



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

(Effective April 11, 2022)

- 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 – **This is ONLY REQUIRED IF ON COUNTY SEWER** (see *Note below).

(Please consult with the Permits Department at 301-600-3808 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 Apt. 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 - (CONDOS)	\$ 4,371.00 x number of dwelling units	
WATER IMPACT FEE - (APARTMENTS)	Contact Engineering Dept. for calculation engineeringreview@cityoffrederickmd.gov Jeff Wright @ 301-600-1406	
SEWER IMPACT FEE – (CONDOS) (*if on COUNTY sewer system, refer to note below)	\$ 3,837.00 x number of dwelling units	
SEWER IMPACT FEE – (APARTMENTS) (*if on COUNTY sewer system, refer to note below)	Contact Engineering Dept. for calculation engineeringreview@cityoffrederickmd.gov Jeff Wright @ 301-600-1406	
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)	\$ 7,462.00
FREDERICK COUNTY LIBRARY IMPACT FEE (per dwelling unit)	\$ 409.00
TOTAL COUNTY IMPACT FEES	\$ 7,871.00



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: _____	
	<i>(Note: Application will be denied if copy of unconditionally approved site plan is not submitted with the permit application).</i>			
	<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 <i>(Check responses or provide information where requested)</i>
	Yes	No	
Sprinkler - <i>(requires separate permit)</i>			<input type="checkbox"/> NFPA13 <input type="checkbox"/> NFPA-13D <input type="checkbox"/> NFPA-13R <input type="checkbox"/> Complete <input type="checkbox"/> Partial
Standpipe - <i>(requires separate permit)</i>			Class: <input type="checkbox"/> Wet <input type="checkbox"/> Dry
Fire Pump - <i>(requires separate permit)</i>			
Fire Alarm/Detection - <i>(requires separate permit)</i>			<input type="checkbox"/> Automatic <input type="checkbox"/> Manual
On-Site Hydrants			Must be shown on Building Permit Site Plan
Smoke Control - <i>(requires separate permit)</i>			<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 TAPS and WATER METER CHARGES

Water METER Fees			
Meter Size	Meter Cost	6% Tax	Total Charge
3/4" Meter/Kornerhorn	\$363.00	\$21.78	\$384.78
Anti-Theft	\$363.00	\$21.78	\$384.78
1" Meter/Kornerhorn	\$619.00	\$37.14	\$656.14
1-1/2" Meter/Flange	\$633.00	\$37.98	\$670.98
2" Model 170 Meter	\$845.00	\$50.70	\$895.70
2" Compound Meter	\$2,120.00	\$127.20	\$2,247.20
3" Compound Meter	\$2,558.00	\$153.48	\$2,711.48
4" Compound Meter	\$3,908.00	\$234.48	\$4,142.48
*4" Fire Flow Meter	\$6,963.00	\$417.78	\$7,380.78
6" Fire Flow Meter	\$10,802.00	\$648.12	\$11,450.12
8" Fire Flow Meter	\$13,668.00	\$820.08	\$14,488.08
*10" Fire Flow Meter	\$18,675.00	\$1,120.50	\$19,795.50
*10" x 12" Fire Flow Meter	\$19,612.00	\$1,176.72	\$20,788.72
*12" Fire Flow Meter	*Market Cost		
*Needs to be ordered: Contact Purchasing at 301-600-1907 ABOVE PRICES EFFECTIVE TO 12-31-2022 Prices subject to change without notice			

** WATER TAP Fees	
(Does not include Meter Fees)	
Size TAP ONLY	Total Charge
3/4"	\$ 400.00
1"	\$ 400.00
1-1/2"	\$ 400.00
2"	\$ 400.00
4"	\$1,800.00
6"	\$2,200.00
8"	\$2,800.00
10"	\$3,400.00
12"	\$3,400.00
Prices subject to change without notice	

** SEWER TAP Fees	
6" or 8" TAP ONLY	\$500.00
Prices subject to change without notice	

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

Fees:

1. All tap fees shall be paid prior to permit issuance.
2. All meter/detector check fees shall be paid prior to permit issuance.

Pick up of Meters:

1. Meters and meter settings that are to be installed by the developer/contractor are to be picked up at the:
 Department of Public Works located at: **111 Airport Drive, East. (Receipt of payment must be presented at time of pick up)**

Prior to picking up meters or meter settings call the Purchasing Dept. (301-600-1164 or 301-600-1196) to confirm availability

Water Taps:

1. The City must make all taps 3/4" through and including 12".
2. Taps larger than 12" (contact your assigned City Project Inspector or the Project's Department Office Manager (301-600-6288)).
3. Prior to requesting a tap be made, developer/contractor shall have excavation complete, tapping sleeve and valve installed and tested. This must be witnessed and approved by the City Project Inspector prior to tap being made.

Sewer Taps:

1. The City must make all sewer taps.
2. Prior to requesting a tap be made, developer/contractor shall have excavation complete.

General Notes:

1. Work within The Right-of-Way shall be in compliance with The City of Frederick Manual of Standard Details for Construction. Questions can be directed to your assigned City Project Inspector or the Project's Department Office Manager (301-600-6288).
2. Work on Private Property shall be in compliance with The City Plumbing Code. Questions can be directed to the City Plumbing Inspector (301-600-3820 or 301-600-3821).
3. Contact Miss Utility 1-800-257-7777, missutility.net, at least 2 full business days prior to starting work.



DATE: _____

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

FROM: Building Department – Supervisor, Permits and Licenses

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: _____

Applicant / Contractor / Owner - **Email:** _____

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

DATE APPROVED: _____	BY: _____ Engineering Department
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CAPACITY FEES PAID: _____	_____ Frederick County Division of Utilities
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The above property has been issued a Certificate of Use and Occupancy.	
DATE: _____	_____ City Building Department