 90.1-2013

CW No:	2015-B02	Page:	1	of	5
PUBLICATION:	January 25, 2022				
SUBJECT:	Single-family Dwelling Building Permit Fee Configuration				
CODE(S):	Policy and 2015 Houston Building Code				
SECTION(S)	[A]109.3 and [A]118.2				

The permit fee calculation method for all single-family residential dwelling construction was changed by Ordinance #2021-1037 and became effective as of January 1, 2022. The fee calculations are now based on the combined total square footage of proposed new construction, repairs, and alterations.

The structural building permit fee for new single-family dwellings and existing building additions is based on the total aggregate area (square footage) of the new building, and new addition(s) based on the proposed "building area", as defined in the *Houston Building Code*.

The permit fee for residential remodel construction of existing buildings is based on the total aggregate area (square footage) of all interior rooms being altered plus the total aggregate area (square footage) of alterations or repairs associated with vertical exterior walls.

Projects proposing both addition(s) (new building area square footage), and alterations or repairs, requires the total aggregate areas of both the new addition(s) and the combined square footage of both alterations and repairs (remodel) for permit fee calculation.

NOTE: At the end of Section 118.2 are two notes added to the code that allows the structural building permit to be reduced by 50% to promote construction of new low-income housing, and remodel/repair upgrades of historical buildings and landmarks.

Typical entry examples include but are not limited to the following:

New 2400 sq ft single-family residence = 2400 sq ft (added)

Square Footage (added):	2400
Square Footage (remodeled):	N/A
Describe the proposed development*:	New 2400 sq ft single-family residence

Permit Type: 13 - Building Pmt

Sq Footage (new)	2400	Remodel	N/A
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2,400 sq ft Interior alteration/remodel single-family residence = 2400 sq ft (remodeled)

Square Footage (added):	N/A
Square Footage (remodeled):	2400
Describe the proposed development*:	2,400 sq ft interior alteration/remodel of existing single-family residence



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Permit Type: 13 - Building Pmt			
Sq Footage (new)	N/A	Remodel	2400

New addition and remodel; New 1000 sq ft (added), and 2400 sq ft alteration/remodel = 2400 sq ft (remodeled)

Square Footage (added):	1000
Square Footage (remodeled):	2400
Describe the proposed development*:	1,000 sq ft addition and 2400 sq ft remodel of existing single-family residence

Permit Type: 13 - Building Pmt			
Sq Footage (new)	1000	Remodel	2400

Residential exterior wall repair and window replacements; New N/A, 2400 sq ft Exterior wall facade repair = 2400 sq ft (remodeled)

Square Footage (added):	N/A
Square Footage (remodeled):	2400
Describe the proposed development*:	2400 sq ft exterior wall alteration/remodel w/3 new windows with frames at existing single-family residence.

— Check all applicable items —

Select	Description	Wall Square Footage	Floor Square Footage
<input checked="" type="checkbox"/>	Exterior Siding - Patch or repair exterior veneer, siding, stucco, EIFS, etc.	2,220	
<input type="checkbox"/>	NOTE: The minor repair permit application associated with this check list box is NOT to be used for new siding or material changes to siding.		
<input type="checkbox"/>			
<input checked="" type="checkbox"/>	Window Repairs - Repair Windows (Glazing replacement only to match existing code energy requirements)	175	
<input checked="" type="checkbox"/>	Repair damaged studs	5	
Install smoke detectors. If smoke detectors are to be hardwired & interconnected on			

Permit Type: 13 - Building Pmt			
Sq Footage (new)	N/A	Remodel	2400

Continued...

Approved:

Christon K. Butler
Acting Houston Building Official



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2015 IBC EXCERPT:

[A] 109.3 Building permit fee calculation. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official. The value to be used in computing the permit fee for new structures, additions, alterations, remodeling or repairs shall be the total value of all construction work for which the permit is issued based on the current building valuation data sheet published by the International Code Council on the date of adoption of this code.

Exceptions:

1. The structural building permit fee for new one- and two-family dwellings and townhouses and their detached accessory structures shall be calculated as specified in Section 118.2.1, Tables 118(1) and 118(2), and the city fee schedule, based on the total square footage of the building area as defined by this code.
2. The permit fee for new additions to one- and two-family dwellings and townhouses shall be calculated as required for new residential buildings.
3. The permit fee for repair, alterations, or remodeling of one- and two-family dwellings and townhouses shall be 20% of the calculated fee for new construction as specified in Section 118.2.1, Tables 118(1) and 118(2), and the city fee schedule based, on the total aggregate square footage of the building area being repaired or altered or the total aggregate square footage of the walls and ceilings being repaired or altered.

118.2 Structural.

118.2.1 Buildings. Building permit fees, payable in the amounts set forth in the city fee schedule, shall be required under this code for new buildings, additions, alterations, remodels, conversions, and repairs.

For one- and two-family dwellings, the building permit fee shall be comprised of two components, the base charge, which shall be determined according to type of construction and size, as shown in Table 118(1), and the incremental charge, which shall be determined according to type of construction and size, as shown in Table 118(2).

**TABLE 118(1)
RESIDENTIAL BUILDING PERMIT CONSTRUCTION TYPE AND TIER**

Type of Construction	Tier	Square footage greater than	Square footage less than or equal to
IA	1	0	44.9178645
IA	2	44.9178645	962.5256674
IA	3	962.5256674	1,283.3675565
IA	4	1,283.3675565	1,925.0513347
IA	5	1,925.0513347	3,208.4188912
IA	6	3,208.4188912	6,416.8377823
IA	7	6,416.8377823	32,084.1889117
IA	8	32,084.1889117	320,841.8891170
IA	9	320,841.8891170	No maximum
IB	1	0	46.1710969
IB	2	46.1710969	989.3806477
IB	3	989.3806477	1,319.1741970
IB	4	1,319.1741970	1,978.7612954
IB	5	1,978.7612954	3,297.9354924
IB	6	3,297.9354924	6,595.8709848
IB	7	6,595.8709848	32,979.3549238
IB	8	32,979.3549238	329,793.5492382
IB	9	329,793.5492382	No maximum
IIA	1	0	47.3516877
IIA	2	47.3516877	1,014.6790232



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IIA	3	1,014.6790232	1,352.9053643
IIA	4	1,352.9053643	2,029.3580464
IIA	5	2,029.3580464	3,382.2634107
IIA	6	3,382.2634107	6,764.5268213
IIA	7	6,764.5268213	33,822.6341067
IIA	8	33,822.6341067	338,226.3410674
IIA	9	338,226.3410674	No maximum
IIB	1	0	48.5807481
IIB	2	48.5807481	1,041.0160316
IIB	3	1,041.0160316	1,388.0213755
IIB	4	1,388.0213755	2,082.0320633
IIB	5	2,082.0320633	3,470.0534388
IIB	6	3,470.0534388	6,940.1068776
IIB	7	6,940.1068776	34,700.5343882
IIB	8	34,700.5343882	347,005.3438823
IIB	9	347,005.3438823	No maximum
IIIA	1	0	50.3814596
IIIA	2	50.3814596	1,079.6027062
IIIA	3	1,079.6027062	1,439.4702749
IIIA	4	1,439.4702749	2,159.2054124
IIIA	5	2,159.2054124	3,598.6756873
IIIA	6	3,598.6756873	7,197.3513747
IIIA	7	7,197.3513747	35,986.7568735
IIIA	8	35,986.7568735	359,867.5687347
IIIA	9	359,867.5687347	No maximum
IIIB	1	0	51.7483551
IIIB	2	51.7483551	1,108.8933245
IIIB	3	1,108.8933245	1,478.5244326
IIIB	4	1,478.5244326	2,217.7866489
IIIB	5	2,217.7866489	3,696.3110815
IIIB	6	3,696.3110815	7,392.6221631
IIIB	7	7,392.6221631	36,963.1108154
IIIB	8	36,963.1108154	369,631.1081541
IIIB	9	369,631.1081541	No maximum
IV (HT)	1	0	49.3931696
IV (HT)	2	49.3931696	1,058.4250635
IV (HT)	3	1,058.4250635	1,411.2334180
IV (HT)	4	1,411.2334180	2,116.8501270
IV (HT)	5	2,116.8501270	3,528.0835450
IV (HT)	6	3,528.0835450	7,056.1670900
IV (HT)	7	7,056.1670900	35,280.8354502
IV (HT)	8	35,280.8354502	352,808.3545018
IV (HT)	9	352,808.3545018	No maximum
VA	1	0	53.8295909
VA	2	53.8295909	1,153.4912335
VA	3	1,153.4912335	1,537.9883113
VA	4	1,537.9883113	2,306.9824669
VA	5	2,306.9824669	3,844.9707782
VA	6	3,844.9707782	7,689.9415564
VA	7	7,689.9415564	38,449.7077822
VA	8	38,449.7077822	384,497.0778222
VA	9	384,497.0778222	No maximum
VB	1	0	57.1615221
VB	2	57.1615221	1,224.8897599
VB	3	1,224.8897599	1,633.1863466
VB	4	1,633.1863466	2,449.7795198
VB	5	2,449.7795198	4,082.9658664



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VB	6	4,082.9658664	8,165.9317328
VB	7	8,165.9317328	40,829.6586641
VB	8	40,829.6586641	408,296.5866405
VB	9	408,296.5866405	No maximum

**TABLE 118(2)
SQUARE FOOTAGE INCREMENT BY TYPE OF CONSTRUCTION**

Type of Construction	Square footage increment, each incurring additional charge
IA	6.4168378
IB	6.5958710
IIA	6.7645268
IIB	6.9401069
IIIA	7.1973514
IIIB	7.3926222
IV (HT)	7.0561671
VA	7.6899416
VB	8.1659317

For all buildings not included in Tables 118(1) and 118(2), the building permit fee shall be based on the valuation, as described in Section 109.3 and the city fee schedule.

Notes:

1. New one- and two-family dwellings and townhouses 1,800 square feet or less shall receive a 50 percent discount on permit fees.
2. A historic building that has been designated by the jurisdiction as a landmark or that is located within a historic district designated by the jurisdiction, or for which designation as a landmark or part of a historic district is pending, shall receive a 50 percent discount on permit fees provided that a certificate of appropriateness approved by the Houston Archaeological and Historical Commission pursuant to Chapter 33 of the City Code is submitted with the construction documents.
3. Towers other than sign structures shall be charged in the same manner as new buildings.