



BUILDING DIVISION

Drive Through Coffee Stands

Public Services Department
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A free standing, drive through coffee stand falls under the International Building Code and in addition will need to meet the commercial standards set forth by both the Planning and Engineering Divisions. It is required to be connected to water and sewer systems, be accessible as per ADA requirements up to, through and back out of the main entry door. A restroom may not be required inside the structure as long as there is a restroom available for the employees within 500 feet of the stand and is available for their use during the hours of operation. To not provide an onsite restroom facility, a notarized statement from the property owner/manager the coffee stand sits on, that a restroom is available during your business hours. If a restroom is included in the coffee stand itself, then that restroom must fully comply with ADA requirements as set forth by the Building Codes. The structure can be either site built or off site constructed and hauled in. Either way a licensed architect will be required to show compliance with the code requirements.

Such a structure can be placed on an existing paved lot utilized by another business, providing the City with appropriate documentation in accordance with the site plan review requirements within Chapter 20, title 18 as a proposed use. Following is an approximation of fees and is not designed to be all inclusive but to be provided as an example.

APPROXIMATE TYPICAL PERMIT FEES

- Sewer Cap fee \$4,822.00
- Water Cap fee (if on city water) \$2,840.29
- Water Meter fee (if on city water) \$ 290.00
- Utility Registration fee \$ 60.00
- City Impact fees Per adopted current fee resolution
- Building permit and plan review fees dependent upon type of structure

To be placed upon a vacant lot will entail going thru a site plan review process which will necessitate the hiring of a civil engineer and landscape architect, drainage calculations, street frontage improvements, parking lot and more. Following is an approximation of fees and is not designed to be all inclusive but to be provided as an example.

APPROXIMATE TYPICAL SITE PLAN AND PERMIT FEE'S

- Site plan review fee \$2,000.00
- Right-of-way fee for approach \$ 350.00
- Curb and gutter \$ 150.00 + \$0.60 per foot
- Sidewalk and approaches \$ 150.00 + \$0.60 per foot
- Swales and Drywells \$ 150.00 + \$0.20 sq. ft. swale+ \$60 per drywell
- Sewer Cap fee \$4822.00
- Water Cap fee (if on city water) \$2,840.29
- Water Meter fee (if on city water) \$ 290.00
- Utility Registration fee \$ 60.00
- Street tree inspection \$ 20.00 per tree
- City Impact fees Per adopted current fee resolution
- Building permit and plan review fees dependent upon type of structure

PRE-BUILT STRUCTURES

If you decide to buy a prebuilt structure, you will need to show compliance with the State of Idaho requirements for a commercial modular building, with the paperwork or badge showing such. The required roof snow load to be sited in the City of Post Falls is 40 pounds per square foot. A licensed architect will need to provide a floor plan along with a minimum of two elevation views showing how accessibility will be met to the structure, design a permanent foundation system and ramp/stairs to show compliance with the building codes. The building permit fee will be based upon the cost of construction for the foundation and stairs/ramp.

As an example, if construction costs are to be \$10,000 including the building, the building permit will be approximately \$181 and the building plan review fee will be approximately \$117. This is in addition to the other approximate fees shown on the previous page. There may be additional fees for any mechanical systems installed, permits for electrical and plumbing through the State of Idaho, Kootenai County Fire & Rescue and Panhandle Health inspections.

SITE BUILT STRUCTURES

To build a structure from scratch will require that a state licensed architect be hired who will design the structure from the foundation up showing compliance with all code requirements. The building permit fee will be based upon an established square footage cost as adopted by City Council.

As an example, if the stand is to be 10 feet wide and 14 feet long, 140 square feet, it is based on being a B occupancy, VB construction, construction cost of \$104.20 per square foot, for a total valuation of \$14,588. From this number is derived the building permit fee of approximately \$251 and a building plan review fee of approximately \$163. This is in addition to the other approximate fees shown on the previous page. There may be additional fees for any mechanical systems installed, permits for electrical and plumbing through the State of Idaho, Kootenai County Fire & Rescue and Panhandle Health inspections.