



**BUILDING PERMIT APPLICATION REQUIREMENTS FOR
NEW CONDOMINIUM / APARTMENT DWELLINGS**

(Effective July 1, 2017)

- Completed Commercial Application for the SHELL building + Residential Application for **each** dwelling unit.
- Four (4) sets of construction plans (for building). These construction plans must be signed and sealed by a MD registered Architect or Engineer, **unless the plans are for the developer's, builder's or contractor's own construction.** (However, any elements of construction that are beyond the scope of the building code must still be designed, sealed and signed by a MD licensed Engineer).
- Five (5) copies of site plan showing grades, water and sewer connections/cleanout, house setbacks, driveway location, sidewalks (for building).
- Two (2) copies of REScheck.
- New Residential Dwelling Assessment Worksheet.
- One (1) copy of **recorded** plat.
- Residential Water and Sewer Allocation Application (w/copy of approved Exhibit #1 of Water Service Contract if applicable).
- Adequate Public Facilities Ordinance (APFO) Exemption Form **OR** Certificates of Approval.
- Print out from the Maryland Department of Assessments and Taxation website www.dat.state.md.us from [Real Property Data Search](#) (if the ownership is different, you will need to provide Proof of Ownership with signature (i.e. recorded deed or HUD1 closing statement).
- Monocacy Sewer System County Form – **REQUIRED ONLY IF ON COUNTY SEWER** (see *Note below).

(Please consult with the Permits Coordinator at 301-600-3829 PRIOR to submitting payment and applications)

NOTE: FEES ARE PAYABLE BY CASH OR CHECK ONLY TO THE CITY OF FREDERICK

TYPE OF FEES COLLECTED FOR APTS/CONDOS	SHELL – COMMERCIAL APPLICATION	RESIDENTIAL APPLICATION EACH Dwelling Unit
BUILDING APPLICATION FEE - (\$200.00 minimum) (SHELL APPLICATION – Include only common areas + any square footage not reflected in individual units.	\$0.19/sq. ft. – TOTAL Space	\$ 400.00
FIRE CODE REVIEW FEE* (\$80.00 minimum) ** If dwelling is arranged as townhouse, then this fee does not apply.	\$0.16/sq. ft. – TOTAL Sq. Footage**	\$0.16/per TOTAL Sq. Ft. **
MARYLAND HOME BUILDER GUARANTY FUND ***This fee does not apply to Apartment Buildings or Apartment units.	\$50.00 per Shell ***	\$50.00 per unit***
THE ABOVE CITY OF FREDERICK FEES ARE REQUIRED WITH SUBMITTAL OF APPLICATION		

YOU WILL RECEIVE A STATEMENT FOR ALL OTHER FEES DUE THAT ARE REQUIRED TO BE PAID PRIOR TO PERMIT ISSUANCE		
ELECTRICAL APPLICATION FEE	SHELL – Refer to Commercial Schedule (requires separate permit)	\$ 300.00 EACH Dwelling Unit
PLUMBING / GAS (combined) APPLICATION FEE	SHELL – Refer to Commercial Schedule (requires separate permit)	\$ 300.00 EACH Dwelling Unit
WATER IMPACT FEE	\$ 4,186.00 x number of dwelling units	
SEWER IMPACT FEE (*if on COUNTY sewer system, refer to note below)	\$ 3,675.00 x number of dwelling units	
PARK FACILITIES DEVELOPMENT IMPACT FEE (HOA = Home Owner's Association)	\$ 868.00 not under HOA or HOA with NO swimming pool OR \$ 568.00 for HOA WITH swimming pool	
WATER CONNECTION	Refer to Water Connection Fee schedule	
SEWER CONNECTION	Refer to Sewer Connection Fee schedule	
WATER METER	Refer to Water Meter Fee Schedule	

***NOTE:** If the property is located in Ballenger Creek, Cannon Bluff, Clover Ridge, Dearbought, Main Farm, North Crossing, Tuscarora Creek, Tuscarora Knolls, Willowbrook, Worman's Mill (or on Frederick County Sewer System), this fee **will not** be charged by the City of Frederick. Contact Lauren Englar with the Frederick County Division of Utilities at 301-600-1179. Please complete and submit the **Monocacy Sewer System Form** with your building application packet.

FREDERICK COUNTY FEES ARE PAID DIRECTLY TO FREDERICK COUNTY PRIOR TO PERMIT ISSUANCE

A REQUIRED PAYMENT FORM WILL BE PROVIDED WITH PAYMENT INSTRUCTIONS WHEN REVIEWS ARE APPROVED.

FREDERICK COUNTY SCHOOL IMPACT FEE (per dwelling unit)	\$ 6,291.00
FREDERICK COUNTY LIBRARY IMPACT FEE (per dwelling unit)	\$ 385.00
TOTAL COUNTY IMPACT FEES	\$ 6,676.00



The City of Frederick, Maryland

Building Department

140 W. Patrick St., Frederick MD 21701 / 301-600-3808 / FAX 301-600-3826
www.cityoffrederick.com

BUILDING / ZONING PERMIT APPLICATION
SHELL BUILDING - MULTI-FAMILY
(Condos/Apts.)

FOR OFFICE USE ONLY

Appl. # _____

Appl. Type Code _____

Tax ID 02- _____

Appl. Date _____

SECTION 1 – Complete in its entirety. Application will NOT be accepted unless all spaces are FULLY completed.

Location of Work	Address:		Bldg #:	Unit #:	
	Subdivision:		Lot #:	Zoning:	
Applicant	Contact Person:		Phone # if different from below:		
	Applicant/Contractor:		M.H.B.R. / MD License #:		
	Address:				
	City:		State:	Zip Code:	
	Phone #	FAX #	E-Mail:		
Registered Design Professional	Name:				
	Phone:	E-Mail:			

IMPROVEMENT COST = \$		(DO NOT include plumbing, electric or land)	
Description of Work	Total SF of Building:	IBC Use Group:	IBC Construction Type:
	Total SF of Work (common areas not reflected in individual units):		# of Proposed Dwelling Units:
	Description of Work (list all common areas including parking garages):		
Water	Connections are: <input type="checkbox"/> Existing <input type="checkbox"/> *Proposed IF PROPOSED , what size line?		Tap Only? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Water Meter Required? <input type="checkbox"/> No <input type="checkbox"/> Yes IF YES , what size and type Domestic?		
Sewer	Sewer Served by: <input type="checkbox"/> -Frederick City <input type="checkbox"/> -Frederick County <input type="checkbox"/> -Septic		
	If City, connections are: <input type="checkbox"/> Existing <input type="checkbox"/> *Proposed IF PROPOSED , what size: <input type="checkbox"/> 6" OR <input type="checkbox"/> 8"		

***NOTE:** Fees will be charged unless connection has been previously paid for by Owner/Developer. (Attach copy of receipt with this application)

Other	Final Site Plan Case #: _____		Date of Approval: _____
	(Note: Application will be denied if copy of unconditionally approved site plan is not submitted with the permit application).		
	<input type="checkbox"/> Yes <input type="checkbox"/> No Public Right-of-Way Will any work associated with this permit be performed within the City's Right-of-Way?		
	Is the Public Works Agreement & Surety in Place? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES , provide Grading/Public Improvement Permit #:		
	Is there a Home Owner's Association community swimming pool? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Is the Property located in the Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES , provide Historic Preservation Case #		
Is the Property located in the Flood Plain? <input type="checkbox"/> Yes <input type="checkbox"/> No		Water Service Contract #:	
Is the Property owned by Frederick County? <input type="checkbox"/> Yes <input type="checkbox"/> No		Includes a Food Service Facility or has perishable food? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Fire Protection Summary	Proposed		Comments (Check responses or provide information where requested)
	Yes	No	
Sprinkler - (requires separate permit)			<input type="checkbox"/> NFPA13 <input type="checkbox"/> NFPA-13D <input type="checkbox"/> NFPA-13R <input type="checkbox"/> Complete <input type="checkbox"/> Partial
Standpipe - (requires separate permit)			Class: <input type="checkbox"/> Wet <input type="checkbox"/> Dry
Fire Pump - (requires separate permit)			
Fire Alarm/Detection - (requires separate permit)			<input type="checkbox"/> Automatic <input type="checkbox"/> Manual
On-Site Hydrants			Must be shown on Building Permit Site Plan
Smoke Control - (requires separate permit)			<input type="checkbox"/> Mechanical <input type="checkbox"/> Vents <input type="checkbox"/> Automatic <input type="checkbox"/> Manual

The City of Frederick, Maryland
BUILDING / ZONING PERMIT APPLICATION
SHELL BUILDING - MULTI-FAMILY
(Condos/Apts.)
(Page Two)

FOR OFFICE USE ONLY

App. No.: _____

APPLICANT/OWNER CERTIFICATION: The Applicant/Owner hereby certifies and agrees as follows:

That I am the owner, or authorized by the owner to act in their behalf as the owner's agent to make this Application. That the information given herein is true and correct and that all work being done under this application will comply with all applicable Federal, State and Local regulations. That work will be in accordance with and as indicated on the approved site and building plans, review comments, agreements, specifications, etc. unless otherwise approved by the Division Manager of the Building Department. That the Division Manager of the Building Department can revoke the building permit or stop work being done under the building permit for non-compliance with this agreement in part or in whole. Please be advised if the Building Permit is revoked **all fees are non-refundable and non-transferable**. I further understand and agree that plans will be reviewed, inspections made and occupancy certificates issued, however, I assume ultimate responsibility for compliance of all codes, regulations, etc.

***PROPERTY OWNER (not tenant/leasee):**

Signature: _____ Print: _____ Title (if Corp. /Bus.) _____
***MUST PROVIDE AGENT LETTER FROM PROPERTY OWNER** if signed by anyone other than Property Owner listing your name.

Property Owner Name (as listed on Deed): _____ **Date:** _____
Mailing Address: _____ **Apt. /Suite #:** _____
Phone No.: _____ **Fax No.:** _____
Cell #: _____ **E-mail Address:** _____

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

SECTION II - (for OFFICE USE ONLY)

Building Permit Fee	\$ _____	Date Paid: _____	Rec'd by: _____
Fire Code Review Fee	\$ _____	Date Paid: _____	Rec'd by: _____
MD Guaranty Fund	\$ _____	Date Paid: _____	Rec'd by: _____
W/S Allocation Fee	\$ _____ (_____ x \$ _____)	Date Paid: _____	Rec'd by: _____
Water Impact Fee	\$ _____ (_____ x \$ _____)	Date Paid: _____	Rec'd by: _____
Sewer Impact Fee	\$ _____ (_____ x \$ _____)	Date Paid: _____	Rec'd by: _____
Park Facility Dev Impact Fee	\$ _____ (_____ x \$ _____)	Date Paid: _____	Rec'd by: _____
Water Connection Fee	\$ _____ Size _____	Date Paid: _____	Rec'd by: _____
Sewer Connection Fee	\$ _____ Size _____	Date Paid: _____	Rec'd by: _____
Meter / Kornerhorne & Console	\$ _____ Size _____	Date Paid: _____	Rec'd by: _____
Other _____	\$ _____	Date Paid: _____	Rec'd by: _____
Other _____	\$ _____	Date Paid: _____	Rec'd by: _____
Other _____	\$ _____	Date Paid: _____	Rec'd by: _____

Frederick County Fees:

Excise Tax \$ _____ Receipt Due / Date Rec'd: _____ Rec'd by: _____
 Total School/Library Impact Fees \$ _____ (_____ units) Receipt Due / Date Rec'd: _____ Rec'd by: _____

SECTION III (For Staff Use Only) - REVIEW COMMENTS (Please write legibly)

Revised Site Plan Attached Revised Construction Plan Attached Fee Calculations attached _____

REVIEWED BY: _____ **APPROVAL DATE:** _____

Building (Blue) Planning (Green) Engineering (Salmon) Fire Code Review (Yellow) Other _____ Other _____

Applicant/Owner Initial: _____ Date: _____



Residential Water and Sewer Allocation Application

Please provide the following information to request water and sewer allocation for one or more new residential units as provided in the City Code Chapter 25 – Article IX, Water and Sewer Allocation and Impact Fees. Note: This application form is to be used for new Residential projects only.

Information is required for boxes marked with an * below:

Project Information					
*Development or Subdivision Name/Section:					
*Project Address:				* Lot Number:	
*Contact Name:		*Phone:		Email:	
*Unit Type	Single Family:	Townhouse:		Multi-Family/Condo:	
Give a brief description of the proposed project:					
*Does the property have an active water/sewer contract (prior to July 2010) on file?				Yes	No
*If yes, please provide the contract number:					
Property Owner Information					
*Property Owner's Name:					
*Property Owner's Mailing Address:					
*City:		*State:		*Zip Code:	
Phone:		Email:			
As legal owner of the above property, I (we) certify, by signature below that: 1.) the information provided on this form is correct; 2.) I (we) authorize the requested allocation amount as above; and 3.) I am (we are) fully aware of and shall comply with all requirements, including payment of fees, as found in Chapter 25 - Article IX, Water and Sewer Allocation and Impact Fees, of the City Code.					
*Owner's Signature(s): _____				*Date _____	
For Official Use Only					
Building Permit # _____					
Allocation Granted: _____ GPD		Allocation Fee Due: \$ _____			
Water IF Due: \$ _____		Sewer IF Due: \$ _____			
Total Due: \$ _____					
Approval: Utility Eng. Tech: _____				Date: _____	

Standard Residential Allocation Amounts

TYPE OF DEVELOPMENT	Flow Factor Unit of Meas.		Flow Factor		Calc. Flow, gpd
Single Family (SF)	1 SF Dwelling	X	250	=	
Town House (TH)	1 TH Dwelling	X	225	=	
Multi Family (MF) Apt./Condo	1 MF Dwelling	X	175	=	



WATER / SEWER CONNECTIONS and WATER METER CHARGES

9-g Updated 8-31-16

**WATER Connection Fees (Does not include Meter Fees)			
Connection Size	Connection Size/Type	Connection Fee (TAP ONLY) Contractor Install	Connection Fee (Tap/Labor/Materials) City Install to Prop. Line (Up to 20' run) less vault
3/4"	3/4"	\$400.00	\$9,412.43
1"	1"	\$400.00	\$9,412.43
1-1/2"	1-1/2"	\$400.00	\$9,721.43
2"	2"	\$400.00	\$10,068.30
4"	4" Tap Only	\$1,800.00	
	4" Service Line		\$15,485.80
6"	6" Tap Only	\$2,200.00	
	6" Service Line		\$16,033.60
	6" Hydrant	\$2,200.00	
8"	8" Tap Only	\$2,800.00	
	8" Service Line		\$22,783.20
10"	10" Tap Only	\$3,400.00	
	10" Service Line		\$25,890.70
12"	12" Tap Only	\$3,400.00	
	12" Service Line		\$28,207.30

Water METER Fees			
Meter Size	Meter Cost	6% Tax	Total Charge
3/4" Meter/Kornerhorn	\$ 306.00	\$ 18.36	\$ 324.36
Anti-Theft/Detector Check	\$ 306.00	\$ 18.36	\$ 324.36
1" Meter/Kornerhorn	\$ 468.00	\$ 28.08	\$ 496.08
1-1/2" Meter/Flange	\$ 461.00	\$ 27.66	\$ 488.66
2" Compound Meter	\$ 1,748.00	\$104.88	\$ 1,852.88
3" Compound Meter	\$ 2,048.00	\$122.88	\$ 2,170.88
4" Compound Meter	\$ 3,127.00	\$187.62	\$ 3,314.62
4" Fire Flow Meter	\$ 4,960.00	\$297.60	\$ 5,257.60
6" Fire Flow Meter	\$ 7,451.00	\$447.06	\$ 7,898.06
8" Fire Flow Meter	\$ 9,642.00	\$578.52	\$ 10,220.52
10" Fire Flow Meter	\$ 12,758.00	\$765.48	\$ 13,523.48
10" x 12" Fire Flow Meter	\$ 13,604.00	\$816.24	\$ 14,420.24
12" Fire Flow Meter	*Market Cost	\$.	\$.
		\$.	\$.

***MARKET COST: Contact Purchasing @ 301-600-1907**
ABOVE PRICES EFFECTIVE TO 12-31-17
 Prices subject to change at anytime

**SEWER Connection Fees	
6"	\$8,231.30
6" or 8" TAP ONLY	\$500.00

**** NOTE:**
If the water & sewer lines have been installed in the right-of-way to the property lines, NO connection fee needs to be collected.

Note: Prices subject to change at anytime.

Water Connection Guidelines

1. All connection and water meter/detector check fees are to be paid at time of application.
2. The City will make all taps 3/4" through 12". (For over 12", contact your Construction Inspector or Water Superintendent).
3. All services 3/4" and larger that do not have a branch line between the property line and building will have a meter and/or detector check installed inside the building, when possible.
4. Service can be broken down inside the building for fire and domestic use.
5. All installations and materials will meet City of Frederick Standards and Specifications and will require approval of City of Frederick inspectors and water department before water will be turned on.
6. Per Frederick City Plumbing Code, all water services (3/4" and larger) need water valve located at the property line.
7. **WATER LOCATE:** Contact "**Miss Utility**" at **1-800-257-7777** at least 48 hours prior to date needed.
8. **DEVELOPER** is responsible for having all pipe and other service-related items installed, tested and backfilled and street, sidewalk, ground repairs made (per City of Frederick Standards and Specifications).
9. **WATER TAP**
 - a. Prior to calling for water tap to be made, Developers are to have excavation complete and tapping sleeve and valve installed and tested - **This MUST be witnessed and approved by City Inspector**.
 - b. Contact assigned Construction Inspector to tap installation. Inspector will notify the Water Department to make the tap which is normally able to be made by the Water Dept within 24 hours of notification.
10. **METERS and METER Settings** that are to be installed by the Developers are to be picked up at the City of Frederick's Department of Public Works. (**NOTE: Receipt for payment of connection and meters is required before meters will be released**).

CALL IN ADVANCE BEFORE PICKING UP METERS to 301-600-1164 or 301-600-1196.



DATE: _____

TO: Lauren Englar / Frederick County Division of Utilities
DUSWMSubmittals@frederickcountymd.gov

FROM: Building Department – Permits Coordinator

SUBJ: Wastewater Allocation Form - CITY ANNEXED PROPERTY

An application has been submitted for a Frederick City building permit that requires the use of the Ballenger McKinney Wastewater Treatment Plant. Please collect the sewer capacity fees and confirm when the fees have been paid.

Building Type: Commercial _____ Single Family _____ Townhouse _____ Condo _____

Property Account ID # 02- _____ City Permit # _____

Subdivision: _____ Lot # _____

Property Street Address: _____

Property Owner's Name: _____

* * * * * OFFICE USE ONLY BELOW * * * * *

DATE APPROVED: _____	BY: _____
	Engineering Department

CAPACITY FEES PAID: _____	_____
	Frederick County Division of Utilities

The above property has been issued a Certificate of Use and Occupancy.	
DATE: _____	_____
	City Building Department