

ORDINANCE NO. 559-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANSOM PARK, TEXAS, AMENDING APPENDIX "A" OF THE SANSOM PARK CODE OF ORDINANCES, MASTER FEE SCHEDULE; AMENDING THE FOLLOWING: ARTICLE A3.000 FIRE, POLICE AND PUBLIC SAFETY FEES, SECTION A3.001 FIRE DEPARTMENT FEES (b) ANNUAL FIRE INSPECTION- COMMERCIAL; SECTION A3.002 POLICE DEPARTMENT FEES (a) IMPOUNDS (1) TOW FEES; ARTICLE A4.000; SECTION A4.001 ANIMAL CONTROL FEESARTICLE A5.000 BUILDINGS; (a) NEW BUILDING/CONSTRUCTION (1) RESIDENTIAL BUILDING PERMITS(e) INSPECTIONS; SECTION A5.004 SIGN PERMIT FEES; ARTICLE A8.000 UTILITY FEES; SECTION A8.001 WATER/SEWER DEPARTMENT (c) WATER/SEWER DEPOSIT; SUBSECTION (p) SANSOM PARK WATER IMPACT FEE (1) AND (2); AND (q) SEWER TAP (1) CITY UTILITY TIE IN FEE; PROVIDING FOR SEVERABILITY, PROVIDING A REPLEALING CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sansom Park is a Type A General Law Municipality located in Tarrant County Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City of Sansom Park, Texas is a general law municipality empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

WHEREAS, the City of Sansom Park has determined that it is essential to have a Master Fee Schedule to provide efficiency and uniformity in establishing and adjusting the fees charged by the City of Sansom Park as cited throughout the City of Sansom Park Code of Ordinances into one abbreviated schedule; and

WHEREAS, the fees set forth in the Master Fee Schedule shall supersede any fee established elsewhere in the City's Code of Ordinances for the same charge. If a fee is set forth elsewhere in the City of Sansom Park's Code of Ordinances or adopted ordinances and there is no corresponding fee set forth in the attached Master Fee Schedule, the fee set forth elsewhere in the Code of Ordinances or adopted ordinance shall control, until such time as a fee for the same charge is established in the Master Fee Schedule.

THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF SANSOM PARK, TEXAS:

SECTION I.

That the attached "Exhibit A" shall be the Master Fee Schedule for the City of Sansom Park, Texas.

**SECTION II.
SEVERABILITY**

That it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of the Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION III
REPEALING CLAUSE**

This ordinance repeals ordinances and any provisions of all other ordinances in conflict herewith.

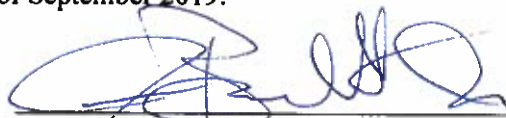
**SECTION IV
PUBLICATION**

The City Secretary of the City of Sansom Park, Texas is hereby directed to publish the caption summarizing the purpose of this Ordinance in the manner provided by applicable state law.

**SECTION V
EFFECTIVE DATE**

This Ordinance shall be in full force and effect October 1, 2019, after passage and publication as provided by law.

PASSED AND APPROVED on this 24th day of September 2019.



Jim Barnett, Jr.
Mayor

ATTEST:



Wendy Blocker, TRMC
City Secretary



APPROVED AS TO FORM AND CONTENT:



Will Pruitt
City Attorney

APPENDIX A

FEE SCHEDULE

ARTICLE A1.000 GENERAL PROVISIONS

A1.001 Permits required

Failure to obtain a permit may result in the permit fee being doubled.

ARTICLE A2.000 ADMINISTRATIVE AND MISCELLANEOUS FEES

Sec. A2.001 Miscellaneous permits and fees

- (a) Garage sale. \$5.00.
- (b) Return check charge. \$35.00.
- (c) Document copies. \$0.10 per page.
- (d) Copies of audio CDs. \$1.00 each.
- (e) Notary fee. \$5.00 per document.
- (f) Household hazardous waste program permit fee. \$50.00.

ARTICLE A3.000 FIRE, POLICE AND PUBLIC SAFETY FEES

Sec. A3.001 Fire department fees

- (a) Fire inspections based on square footage:
 - (1) 0–1,199 sq. ft.: \$200.00.
 - (2) 1,200–1,499 sq. ft.: \$225.00.
 - (3) 1,500–2,499 sq. ft.: \$250.00
 - (4) 2,500–4,999 sq. ft.: \$275.00.
 - (5) 5,000–9,999 sq. ft.: \$300.00.
 - (6) 10,000–24,999 sq. ft.: \$350.00.
 - (7) 25,000 sq. ft. and over: \$450.00.
- (b) Annual fire inspection – commercial (same ownership): \$50.00 administrative fee.
- (c) Fire department plan review: See plan review under [article A5.000](#) buildings.

Sec. A3.002 Police department fees

- (a) Impounds.
 - (1) Tow fee (one time charge): \$235.00
 - (2) Storage: \$20.00 per day or part of a day.
 - (3) Impound fee (one time charge): \$20.00.
 - (4) Tax for first 24 hours: Tax for impound fee and daily storage 8.25% (\$1.65 each 24 hours).
 - (5) Certified letter fee (if applicable): \$50.00.
- (b) Police reports. \$6.00.

Sec. A3.003 Public safety

- (a) Alarm initial fee. \$50.00.
- (b) Annual renewal. \$50.00.
- (c) False alarm fees.
 - (1) 4–5: \$50.00.
 - (2) 6–7: \$75.00.
 - (3) 8 and over: \$100.00.

ARTICLE A4.000 ANIMALS

Sec. A4.001 Animal control fees

ANIMAL SERVICES	
Animal Adoption (includes micro-chip & flea preventative)	\$25.00
Animal Quarantine – Non-Resident	\$200.00
Animal Quarantine – Resident	\$150.00
Animal Impound – 1 st	\$40.00
Animal Impound – 2 nd	\$60.00
Animal Impound – 3 rd or more	\$125.00
Dart Fee	\$10.00
City Registration – 1-year tag	\$5.00
City Registration – 3-year tag	\$15.00
Dangerous Animal Registration (annually)	\$300.00
Euthanasia (must be currently registered with city)	\$25.00
Hen Permit (annually)	\$25.00
Live Trap Replacement	\$150.00
Microchip – Non-Resident	\$25.00
Microchip – Resident	\$15.00
Multiple Pet Registration (annually)	\$35.00
Owner Animal Surrender	\$50.00
Rabies Vaccination Voucher	\$10.00

ARTICLE A5.000 BUILDINGS

Sec. A5.001 Building/construction

(a) New building/construction.

(1) Residential. Includes carports, patio, accessory building, decks, roofing/decking, subdivision, fencing, in-ground swimming pools new construction

Building Permits	
Accessory Building Detached – 121-300 sq. ft. (\$50.00 minimum fee)	\$0.25 sq. ft.
Accessory Building Detached – 301-max sq. ft. ((\$50.00 minimum fee; plus 25% plan review fee) (engineered foundation plan required)	\$0.75 sq. ft.
Building Addition – Residential (\$70.00 minimum)	\$0.75 sq. ft.
Building Remodel – Residential (\$70.00 minimum; w/ no MEP's required)	\$0.45 sq. ft.
Carport	
1 to 200 feet in area	\$75.00
201-300	\$150.00
301-450	\$150.00
New Construction – Residential	\$0.85 sq. ft. x 30% plan review
Patio Cover/Porch	\$0.75 sq. ft.
Roof – Residential	\$75.00

Swimming Pool (above ground)	\$65.00
Swimming Pool (in ground)	\$475.00

(2) Commercial. Includes apartments:

\$500.00 or less	\$75.00
\$501.00 to \$2,000.00	\$75.00 for the first \$500.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, and including \$2,000.00
\$2,001.00 to \$25,000.00	\$150.00 for the first \$2,000.00 plus \$15.00 for each additional \$1,000.00 or fraction thereof, and including \$25,000.00
\$25,001.00 to \$50,000.00	\$495.00 for the first \$25,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, and including \$50,000.00
\$50,001.00 to \$100,000.00	\$695.00 for the first \$50,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, and including \$100,000.00
\$100,000.00 to \$500,000.00	\$995.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, and including \$500,000.00
\$500,000.00 and above	\$3,395.00 for the first \$500,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof

(c) New construction, residential and commercial. Remodel/additions/alterations/repairs:

(1) Electrical.

(A) Permits:

- (i) Residential: \$80.00 + \$0.10 per square foot.
- (ii) Commercial: \$100.00 + \$0.10 per square foot.

(B) Release:

- (i) Residential: \$25.00 + \$0.10 per square foot.
- (ii) Commercial: \$50.00 + \$0.10 per square foot.

(2) Plumbing.

(A) Permits:

- (i) Residential: \$80.00 + \$0.10 per square foot.
- (ii) Commercial: \$100.00 + \$0.10 per square foot.

(B) Gas release:

- (i) Residential: \$25.00 + \$0.10 per square foot.
- (ii) Commercial: \$50.00 + \$0.10 per square foot.

(3) HVAC permits.

- (A) Residential: \$80.00 + \$0.10 per square foot.
- (B) Commercial: \$100.00 + \$0.10 per square foot.

(d) Contractor registration fees. Renewal must be received within thirty (30) days of registration expiration date to receive renewal rate. (d) Contractor registration fees. Renewal must be received within thirty (30) days of registration expiration date to receive renewal rate.

Contractor Type	Annual Registration Initial Fee	Annual Registration Renewal Fee
Irrigation	\$100.00	\$50.00
Mechanical	\$100.00	\$50.00
Backflow testers	\$100.00	\$50.00
Electrical	No fee	No fee
Sign electrical	\$100.00	\$50.00
Sign contractor	\$100.00	\$50.00
Home builder	\$100.00	\$50.00
Home remodeler	\$100.00	\$50.00
General (commercial)	\$100.00	\$50.00
Water well	\$100.00	\$50.00
Roofing	\$100.00	\$50.00
Swimming pool	\$100.00	\$50.00
Fire suppression	\$100.00	\$50.00
Fuel tank	\$100.00	\$50.00
Fire pump	\$100.00	\$50.00
Fire standpipe system	\$100.00	\$50.00
Fire alarm	No fee	No fee
Fire sprinkler	No fee	No fee
Plumbing	No fee	No fee

(e) Inspections.

- (1) Outside normal hours: \$75.00 w/ minimum of 3 hours
- (2) Re inspections: \$60.00
- (3) Plan review (building official and fire marshal):
 - (A) Residential: 30% of permit fee.
 - (B) Commercial (in-house): 65% of permit fee.
 - (C) Commercial (consultant): \$100.00 + cost of professional fees.

Sec. A5.002 Miscellaneous building/construction permits

- (a) Demolition permit. (Deposit will be returned after final inspection verifies trash, rubbish, etc. and any damages to property has been cleared/corrected.)
 - (1) Residential: \$50.00 + deposit \$250.00.
 - (2) Commercial: \$260.00 + \$500.00.

(b) Moving structures permit. \$50.00 + deposit \$250.00. (Deposit will be returned after final inspection verifies trash, rubbish, etc. and any damages to property has been cleared/corrected.)

(c) Fence permit.

(1) Residential: \$50.00.

(2) Commercial: Valuation: See commercial fee table.

(d) Concrete work.

(1) Drive approach: Single: \$40.00; double: \$50.00.

(1)(a) Commercial Drive Approach; See Commercial Fee table.

(2) Driveway and other flat work: \$50.00.

(e) Temporary building construction trailer. \$150.00.

(f) Irrigation system. \$65.00.

(f) (1) Commercial Irrigation Valuation: See Commercial Fee table

(g) Swimming pools.

(1) ~~Above-ground/hot tubs: \$65.00.~~

(2) Electrical permits: \$65.00.

(3) Plumbing permits: \$65.00.

(h) Mobile home park/annual permit. \$500.00

Sec. A5.003 Certificate of occupancy

(a) Required. Requires building official inspection and fire marshal inspection.

(b) Residential. \$75.00.

(c) Commercial. Based on square footage:

(1) 0–1,199 sq. ft.: \$200.00.

(2) 1,200–1,499 sq. ft.: \$225.00.

(3) 1,500–2,499 sq. ft.: \$250.00.

(4) 2,500–4,999 sq. ft.: \$275.00.

(5) 5,000–9,999 sq. ft.: \$300.00.

(6) 10,000–24,999 sq. ft.: \$350.00.

(7) 25,000 sq. ft and above: \$450.00.

Sec. A5.004 Sign permit fees

(a) Sign permit fee schedule. (All permanent signage permits will be assessed a plan review of 65% of the permit fee. This fee is in addition to the sign permit fee.)

(1) Permanent signage. Permanent type: canopy, hanging, projecting, monument, pylon, wall, multi-tenant.

Signs (permanent; based on square footage of signage + plan review fee)	
1 to 50 square feet in area	\$75.00/\$48.75
51-100	\$125.00/\$81.25
101-200	\$225.00/\$146.25
201-300	\$325.00/\$211.25
301 and greater	\$325.00 + \$1.00 per sq. ft. /65 %

(2) Temporary/grand opening/banner signage. Only one type of permit is allowed at any one specific time.

(A) Temporary signs (temporary type: balloons, banners, freestanding, wind devices):

(i) Sign permit fee: \$50.00.

(ii) Permit valid for: According to type of sign.

(B) Grand opening.

(i) Sign permit fee: \$100.00 (deposit).

- (ii) Permit valid for: 60 days.
- (C) Banners (a banner advertises the business's name, opening dates, telephone number, hours of operation, and/or type of products offered or sold).
- (i) Sign permit fee: \$50.00.
- (ii) Permit valid for: 30 days (2 per calendar year).

ARTICLE A6.000 PUBLIC WORKS FEES (INCLUDES STREET DEPARTMENT)

Sec. A6.001 Mowing

- (a) Residential: \$250.00.
- (b) Commercial: \$300.00.

Sec. A6.002 Tree removal

- (a) 2"–4": \$250.00 per tree.
- (b) 4"–8": \$500.00 per tree.
- (c) 8"–10": \$1,000.00 per tree.
- (d) 10"–12": \$1,500.00 per tree.
- (e) 12"–24": \$3,000.00 per tree.
- (f) 24" and over: \$4,000.00 per tree.

Sec. A6.003 Code enforcement clean up

- (a) Administrative fee: \$100.00.
- (b) Certified mail: U.S. postal rates.
- (c) Any city staff labor fee applicable.

Sec. A6.004 Labor

- (a) Director: \$150.00 per hour.
- (b) Superintendent: \$100.00 per hour.
- (c) Crew member: \$75.00 per hour.

Sec. A6.005 Permits in ROW

- (a) \$1.75 linear foot.
- (b) \$200.00 registration.

Sec. A6.006 Traffic and vehicle signs

- (a) Replace stop/yield signs. \$100.00 + labor.
- (b) Replace street identification/speed limit signs. \$75.00 + labor.

Sec. A6.007 Permit for oversized load/equipment on city streets

- (a) Single trip: \$10.00.
- (b) Up to 60 days: \$100.00.
- (c) Over 60 days: \$100.00 + additional \$25.00 for each 30 days.

ARTICLE A7.000 BUSINESS FEES

Sec. A7.001 Peddler/solicitor

- (a) Nonprofit or itinerant vendors: Application fee of \$25.00 plus \$100.00 permit fee for 90 days.
- (b) Nonprofit: No charge.

Sec. A7.002 Alcohol beverage permits

- (a) A fee in the maximum amount allowed by state law is hereby adopted and imposed upon each original or renewal license or permit issued to sell alcoholic beverage.
- (b) A fee imposed under this section shall be collected for each license or permit issued regardless of whether the amount of the fee is set forth in this fee schedule.
- (c) Annual fee for wine and beer retailers off-premises: \$60.00.

(d) Annual fee for a mixed beverage permit: \$375.00. (Pursuant to section 11.38(d) of the Texas Alcoholic Beverage Code, the annual fee for a mixed beverage permit shall not be charged during the three (3) year period following issuance of the permit.)

Sec. A7.003 Gas/oil wells

- (a) Drill gas/oil well: \$5,000.00.
- (b) Annual fee per well: \$500.00.
- (c) Disposal well for salt water: \$25,000.00.
- (d) Annual fee for salt water well: \$2,000.00.

Sec. A7.004 Food establishments

- (a) Mobile food carts. \$200.00.
- (b) Seasonal permits. \$50.00.

Sec. A7.005 Amusement machines

- (a) Annual occupation tax. 1/4 of the amount [levied by the state on coin-operated machines.]
- (b) New occupation tag. \$0.25.
- (c) Release of seal for nonpayment of occupation tax. \$10.00.
- (d) Annual license fee.
 - (1) 50 or fewer: \$100.00.
 - (2) 51–200: \$200.00.
 - (3) Over 200: \$250.00.

ARTICLE A8.000 UTILITY FEES

Sec. A8.001 Water/sewer department

- (a) Water user rates.
 - (1) Residential rates with 5/8" meter.

Base (includes 1,000 gallons)	\$30.00
1,001–2,999 gallons	\$2.00 per 1,000 gallons
3,000–4,999 gallons	\$5.00 per 1,000 gallons
5,000–6,999 gallons	\$7.00 per 1,000 gallons
7,000–8,999 gallons	\$9.00 per 1,000 gallons
9,000–11,999 gallons	\$10.00 per 1,000 gallons
12,000–infinity gallons	\$12.00 per 1,000 gallons

- (2) Commercial rates.
 - (A) With 5/8" meter.

Base (includes 1,000 gallons)	\$50.00
1,001–9,000 gallons	\$7.00 per 1,000 gallons
10,000–50,000 gallons	\$8.00 per 1,000 gallons

50,001–infinity gallons	\$10.00 per 1,000 gallons
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(B) With 1" meter.

Base (includes 1,000 gallons)	\$60.00
1,001–9,999 gallons	\$7.00 per 1,000 gallons
10,000–50,000 gallons	\$8.00 per 1,000 gallons
50,001–infinity gallons	\$10.00 per 1,000 gallons

(C) With 2" meter.

Base (includes 1,000 gallons)	\$100.00
1,001–9,999 gallons	\$7.00 per 1,000 gallons
10,000–50,000 gallons	\$8.00 per 1,000 gallons
50,001–infinity gallons	\$10.00 per 1,000 gallons

(D) With 3" meter.

Base (includes 1,000 gallons)	\$140.00
1,001–9,999 gallons	\$7.00 per 1,000 gallons
10,000–50,000 gallons	\$8.00 per 1,000 gallons
50,001–infinity gallons	\$10.00 per 1,000 gallons

(b) Sewer user rates.

(1) Residential rates.

Base (includes 1,000 gallons)	\$26.00
1,001–29,999 gallons	\$4.00 per 1,000 gallons
30,000–49,999 gallons	\$4.00 per 1,000 gallons
50,000–infinity gallons	\$4.00 per 1,000 gallons

(2) Commercial rates. Sewer rates based on actual consumption.

(A) With 5/8" meter.

Base (includes 1,000 gallons)	\$50.00
1,001–29,999 gallons	\$6.00 per 1,000 gallons
30,000–49,999 gallons	\$7.00 per 1,000 gallons
50,000–infinity gallons	\$8.00 per 1,000 gallons

(B) With 1", 2", or 3" meter.

Base (includes 1,000 gallons)	\$50.00
1,001–29,999 gallons	\$6.00 per 1,000 gallons
30,000–49,999 gallons	\$7.00 per 1,000 gallons
50,000–infinity gallons	\$8.00 per 1,000 gallons

(c) Water/sewer deposit.

- (1) Residential: \$225.00 (deposit \$200.00 + nonrefundable \$25.00 service fee).
- (2) Commercial: \$450.00 (deposit \$400.00 + nonrefundable \$50.00 service fee).

(d) Late charge: \$10.00.

(e) Cutoff list fee (to be imposed at 5:00 p.m. on cutoff day): \$60.00.

(f) Reconnection fees:

- (1) Business hours fee (Monday through Friday 8:00 a.m.–5:00 p.m.): \$20.00.
- (2) After hours fee (after 5:00 p.m. weekdays, weekends and holidays): \$40.00.

(g) Request for meter switch-out (customer request). \$200.00.

(h) Customer re-read request.

- (1) Two (2) free per calendar year.
- (2) On the third (3) re-read request: \$25.00 if reading correct.
- (3) No charge for a misread.

(i) Water test.

- (1) For five (5) to ten (10) gallon test: \$50.00.
- (2) Market price if a meter is sent out for a bench test.

(j) Hydrant meter deposit. \$2,000.00.

(k) Hydrant water fee. \$50.00 per month plus \$9.00 per 1,000 gallons.

(l) Replace plastic meter box (customer damaged). \$150.00.

(m) Replace concrete meter box (customer damaged). \$250.00.

(n) Camera scope (customer request). \$200.00.

(o) Snake/jettier.

- (1) Snake fee: \$100.00.
- (2) Jettier fee: \$150.00.

(p) Water tap. Sansom Park Water Impact Fee

- (1) 5/8" meter plus market price of meter and meter box: plus \$1200.00 Impact Fee
- (2) 1" meter plus market price of meter and meter box: plus \$1700.00 Impact Fee
- (3) 2" meter plus market price of meter and meter box: plus \$2,500.00 Impact Fee
- (4) 3": Market price from vendor plus \$2,500.00 Impact Fee

(q) Sewer tap. See exhibit B attached to the rate schedule for the Fort Worth sewer tap rates.

(1) City Utility Tie In Fee \$1500.00

(r) Deposit for sewer only customers.

- (1) Residential: \$125.00.
- (2) Commercial: \$225.00.

(s) Meter tampering. \$100.00 plus actual cost for replacement of parts and meter

(t) Northern Trinity Conservation District fees. \$0.25 per thousand gallons of water consumed.

(u) Storm water utility district fees.

- (1) Residential: \$2.50.

(2) Commercial: \$5.00.

Sec. A8.002 Waste collection services

Fees for waste collection services shall be the rate established in the agreement with Progressive Waste for waste collection services effective, January 1, 2015, as may be amended.

Sec. A8.003 Grease traps

Permit issuance: \$100.00 for 1st vehicle and \$50.00 for each additional vehicle.

ARTICLE A9.000 LAND USE AND DEVELOPMENT FEES

- (a) Cost of professional fees: Consultants used (city attorney, city planner, city engineer) for review purposes.
- (b) Plan review: Cost of professional fees.
- (c) Preliminary plat: \$400.00 + \$5.00 per lot.
- (d) Final plat: \$500.00 + \$5.00 per lot.
- (e) Plat revision/replat: \$450.00 + \$5.00 per lot.
- (f) Amended plat: \$150.00.
- (g) Minor plat: \$150.00.
- (h) Concept plan: \$150.00.
- (i) Vacating plat: \$75.00.
- (j) Zoning change request:
 - (1) Straight zoning request: \$400.00.
 - (2) Planned development zoning request: \$600.00.
- (k) Zoning variance request: \$250.00.
- (l) Special use permit: \$300.00.
- (m) Appeal to city council: \$50.00.
- (n) Development plat: \$500.00.
- (o) Annexation: \$400.00.
- (p) Development agreement: \$150.00.
- (q) Development plan: \$150.00.
- (r) Site plan: \$150.00.

(Ordinance 534-18, ex. A, adopted 1/18/18)

ARTICLE 10.0 CITY FACILITY RENTALS

Community center rental.

City residents:		
	Individual/organizations, minimum (up to four hours)	\$50.00 hourly
	Deposit required	\$100.00
(Deposit refundable based on condition of facility after use)		
Nonresidents:		
	Individual/organizations, minimum (up to four hours)	\$100.00
	Deposit required	\$150.00
(Deposit refundable based on condition of facility after use)		

