



TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** July 28, 2015
From: Marc Puckett, Assistant Town Manager **Item No:** 6
Subject: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, CALIFORNIA, AMENDING AND ESTABLISHING SPECIFIED FEES FOR TOWN SERVICES

T.M. Approval: _____ **Budgeted Item:** Yes No N/A

RECOMMENDED ACTION:

Adopt Resolution No. 2015-27, a Resolution of the Town Council of the Town of Apple Valley, California, amending and reducing specified fees for certain permits often requiring one inspection.

SUMMARY:

The attached Resolution No. 2015-27 is an amendment to reduce the fees for certain permits within Schedule A, normally requiring only one inspection. Proposed changes to the Municipal Fee Schedules are noted below:

- Schedule A for Building and Safety fees;
 - Inspection for re-energizing existing electric meter
 - Septic tank, leach line or pit
 - Water heater and/or vent
 - Inspection for re-installation of a gas meter (gas test)

The permit fee for the items listed above will be reduced from \$92.00 to \$46.00 each, plus an issuance fee of \$92.00.

The Resolution has been prepared with an effective date of July 15, 2015, unless otherwise noted.

BACKGROUND:

Effective July 19, 2014, the County amended section 16.0204 of the San Bernardino County Code to reduce fees for permits normally requiring one inspection.

ALTERNATIVES CONSIDERED:

Allow the existing fee schedule to remain unchanged.

FISCAL REVIEW:

The Town has projected a reduction of approximately \$8,000 in estimated revenues to the general fund in Fiscal Year 2015-2016 as a result of the proposed fee reduction.

LEGAL REVIEW:

The attached Resolution has been reviewed and approved as to form.

CONCLUSION:

Staff recommends the adoption of the attached Resolution No. 2015-27, amending the Fiscal Year 2015-2016 Municipal Fee Schedule. These fees are intended to partially or fully recover the service cost for each of the specified services or functions noted within the attached schedules. Staff recommends approval and adoption of the attached Resolution.

ATTACHMENTS:

Resolution No. 2015-27, including Exhibit A; Schedule A of Municipal Fee Schedule

RESOLUTION NO. 2015-27

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, CALIFORNIA, AMENDING AND REDUCING SPECIFIED FEES FOR TOWN SERVICES

WHEREAS, the Town Council of the Town of Apple Valley had previously adopted Resolution No. 2015-15, a Resolution of the Town Council of the Town of Apple Valley, California, amending and establishing specified fees for Town services for Fiscal Year 2015-2016.

WHEREAS, it is the intention of the Town Council to continue to implement and update its developed and revised schedule of fees and charges based on the Town's budgeted and projected costs reasonably borne for the ensuing fiscal year; and

WHEREAS, the Town of Apple Valley intends to monitor and adjust permit fees as outlined in Resolution No. 2014-27; and

WHEREAS, the Town of Apple Valley has identified certain permit fees included in the Town of Apple Valley Municipal Fee Schedule, Schedule A, normally subject to one inspection; and

WHEREAS, the Town wishes to comply both with the letter and the spirit of Article XIII B of the California Constitution and limit the growth of taxes; and

WHEREAS, the Town desires to continue with the established policy of recovering the full costs reasonably borne of providing special services of a voluntary and limited nature, such that general taxes are not diverted from general services of a broad nature and thereby utilized to subsidize unfairly and inequitably such special services; and

WHEREAS, based upon the State Guidelines to Implement the California Environmental Quality Act (CEQA), the proposed changes to the adopted Municipal Fee Schedule is not defined as a project and is; therefore, EXEMPT from further environmental review; and

WHEREAS, amending the Municipal Fee Schedule is necessary to implement the intent of Resolution No. 2014-27, and is consistent with applicable enactments of the Town of Apple Valley and will promote and continue to promote the health, safety and general welfare of the citizens of the Town of Apple Valley; and

WHEREAS, the modified fees and charges proposed are consistent with the purpose and intent of the Town's General Plan; and

WHEREAS, all requirements for adoption of this Resolution have been complied with;

NOW, THEREFORE, BE IT RESOLVED that, the Town Council of the Town of Apple Valley, California, finds, determines and orders as follows:

Section 1. That a fee reduction to the Municipal Fee Schedule for certain permits, normally requiring one inspection, are consistent with applicable Town regulations, and will promote the health, safety and general welfare of the citizens of the Town of Apple Valley.

Section 2. That, based upon the State Guidelines to Implement the California Environmental Quality Act (CEQA), the proposed changes to the adopted Municipal Fee Schedule are not defined as a project and are, therefore, EXEMPT from further environmental review.

Section 3. The amended schedule of fees for various services, provided by the Town of Apple Valley, attached as the "Municipal Fee Schedule, Schedule A, which amend and reduce certain fees and charges contained in the Schedule of Fees originally adopted by Council Resolution No. 2015-15, as subsequently amended, and pursuant to the provisions contained therein, are hereby approved and adopted.

Section 4. Prior enactments of the Town Council establishing fees and charges for services, materials and mitigations, identified within Schedule A inclusive, attached hereto, are hereby amended to the extent that such prior enactments duplicate or are inconsistent with fees and charges established hereby; except as so amended, fees and charges for services, materials or mitigations in effect prior to adoption of this Resolution and not amended hereby shall remain in effect.

Section 6. Severability. If any provision of this Resolution or the application thereof to any person or circumstances held invalid, such invalidity shall not affect other provisions or applications and, to this end, the provisions of this Resolution are declared to be severable. In the event any fee increase herein is determined by the final judgment of a court of competent jurisdiction to be invalid, then the fee in effect as to that item prior to the adoption of the said invalidated fee by this Resolution shall be construed hereby to remain in effect.

Section 7. Except where the minimum effective date is otherwise prescribed by law, unless otherwise prescribed in Exhibit A attached hereto, the fees approved, increased and established herein, shall become effective on July 15, 2015, unless otherwise noted.

APPROVED and **ADOPTED** by the Town Council of the Town of Apple Valley
this 28th day of July, 2015.

Larry Cusack, Mayor

ATTEST:

La Vonda M. Pearson, Town Clerk

EXHIBIT A

TOWN OF APPLE VALLEY

MUNICIPAL FEE SCHEDULE

SCHEDULE A

BUILDING AND SAFETY

Town of Apple Valley



2015-16

Municipal Fee Schedule

Adopted
June 9, 2015



Schedule A

Building and Safety

PREFACE

Building Inspection and Plan Review

All fees fixed by this section are for each identified process, and additional fees shall be imposed for each additional process required. Where fees are indicated on a per unit of measurement basis, the fee is for each identified unit or portion thereof within the indicated ranges of such units (e.g. such units of measurement include total valuation, square footage, cubic yards, years, BTU's, etc.).

Refund/Collection Policy - Where additional fees must be charged and collected for completed staff work; or where a refund of excess deposited fund is due, and where such charge or refund is ten dollars (\$10.00) or less; a charge or refund need not be made. This policy is in compliance with California Government Code Sections 29373.1 and 29375.1 and any amendments thereto.

Cumulative Fees - Where fees are indicated as cumulative, they are fixed for each indicated range individually and separately from all other ranges. The total of all preceding ranges yields the cumulative total.

Any fee which is less than the minimum permit fee charge, the difference is charged and shown under "issuance" fee.

**PERMIT AND PLAN REVIEW FEES FOR R AND U OCCUPANCIES
(RESIDENTIAL)**

The building permit and plan review fees for 1, 2 and 3 story buildings housing only R and U occupancies that are not hotels or motels shall be computed from “Table A” and “Table B” in this section. The permit fee from “Table B” includes all inspection fees for all phases of the construction, including fees for sewer connection or disposal permits, residential driveway approach permits, temporary construction power pole permits, and those for a temporary construction shed that is removed prior to final inspection. For roofing repairs and demolition, see page F15.

The adjusted floor area in “Table B” shall be computed from “Table A” by multiplying the actual area of each use as determined from exterior dimensions, by the appropriate factor from “Table A”.

| TABLE A | |
|---|----------------|
| Living areas, including basements and cellars | 1.00 |
| Garage & storage buildings, storage shed | 0.50 |
| Porch, patio, carport | 0.20 |
| Porch or patio enclosure | 0.50 |
| Raised floor decking | 0.20 |
| Cover over raised floor decking | 0.20 |
| Slab or foundation only (when requested for record) | 0.10 |
| Masonry fireplace (for each firebox) | Add 60 sq. ft. |
| Retaining walls and masonry fences | 0.20 |
| Air supported and film covered agricultural buildings | 0.10 |
| Milking barns | 0.80 |
| Agricultural buildings with open sides | 0.20 |
| Other agricultural buildings | 0.50 |

For remodeling, repair, alteration and rehabilitation in existing buildings, the factor is to be determined by dividing the valuation of the new work by the valuation of the existing building. The factor and square footage are to be determined by the prealteration inspection.

*When converting from one use to another use, the factor shall be the difference between the factor for the new use and the factor for the existing use (e.g., when converting a garage to living area, the factor will be 1.00 less .50 = .50).

| | | | | | | | | | | | |
|--------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| INCHES | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| FEET | .08 | .17 | .25 | .33 | .42 | .50 | .58 | .67 | .75 | .83 | .92 |

**PERMIT FEES FOR GROUPS R AND U OCCUPANCIES
(RESIDENTIAL AND ACCESSORY BUILDINGS)**

| TABLE B | |
|---|---|
| (A) 1 to 50 sq. ft | \$189.00 |
| (B) 51 to 500 sq. ft | \$189.00 plus 0.90/sq. feet over 50 sq. ft. |
| (C) 501 to 1,000 sq. ft | \$189.00 plus \$.90/100 sq. ft. |
| (D) 1,001 to 2,000 sq. ft | \$1,089.00 plus \$47.29/100 sq. ft. |
| (E) 2,001 to 3,000 sq. ft | \$1,561.50 plus \$37.80/100 sq. ft. |
| (F) 3,001 to 4,000 sq. ft | \$1,939.50 plus \$28.35/100 sq. ft. |
| (G) Over 4,000 sq. ft | \$2,223.00 plus \$18.90/100 sq. ft. |
| <p>Residential Plan Review Fees When a plan or other data is required to be submitted by the Building Code, a plan review fee shall be paid at the time of submitting plans and specifications for review.</p> | |
| (A) Residential plan review fee, new construction Single family residence..... | 50% of residential permit fee |
| (B) Residential plan review fee-other..... | 50% of residential permit fee |
| Residential plan review fee reduction for repetitive use of model plan | 20% of Table B amount |
| Fee reduction for State of California approved factory-built Housing permit and plan review fees..... | 50% of Table B amount |
| Strong Motion Instrumentation Program (SMIP)..... | State of California Public Resources Code Fee = \$0.00010 x valuation (minimum \$0.50) |
| Valuation shall be \$60.70 per square foot. | |
| For State of California approved factory-built housing, the plan review and permit fees shall be 50% of the fees prescribed by this table. | |
| <p>REPETITIVE PLAN REVIEW FOR TRACTS: Each structure/house within a tract must undergo and pay for plan review. The initial plan review (model) will be 50% of the construction permit fee. The plan review fee for each additional structure within the tract will be 20% of the construction permit fee. This plan review fee is due prior to issuance of construction fees.</p> | |

MISCELLANEOUS PERMIT FEES

| | |
|---|--|
| Minimum Total Fee For Any Permit | |
| A. One Time Inspection Permit | \$92.00 |
| B. All Others | \$138.00 |
| (Plus any surcharges, i.e.; Strong Motion Implementation Program or other fees, i.e.; School Fees, Drainage Fees, Road Fees, etc.) | |
| Permit Issuance Fee: (In addition to the fees prescribed in the Electric, Mechanical, Plumbing and Solar energy schedules for each permit on a single application form) | |
| | \$92.00 |
| Swimming Pools All Fees: | |
| 1. Accessory to Single Family Dwellings: | |
| A. With a Standard Plan | \$460.00 |
| B. With other than a Standard Plan | \$552.00 |
| 2. All other Swimming Pools | |
| A. With a Standard Plan | \$552.00 |
| B. With other than a Standard Plan (Plan Review included) | \$644.00 |
| 3. Spas and Hot Tubs (Site built-in plan review included). | |
| For listed prefabricated or portable units use electrical/plumbing/mechanical schedules as needed) | \$276.00 |
| 4. Plan Review Fee only, when other than a Standard Plan Review and immediate construction not intended | |
| | \$191.00 |
| Standard Plans: | |
| Establish a standard plan. Regular plan review fee with a minimum of | \$191.00 |
| Standard Plan Comparison Review Fee | \$50.50 |
| Standard Plan Annual Renewal | \$191.00 |
| Residential Wire and/or Wood Fences (for single lot) | \$46.00/lot |
| All Others | per valuation |
| Residential Driveway Approach | \$40.68 |
| Application Fee | \$30.82 |
| Field Investigation and Report: | |
| Minor Project (where no permit is required) | \$184.00 |
| Examples include application for unreasonable hardship with site visit, business license investigation, look up letters with site visit, FP-3 field investigations, etc. | |
| Certification of existing building without permit | Equal to cost of permit for work being investigated. |
| This fee is to be paid at the time of plan submittal or prior to permit issuance for work that has been done without a permit or inspections. The fee is to recover expenses associated with investigating and certifying concealed work for which a permit was required. | |

MISCELLANEOUS PERMIT FEES

| | |
|---|--|
| Pre-Alteration Inspection | No Charge |
| Pre-Construction where land disturbance is less than or equal to 1 acre | \$69.00 |
| Pre-Construction Inspection where greater than 1 acre (tracts) | \$368.00 |
| Each Additional Contiguous Lot (Per Lot) | \$10.00 |
| Board of Appeals | |
| Appeal to Building and Safety Board of Appeals (Town Council) | \$1,192.00 |
| Temporary Residence or Office (Set Down) | |
| 1. Mobile Office Trailer | |
| a. Single Wide | \$110.00 |
| b. Multiple Sections (includes plan review) | \$1,026.00 |
| 2. Manufactured Homes/Commercial Coaches (includes plan review) | |
| | \$1,026.00 |
| Short Term Installation: | |
| Temporary Construction Material Processing | \$266.80 |
| Approved Temporary Tents | \$276.00 |
| Addressing: | |
| Owner initiated change | \$315.00 |
| Written verification, full distribution | \$95.00 |
| Subdivision addressing, each address | \$5.00 |
| Primary Sign (e.g., Billboard): | |
| Plan Review | \$191.00 |
| Permit (includes electrical | \$382.00 |
| Other signs | Valuation (see pg 7) |
| Special Inspector Application Review | \$95.50 |
| Approved Fabricator Application Review | \$231.00 |
| Modification to a previously approved fabricator application | \$95.50 |
| Certificate of Occupancy - where no permit is otherwise required when requested by applicant (existing buildings) | \$184.00 |
| Additional Inspection and Plan Review Charges: | |
| Re-inspection Fee Per Inspection | \$92.00 |
| Expedited Plan Review | <i>1.5 times the cost of regular plan review</i> |
| Plan Review By the Hour (min 1/2 hour) | \$69.00 per 1/2 hour |
| Inspections During Off-Hours | Actual Cost |
| (Deposit to be determined by Supervisor/Management - Minimum 2 Hr. charge) per Section 16.0228B(b)(1) Service Charge for Cash Deposit | \$184.00 |

DETERMINATION OF PERMIT FEE BY VALUATION (NON RESIDENTIAL)

The following establishes fees by ranges of total valuation. The determination of value or valuation shall be made by the Building Official. Special consideration may be given to the valuation of repetitive work. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent equipment.

BUILDING PERMIT FEES

| VALUATION | |
|---|------------|
| \$1.00 to \$1,000 | \$62.84* |
| \$1,000.01 to \$2,000 | \$62.84* |
| for the first \$1,000 <u>plus</u> \$5.51 for each additional \$100 or fraction up to \$2,000. | |
| \$2,000.01 to \$25,000 | \$117.94 |
| for the first \$2,000 <u>plus</u> \$17.64 for each additional \$1,000 or fraction up to \$25,000. | |
| \$25,000.01 to \$50,000 | \$523.66 |
| for the first \$25,000 <u>plus</u> \$16.53 for each additional \$1,000 or fraction up to \$50,000. | |
| \$50,000.01 to \$100,000 | \$936.91 |
| for the first \$50,000 <u>plus</u> \$8.82 for each additional \$1,000 or fraction up to \$100,000. | |
| \$100,000.01 and up | \$1,377.91 |
| for the first \$100,000 <u>plus</u> \$5.51 for each additional \$1,000 fraction thereof. | |
| <i>* Minimum permit fee \$92.00 (\$62.84 for cumulative fee calculation only).</i> | |
| In addition to construction fees, (including fees calculated by contract valuation) any electrical, mechanical, plumbing and solar fees are due. | |

PLAN REVIEW FEE

When the building code requires that a plan or other data be submitted, a plan review fee shall be paid.

The plan review fee is 90% of the building permit fee from the above table and shall be paid when the plans are submitted.

When only one plan is submitted and approved for more than one identical building at the same site, only one plan review fee shall be charged.

When approved plans have been changed so as to require additional plan review, an additional fee shall be charged at a rate of **\$69.00 per 1/2 hour** (which is also the minimum charge).

Strong Motion Instrumentation Program (SMIP) fee for non-residential = \$.00021 x valuation, min. \$.50 per State of California Public Resource Code.

**PERMIT AND PLAN REVIEW FEES BASED ON VALUATION OF WORK
(NON RESIDENTIAL)**

INSTRUCTION:

Use the valuation that is the same as or greater than the computed valuation.

| VALUATION | P.R. FEE | CONST. FEE | VALUATION | P.R. FEE | CONST. FEE |
|-----------|----------|-------------|------------------|-------------------|------------|
| 1,000.00 | 56.56 | 62.84 | 36,000.00 | 634.94 | 705.49 |
| 1,100.00 | 61.52 | 68.35 | 37,000.00 | 649.82 | 722.02 |
| 1,200.00 | 66.47 | 73.86 | 38,000.00 | 664.70 | 738.55 |
| 1,300.00 | 71.43 | 79.37 | 39,000.00 | 679.57 | 755.08 |
| 1,400.00 | 76.39 | 84.88 | 40,000.00 | 694.45 | 771.61 |
| 1,500.00 | 81.35 | 90.39 | 41,000.00 | 709.33 | 788.14 |
| 1,600.00 | 86.31 | 95.90 | 42,000.00 | 724.20 | 804.67 |
| 1,700.00 | 91.27 | 101.41 | 43,000.00 | 739.08 | 821.20 |
| 1,800.00 | 96.23 | 106.92 | 44,000.00 | 753.96 | 837.73 |
| 1,900.00 | 101.19 | 112.43 | 45,000.00 | 768.83 | 854.26 |
| 2,000.00 | 106.15 | 117.94 | 46,000.00 | 783.71 | 870.79 |
| 3,000.00 | 122.02 | 135.58 | 47,000.00 | 798.59 | 887.32 |
| 4,000.00 | 137.90 | 153.22 | 48,000.00 | 813.47 | 903.85 |
| 5,000.00 | 153.77 | 170.86 | 49,000.00 | 828.34 | 920.38 |
| 6,000.00 | 169.65 | 188.50 | 50,000.00 | 843.22 | 936.91 |
| 7,000.00 | 185.53 | 206.14 | 51,000.00 | 858.10 | 953.44 |
| 8,000.00 | 201.40 | 223.78 | 52,000.00 | 872.98 | 969.97 |
| 9,000.00 | 217.28 | 241.42 | 53,000.00 | 887.86 | 986.50 |
| 10,000.00 | 233.15 | 259.06 | 54,000.00 | 902.74 | 1003.03 |
| 11,000.00 | 249.03 | 276.70 | 55,000.00 | 917.62 | 1019.56 |
| 12,000.00 | 264.91 | 294.34 | 56,000.00 | 932.50 | 1036.09 |
| 13,000.00 | 280.78 | 311.98 | 57,000.00 | 947.38 | 1052.62 |
| 14,000.00 | 296.66 | 329.62 | 58,000.00 | 962.26 | 1069.15 |
| 15,000.00 | 312.53 | 347.26 | 59,000.00 | 977.14 | 1085.68 |
| 16,000.00 | 328.41 | 364.90 | 60,000.00 | 992.02 | 1102.21 |
| 17,000.00 | 344.29 | 382.54 | 61,000.00 | 1006.90 | 1118.74 |
| 18,000.00 | 360.16 | 400.18 | 62,000.00 | 1021.78 | 1135.27 |
| 19,000.00 | 376.04 | 417.82 | 63,000.00 | 1036.66 | 1151.80 |
| 20,000.00 | 391.91 | 435.46 | 64,000.00 | 1051.54 | 1168.33 |
| 21,000.00 | 407.79 | 453.10 | 65,000.00 | 1066.42 | 1184.86 |
| 22,000.00 | 423.67 | 470.74 | 66,000.00 | 1081.30 | 1201.39 |
| 23,000.00 | 439.55 | 488.38 | 67,000.00 | 1096.18 | 1217.92 |
| 24,000.00 | 455.42 | 506.02 | 68,000.00 | 1111.06 | 1234.45 |
| 25,000.00 | 471.29 | 523.66 | 69,000.00 | 1125.94 | 1250.98 |
| 26,000.00 | 487.17 | 541.30 | 70,000.00 | 1140.82 | 1267.51 |
| 27,000.00 | 503.04 | 558.94 | 71,000.00 | 1155.70 | 1284.04 |
| 28,000.00 | 518.92 | 576.58 | 72,000.00 | 1170.58 | 1300.57 |
| 29,000.00 | 534.79 | 594.22 | 73,000.00 | 1185.46 | 1317.10 |
| 30,000.00 | 550.67 | 611.86 | 74,000.00 | 1200.34 | 1333.63 |
| 31,000.00 | 566.54 | 629.50 | 75,000.00 | 1215.22 | 1350.16 |
| 32,000.00 | 582.42 | 647.14 | 76,000.00 | 1230.10 | 1366.69 |
| 33,000.00 | 598.29 | 664.78 | 77,000.00 | 1244.98 | 1383.22 |
| 34,000.00 | 614.17 | 682.42 | 78,000.00 | 1259.86 | 1399.75 |
| 35,000.00 | 630.04 | 700.06 | 79,000.00 | 1274.74 | 1416.28 |
| | | OVER | 79,000.00 | SEE PAGE 8 | |

BUILDING VALUATIONS (NON-RESIDENTIAL)

Valuations shown do not include electrical, plumbing or mechanical. Occupancies or types not shown shall be determined to that which is most nearly resembled.

| Institutional: Nursing Homes, Board and Care Facilities, Day Care, Supervised Environments, Convalescent Hospitals (I) | | Industrial: Factories & Manufacturing (F & H) | |
|---|-----------|---|-----------|
| Construction Type | Per sq ft | Construction Type | Per sq ft |
| IA or IB | \$125.32 | IA or IB | \$ 51.28 |
| IIA | \$ 86.86 | IIA | \$ 35.67 |
| IIIA | \$ 89.13 | IIB | \$ 32.67 |
| IIB, IIIB, IV or V | \$ 84.06 | IIIA | \$ 39.29 |
| | | IIIB | \$ 37.02 |
| | | IV or VA | \$ 36.92 |
| | | VB | \$ 33.91 |
| | | | |
| Assembly Buildings: Church, Bowling Alley, Recreational Bldgs., Laundry Bldgs, Restroom Bldgs., Libraries, Museums (A-3) | | Business: Offices, Banks, Civic Admin., Professional Services, Fire Stations (B) | |
| Construction Type | Per sq ft | Construction Type | Per sq ft |
| I | \$ 89.44 | I | \$ 96.16 |
| IIA | \$ 67.00 | IIA | \$ 64.32 |
| IIB | \$ 63.69 | IIB | \$ 61.42 |
| IIIA | \$ 73.00 | IIIA | \$ 69.70 |
| IIIB | \$ 69.80 | IIIB | \$ 66.39 |
| IV or VA | \$ 68.24 | IV or VA | \$ 65.14 |
| VB | \$ 64.11 | VB | \$ 61.42 |
| | | | |
| Merchandise (M) | | Offices (Incomplete - Shell Only*) (B) | |
| Construction Type | Per sq ft | Construction Type | Per sq ft |
| IA or IB | \$ 74.24 | IA or IB | \$ 76.93 |
| IIA | \$ 45.50 | IIA | \$ 51.46 |
| IIB | \$ 44.25 | IIB | \$ 49.14 |
| IIIA | \$ 55.22 | IIIA | \$ 55.76 |
| IIIB | \$ 51.91 | IIIB | \$ 53.11 |
| IV or VA | \$ 46.53 | IV or VA | \$ 52.12 |
| VB | \$ 42.91 | VB | \$ 49.14 |
| | | | |
| Merchandise Stores (Incomplete - Shell Only*) (M) | | Assembly Buildings: Night Clubs/Theaters/Concert Halls (A-1) | |
| Construction Type | Per sq ft | Construction Type | Per sq ft |
| IA or IB | \$ 59.75 | I or II | \$ 98.96 |
| IIA | \$ 36.40 | IIIA | \$ 72.07 |
| IIB | \$ 35.40 | IIIB | \$ 68.55 |
| IIIA | \$ 44.18 | IV or VA | \$ 67.83 |
| IIIB | \$ 41.53 | VB | \$ 64.11 |
| IV or VA | \$ 37.22 | | |
| VB | \$ 34.33 | | |

BUILDING VALUATIONS (NON-RESIDENTIAL)

Valuations shown do not include electrical, plumbing or mechanical. Occupancies or types not shown shall be determined to that which is most nearly resembled.

| Storage: Warehouse, Parking Garages, Hangars, Motor Vehicle Repair (S) | | Assembly Buildings: Bars, Restaurants, Banquet Halls, Night Clubs (A-2) | |
|---|-----------|--|-----------|
| Construction Type | Per sq ft | Construction Type | Per sq ft |
| IA or IB | \$ 44.46 | I, II or IIIA | \$ 87.79 |
| IIA, VA, IV | \$ 26.37 | IIIB | \$ 84.79 |
| IIB, VB | \$ 24.82 | VA | \$ 80.44 |
| IIIA | \$ 29.99 | VB | \$ 77.24 |
| IIIB | \$ 28.64 | | |
| | | | |
| Educational: Schools (E) | | Misc. Valuations | |
| Construction Type | Per sq ft | Construction Type | Per sq ft |
| IA or IB | \$100.30 | Fire Sprinklers/Sq. Ft. | \$ 1.86 |
| IIA or IIB | \$ 68.24 | Engineered Sign | \$ 24.20 |
| IIIA | \$ 73.21 | Canopy/Deck/Porch | \$ 25.23 |
| IIIB | \$ 69.59 | All Construction Types | |
| IV or VA | \$ 68.45 | Wind Mill– Use valuation or contract whichever is higher | Contract |
| VB | \$ 65.35 | Tanks, Towers | Contract |
| | | Stadiums, Arenas, Grandstands (A-4), Etc. | Contract |
| | | | |
| Hotels, Motels (R-1) and All Other R's Of 4 Stories Or More (R Portion Only In Mixed Occupancy Groups) | | Medical Offices Certified to OSHPD (B) | |
| Construction Type | Per sq ft | Construction Type | Per sq ft |
| IA | \$ 96.16 | IA or IB | \$107.54 |
| IB | \$ 96.16 | IIA | \$ 83.03 |
| IIA | \$ 64.32 | IIB | \$ 83.03 |
| IIB | \$ 61.42 | IIIA | \$ 83.75 |
| IIIA | \$ 69.70 | IIIB | \$ 83.75 |
| IIIB | \$ 66.39 | IV or VA | \$ 81.27 |
| IV | \$ 65.14 | VB | \$ 78.38 |
| VA | \$ 65.14 | | |
| VB | \$ 61.42 | | |

*Shell only buildings (B & M occupancies only) have no nonstructural interior walls or wall coverings. The fee difference between the shell permit fee and the complete building permit fee plus any additional contract valuation for the tenant improvements is due prior to plan submittal and construction of the improvements required to complete the building.

BASIC DESCRIPTION OF CONSTRUCTION TYPES FOR FEE PURPOSES

| | |
|----------|--|
| IA or IB | Concrete wall, floors, roofs, etc. |
| IIA | Metal walls, floors, roofs, with one hour plaster and/or drywall. |
| IIB | Exposed or non rated metal walls, floors, roofs, etc. |
| IIIA | Concrete, block or tilt up exterior with interior walls, roof and floors of one hour plaster or drywall. |
| IIIB | Concrete, block or tilt up exterior with exposed roof or plain plaster or drywall. |
| IV | Heavy timber. |
| VA | Wood frame with one hour rated plaster or drywall on walls, floors and roof. |
| VB | Non rated wood frame without plaster or drywall or with plain plaster or drywall. |

ELECTRICAL PERMIT FEES

| | |
|---|---------------|
| Electrical Services: | |
| (A) 600 volts or less and not over 200 amps | \$92.00 |
| (B) 600 volts or less and 201 to 1,000 amps | \$ 184.00 |
| (C) Over 600 volts or over 1,000 amps | \$276.00 |
| Electrical Fee by Area: | |
| The following permit fees are based on the actual area of the occupancies listed, determined from exterior dimensions, and include all lighting fixtures, switch receptacles and the circuit wiring. This method of fee calculation is in addition to the fee for electrical service. | |
| (A) Warehouse, storage garages or aircraft hangers where no repair work is done. | \$.012/sq.ft. |
| (B) All other occupancies not listed in (A) up to and including 5,000 sq. ft. | \$ 0.13/sq.ft |
| (C) Over 5,000 sq. ft. (<u>plus</u> cumulative total of \$600) | \$0.09/sq.ft. |
| Alternate Schedule: | |
| Alterations, additions and new construction where no structural work is being done or where it is impractical to use the square foot schedule, convert to units: | |
| Unit Application: | |
| • 3 outlets, 3 lighting fixtures or fraction | 1 Unit |
| • Festoon lighting or plug mold, etc., each 20 linear ft | 1 Unit |
| • Up to and including 1 unit | \$8.09 |
| • to 10 - (<u>plus</u> cumulative total of \$ 8.09) | \$1.60/unit |
| • to 50 - (<u>plus</u> cumulative total of \$ 23.91) | \$1.06/unit |
| • and Over - (<u>plus</u> cumulative total of \$ 70.57) | \$.53/unit |
| Electrical Motors: | |
| • Motor, 1 horsepower or less | \$8.09 ea. |
| • Motor, more than 1 horsepower | \$18.48 ea. |
| • Transformer | \$8.09 ea. |
| Note: (1) Compute fees for motors, transformers and similar appliances for <u>each</u> separate motor, etc. (2) Compute fees for outlets and multi-outlet assemblies by adding all outlets, switches and lights before determining the <u>unit</u> application. | |

ELECTRICAL PERMIT FEES

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|---|------------------------------|
| Temporary Service: | |
| (A) Temporary use of construction service, include poles or pedestals | \$92.00/ea. |
| (B) Temporary use of permanent service, prior to completion of structure or final inspection | \$92.00/ea. |
| (C) Additional secondary or supporting poles | \$30.67/ea. |
| Miscellaneous: | |
| (A) Area lighting standards | \$30.67 |
| (B) (I) Residential swimming pools | \$184.00 |
| (B) (II) Commercial swimming pools | \$276.00 |
| (C) Temporary sales stand, including service connections, etc. | \$92.00 |
| (D) Inspection for reinstallation of idle meter (removed by utility company) | \$46.00 |
| (E) Any electrical work for which a permit is required, but no fee is herein provided | \$92.00 |
| Illuminated Signs (See cumulative fee definition on page 1) | |
| New, relocated or altered: | |
| 0 - 5 sq. ft. (minimum base fee) | \$46.00 |
| 5.1 to 25 sq. ft. (plus cumulative total of \$46.00) | \$0.46 per sq.ft. |
| 25.1 to 100 sq. ft. (plus cumulative total of \$55.20) | \$0.20 per sq.ft. |
| 100.1 and over (plus cumulative total of \$70.20) | \$0.15 sq.ft. |
| Overhead Line Construction: | |
| Poles and anchors, each | \$30.67 |
| (In addition, all other applicable fees, as shown in this schedule, shall apply.) | |
| Plan Review Fees: | |
| Where <u>no</u> construction plan review fee is charged and an electrical plan is required to be submitted, a plan review fee <u>shall</u> be paid at the time of submitting plans and specifications for review. | |
| Plan Review Fee | 50% of Electrical Permit Fee |

MECHANICAL PERMIT FEES

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|---|----------|
| Installation or relocation of <u>each</u> forced-air or gravity-type furnace or burner, including ducts and vents, attached to such appliance (TWINPAC) | \$92.00 |
| Installation or relocation of <u>each</u> floor furnace, suspended heater, recessed wall heater, or floor mounted unit heater including vent | \$46.00 |
| Installation, relocation or replacement of <u>each</u> appliance vent installed and not included in an appliance permit | \$46.00 |
| Repair, alteration of, or addition to <u>each</u> heating appliance, refrigeration unit, cooling unit, absorption unit, or <u>each</u> heating, cooling, absorption, or evaporative cooling system, including controls regulated by the Uniform Mechanical Code | \$ 46.00 |
| Installation or relocation of each boiler or compressor | |
| (A) 0 to 15 HP, or 0 to 500,000 B.T.U.'s absorption system | \$92.00 |
| (B) Over 15 HP, or over 500,000 B.T.U.'s absorption system | \$184.00 |
| For each air handling unit | \$46.00 |
| Note: This fee shall <u>not</u> apply to an air handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit fee is prescribed elsewhere in this section. | |
| For each evaporative cooler other than portable type | \$46.00 |
| For each ventilation fan connected to a single duct | \$46.00 |
| For each ventilation system which is not a portion of heating or air conditioning system authorized by a permit | \$92.00 |
| For the installation of each hood, other than a Type 1 grease hood, served by mechanical exhaust, including the ducts from such hood | \$92.00 |
| For each Type 1 grease hood, including the exhaust system | \$138.00 |
| For each appliance or piece of equipment regulated by the Mechanical Code, but not classed in other appliance categories, or for which no other fee is listed in this section | \$46.00 |
| Plan Review Fees: | |
| Where <u>no</u> construction plan review fee is charged and a mechanical plan is required to be submitted, a plan review of 50% the mechanical permit fee <u>shall</u> be paid at the time of submitting plans and specifications for review. | |

PLUMBING PERMIT FEES

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|---|-------------|
| Plumbing fixture or trap (including water, drainage piping and backflow protection | \$30.67/ea. |
| Private sewer line, <u>each</u> connection | \$30.67/ea. |
| Minimum Charge | \$92.00 |
| Private sewage lift station or sump pump | \$92.00/ea. |
| Building Sewer | \$92.00/ea. |
| Septic tank, cesspool or leach line | \$46.00/ea. |
| Water heater and/or vent | \$46.00/ea. |
| For <u>each</u> gas piping system, <u>per outlet</u> | \$30.67 |
| Minimum Charge | \$92.00 |
| Inspection for reinstallation of idle gas meter (removed by Utility Company) | \$46.00 |
| Industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps | \$92.00/ea. |
| Installation, alteration or repair of water piping and/or treating Equipment | \$92.00/ea. |
| For <u>each</u> water distribution system on private property, <u>per connection</u> . | \$30.67 |
| Minimum Charge | \$92.00 |
| For <u>each</u> gas distribution system on private property, <u>per connection</u> | \$30.67 |
| Minimum Charge | \$92.00 |
| For <u>each</u> public swimming pool, including all necessary piping | \$230.00 |
| For <u>each</u> private swimming pool, including all necessary piping | \$184.00 |
| Repair or alteration of drain or vent piping | \$92.00 |
| For <u>each</u> lawn sprinkler system on any one meter, including backflow protection devices | \$92.00 |
| Vacuum breakers or backflow protection devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures, including necessary water piping | \$30.67 |
| Minimum Charge | \$92.00 |
| Plan Review Fees: | |
| Where <u>no</u> construction plan review fee is charged and a plumbing plan is required to be submitted, a plan review fee of 50% the plumbing permit <u>shall</u> be paid at the time of submitting plans and specifications for review. | |

ACTIVE SOLAR & PHOTOVOLTAIC ENERGY PERMIT FEES

| | |
|---|-----------------------|
| Any person filing an application for a permit to do solar energy work shall pay a fee according to the following schedule, at the time of filing: | |
| (1) For single family residential thermal solar energy collection devices: | |
| (A) For collectors, including related piping and regulating devices: Permit and plan review | \$47.75 |
| (B) For storage tanks, including related piping and regulating devices: Permit review | \$47.75 |
| (C) For rock storage: Permit and plan review | \$46.00 |
| (D) For each thermal solar energy appliance or piece of equipment for which no fee is listed | \$46.00 |
| NOTE: These fees, (A) through (D) above, do not include permit fees for any parts of the solar system which are subject to the requirements of other applicable codes. | |
| (2) Solar plan review fee. Where no construction plan review fee is charged and a plan is required to be submitted for the solar energy system, a plan review fee shall be paid at the time of submitting plans and specifications for review: | |
| (A) Thermal Solar plan review fees | 50% permit fee |
| (B) Photovoltaic Systems for Single Family Residential Permit and Plan Review for a Single Family Residence | \$411.25 |
| (C) For all other Photovoltaic Systems for which no fee is listed: Permit and Plan Review | Actual cost |

REFUNDS

1. The Building Official may authorize a refund of any fee erroneously paid or collected.
2. The Building Official may authorize refund of any fee paid where staff error results in the mandatory withdrawal of the application, regardless of the extent of work done in processing the application.
3. The Building Official may authorize a partial refund of any fee paid on an application filed, then voluntarily withdrawn before commencement of any work by staff on the project.
 - A. Actual Cost Service - Return fee up to 80%, except for.....\$60.00
 - B. Average Cost Service - Return fee, except for.....\$60.00
4. The Building Official will authorize no refund for any permit after work has been initiated.

The Building Official may not authorize the refunding of any fee paid except to the original permittee (or more than one year after the date of fee payment).

Unused deposit monies of completed Actual Cost Projects will be refunded to the payee when all charges for the project have been recorded.

GRADING FEES

The fee for additional grading beyond that authorized by a valid and current grading permit shall be the difference between the fee paid for the original permit and the fee required for the entire grading project.

When there are both excavation (cut) and embankment (fill) grading activities on the same site, the fee shall be based upon only the activity with the greatest volume (cubic yardage).

Separate permits and fees shall apply to retaining walls or major drainage structures calculated by square footage or valuation as indicated elsewhere in this section. There shall be no separate charges for standard terrace drains and similar facilities. Major drainages structures shall be defined as any drainage structure that is over 4' in height, or supports 4' or more of retained earth or supports a surcharge load and where on private property not inspected by the Engineering Department or agent(s) thereof. Exemption from permits and fees does not exempt such structures, methods or devices from inspections necessary to ensure storm waters are safely conducted to an approved location.

These fees are in addition to any fee required by the Engineering Department for review of grading plans.

| | | |
|---|--------------------------------|--|
| (1) Schedule of grading permit fees: | | |
| (A) | 0 - 100 cubic yards | \$92.00 |
| (B) | 100.1 – 1,000 cubic yards | \$46.00/100 cu. yds. plus cumulative total |
| (C) | 1,000.1 – 10,000 cubic yards | \$46.00/1,000 cu. yds. plus cumulative total |
| (D) | 10,000.1 – 100,000 cubic yards | \$92.00/10,000 cu. yds. plus cumulative total |
| (E) | Over 100,000 cubic yards | \$92.00/10,000 cu. yds. plus cumulative total |
| (2) Grading plan review fees. When a grading plan is submitted for review, the fee paid at the time of submittal shall be 40% of the grading permit fee. | | |
| Precise Grading Plan Review for Subdivisions | | Actual Cost |
| Initial Deposit | | \$231.00 |
| | | plus \$52.50 per Lot |
| Hillside Grading (where applicable) | | \$165.00 |

MOBILE/MANUFACTURED HOME INSTALLATIONS

| Mobile/Manufactured Homes on <u>Private Property</u> outside of Mobile Home Parks | |
|---|----------|
| Plan Review | \$382.00 |
| Permit Fee (includes all utility hookups) | \$644.00 |
| Foundation system for existing manufactured home/commercial coach or earthquake bracing system (plan review included) | \$276.00 |
| If a <u>SECTION 18551</u> set down type is installed and the owner chooses that the manufactured home will become a fixture improvement to the underlying real property, an additional \$11.00 per each transportable section (State Fee) will be collected. | |
| <u>School Fees will be required for installations on lots not previously occupied, check to make sure the lot is a permitted lot.</u> | |