CITY COUNCIL RESOLUTION NO. 19-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, REPLACING CITY COUNCIL RESOLUTION NO. 13-50 AND ESTABLISHING DEVELOPMENT PROCESSING AND INSPECTION FEES, REPLACING AND SUPERSEDING ALL PREVIOUS RESOLUTIONS THAT ARE INCONSISTENT THEREWITH

WHEREAS, there are a number of services provided by the City in processing applications for the development of property in the City that are of primary benefit to the applicant; and

WHEREAS, the cost of these services should be borne primarily by the applicant receiving benefit from such services and so as to insure timely and effective processing of the applications; and

WHEREAS, the City can account for the actual costs of these services provided to the applicants; and

WHEREAS the City has caused to be conducted a cost study to determine the actual cost of providing various planning, building and safety, development engineering, and transportation development review, and this study recommended modifications to the City's existing fees to reflect the actual cost of providing these services; and

WHEREAS, the City Council conducted a duly noticed public hearing on May 14, 2019 to consider the proposed fee modifications.

NOW, THEREFORE, the City Council of the City of Irvine DOES HEREBY RESOLVE:

SECTION 1. Amount of Fees.

Based upon the evidence presented to it, the City Council finds that the fees adopted by this Resolution do not exceed the reasonable cost of providing the services for which the fees are charged.

The processing fees for development proceedings in the City of Irvine shall be based on full processing costs, which are defined as the direct cost required to review, check and inspect development applications submitted to the City for approval, plus applicable overhead costs. All costs for consultant services, inclusive of any applicable in-house administrative costs, for development applications that cannot be processed in-house shall be borne by the applicant. Applicable fees are detailed in Schedule I, II, III, IV, and V incorporated herein by this reference as it sets forth in full.

FLAT FEES: Where applicable, flat fees have been established for certain services where the average cost is subject to minimum fluctuation. These flat fees are included on schedules incorporated into this resolution.

HOURLY CHARGES: Where applicable, hourly charges shall be accumulated for development processing activities and the applicant shall pay all such costs prior to final action on the related project or as soon thereafter as such costs may be finally determined. The payment of such costs may be a condition of app oval for any such application. If payment is not received within seven working days after the invoice due date, all development processing activities will be suspended until payment is received.

Fees shall be charged according to the following development processing services provided:

A. Planning: Fees for processing development cases that qualify for final approval at staff level and/or by the City of Irvine Zoning Administrator shall be based on a direct cost of one-hundred, forty-one dollars and no cents ($141.00) per hour. If applicable, transportation plan review shall be based on the cost of one-hundred, fifty seven dollars and no cents $157.00 per hour. All other development cases, including appeals of decisions made by staff or the Zoning Administrator, will be processed based on a cost of one-hundred, forty-one dollars and no cents ($141.00) per hour.

Project specific expenditures (i.e., City Attorney services, postage for mailing public notices, advertising) have been excluded from the hourly rates. Applicants will be directly billed for these costs on a project by project basis.

B. Engineering: Fees for all Building & Safety engineering services shall be based on a cost of one-hundred, sixty-two dollars and no cents ($162.00) per hour.

C. Engineering: Fees for all Development Engineering services shall be based on a cost of one-hundred, forty eight dollars and no cents ($148.00) per hour. City Attorney services, if applicable, shall be recovered from the applicant on a project by project basis beginning with the first plan check.

D. Inspection: Fees for Building and Safety inspection services shall be based on a cost of one-hundred, forty-four dollars and no cents ($144.00) per hour. Development Engineering/Traffic Inspection services shall be based on a cost of one-hundred, one hundred forty dollars and no cents ($140.00) per hour.

SECTION 2. Deposits.

In cases where an hourly rate is being charged, as opposed to a flat fee, each applicant shall place on deposit with the City the sum detailed by case type in Schedules I and III. Deposits have been estimated to represent the minimum amount required to process each case type. The costs of an individual case may be significantly more than the initial deposit amount. Costs will be charged against the deposit up to the minimum deposit amount on account until the development case is closed and all costs have been paid. Any charges incurred in excess of the initial deposit will be billed on a monthly basis. A late fee and delinquent charges shall be levied against delinquent development processing charges as detailed in City Council Resolution 91- 65.

The department Director or the designee may approve, on a case by case basis, a lower deposit for cases requiring a public hearing or a lower fee amount for cases handled administratively. However, the initial deposit may not be less than the required minimum balance for the case type as specified in Schedule I.

SECTION 3. Refunds.

If the amount on deposit pursuant to Section 2 exceeds all accumulated costs at the time of the final action on subject application, the excess deposit shall be refunded to the applicant.

SECTION 4. Waiver of Fees

The City Manager or the designated administrative authority may approve a waiver of fees under the following circumstances:

A. Where the applicant is a nonprofit organization formed and operating for eleemosynary, civic, or educational purposes; or

B. Where the actual cost of processing an application is considered to be negligible.

SECTION 5. Annual Increases.

In addition to the Proposed Development Processing and Inspection Fees adopted herein, the City Council hereby approves and authorizes the Community Development Department to implement adjustments consistent with the Los Angeles-Long Beach-Anaheim Consumer Price Index (CPI) commencing in July 1, 2021, and on an annual basis each year following. Such annual CPI increases shall include a zero percent floor with no decrease in fees.

SECTION 6. Effective Date.

The revised fees shall be applied to all invoices submitted or processed 60 days from the date of City Council approval.

SECTION 7. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED by the City Council of the City of Irvine at a regular meeting held on the 14th day of May 2019.

MAYOR OF THE CITY OF IRVINE

ATTEST:

ASST CITY CLERK

CITY CLERK OF THE CITY OF IRVINE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF IRVINE)

I, MOLLY M. PERRY, City Clerk of the City of Irvine, HEREBY DO CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the City Council of the City of Irvine, held on the 14th day of May 2019.

AYES:	4	COUNCILMEMBERS:	Fox, Khan, Kuo, and Shea
NOES:	0	COUNCILMEMBERS:	None
ABSENT:	0	COUNCILMEMBERS:	None
ABSTAIN:	0	COUNCILMEMBERS:	None

ASST CITY CLERK

CITY CLERK OF THE CITY OF IRVINE

SCHEDULE I
PLANNING DEPOSITS AND FEES

(Effective July 1, 2019)

1. Valuation for purposes of reporting shall be set on the basis of the International Code Council (ICC) published Building Valuation Data Table as published in the Building Safety Journal, or the RS Means Square Foot Costs Manual, where ICC data is not available. If data is not available, appeals concerning valuation may be heard and determined by the Chief Building Official

2. Building plan check and inspection costs are determined based upon staff time and cost data, which is documented on a daily basis. Plan check and inspection fees for each fee category are determined based on this data and the hourly rate established by the City Council.

3. No plan check or inspections fees are required for City funded capital improvement projects. These expenses will be charged directly against individual project budgets.

4. Where a fee is required, but where not specified for a specific circumstance, the Chief Building Official, City Engineer, or Director of Community Development shall determine and set the fee based on the expected City cost of providing plan review, case processing, inspection, or code enforcement services.

5. The cost of expedited or overtime services shall include regular fees plus the additional cost of providing the expedited or overtime service. Approval of requests for expedited or overtime services are at the discretion of the Chief Building Official, Director of Community Development, or City Engineer.

6. Where an applicant believes that unusual circumstances exist that make the scheduled fee inappropriate for a particular project, the following procedure shall apply:

    a. The applicant shall request a modification of the scheduled fees for the project in writing to the Chief Building Official, Director of Community Development, or City Engineer

    b. The applicant shall specify in the written request the unusual circumstances that make the scheduled fees inappropriate for the project and include any substantiating documentation.

    c. The Chief Building Official, Director of Community Development, or City Engineer shall make written findings whether or not usual circumstances exist that make the scheduled fees inappropriate for the project.

d. If the Chief Building Official, Director of Community Development, or City Engineer finds unusual circumstances do exist that make the scheduled fees inappropriate for the project, the Chief Building Official, Deputy Director of Community Development, or City Engineer shall determine and set the fee based on the expected City cost of providing plan check, inspection, code enforcement or planning services.

7. Plan Review Payment

When a plan is required by the Administrative Authority to be submitted, a plan review fee shall be paid at the time of plan and specification submittal.

8. Penalty for Returned Checks

A penalty of $25.00 shall be levied against all returned checks.

SCHEDULE I
PLANNING DEPOSITS AND FEES

HOURLY CHARGES:

Case Type	Fee Per Hour	Initial Deposit	Minimum Balance
Environmental Impact Report	$141.00	$30,000	$10,000
General Plan Amendment*	$141.00	$10,000	$2,000
Conditional Use Permit (PCPU)	$141.00	$10,000	$2,000
Zone Change*	$141.00	$10,000	$2,000
Annexations*	$141.00	$10,000	$2,000
Concept Plan	$141.00	$10,000	$2,000
Master Plan*	$141.00	$10,000	$2,000
Development Agreements*	$141.00	$10,000	$2,000
Tentative Parcel Map*	$141.00	$4,000	$1,000
Tentative Tract Map	$141.00	$4,000	$1,000
Tentative Map Extension	$141.00	$4,000	$1,000
Park Plan	$141.00	$4,000	$1,000
Sexually Oriented Business	$141.00	$3,000	$600
Sexually Oriented Business Permit/Renewal	$141.00	$3,000	$600
Pre-Application	$141.00	$3,000	$600
Street Name Change	$141.00	$3,000	$600
Conditional Use Permit (PCPM) Minor*	$141.00	$3,000	$600
Variance	$141.00	$3,000	$300
Major Code Compliance/Grading (GPRE)*	$141.00	$1,500	$300
Sign Program	$141.00	$3,000	$600
Administrative Relief*	$141.00	$3,000	$600
Minor Modification of an Application*	$141.00	$3,000	$600
Final Map	$141.00	$500	$200
Research Letter	$141.00	$500	$200
Minor Modification to Approved Sign Program	$141.00	$200	
Project Entitlement	$141.00		

SCHEDULE I
PLANNING DEPOSITS AND FEES

Case Type	Fee Per Hour	Initial Deposit	Minimum Balance
Project Specific Expenses (i.e. City Attorney Fees, Advertising expenses, Postage Expenses)	At Cost		
Appeal of Decision to the City Council or Planning Commission *	$141.00	$284	
*$157.00 per hour for transportation plan review, if applicable	$157.00		

FLAT FEES:

Case Type	Current Fee
Address/Change of Address Residential/Commercial/Industrial for first unit	$52.80
Address/Change of Address Residential/Commercial/Industrial per unit after first unit	$17.60
Non-Structural (meters, cable, boxes, etc...) for first unit	$35.20
Non-Structural (meters, cable, boxes, etc...) per unit after first unit	$17.60
Minor Building Permits	$39.60
Residential Alterations (RRA)	$85.80
Industrial Tenant Improvements Base Fee	$84.70
Industrial Tenant Improvements Planning Areas 13, 32, 34, 35, 36	$151.80
Non-Residential Additions (CASF)	$151.80
Sign Permit per sign	$135.30
Use Determination	$171.60
Zoning Confirmation	$127.60
Temporary Banner Permit - Application Fee	$19.80
Temporary Banner Permit - Inspection Fee	$28.60
Parking Lot Restriping Permit	$173.80
Pushcart Permit	$94.60
Reverse Vending Machine Permit	$86.90
Agricultural Sales Permit (See Building and Safety Fee Schedule for Inspection Fee)	$124.30

SCHEDULE I

PLANNING DEPOSITS AND FEES

Case Type	Current Fee
Renewal of Agricultural Sales Permit	$47.30
Block Party/Barrier Permit for 8 barriers	$29.70
Manufactured Structure	$84.70
Planning Cash Bond	$596.20
In-Lieu Park Fee	Based on appraisal of the land
Tree Removal	$84.00
Code Enforcement	
Administrative Cite, first violation	$100.00
Administrative Cite, second violation w/in 1 year	$200.00
Administrative Cite, each subsequent violation within 1 year	$500.00

SCHEDULE II
BUILDING & SAFETY FEES

	Fees
Permit Issuance Fees	
All Commercial, New Residential Construction	$44.00
Residential (other than New Residential Construction)	$19.20
Online Permit Issuance Incentive	
Permits issued online	No Issuance Fee

Plan Check Submittal Quality Incentive

The purpose of this incentive is to encourage complete initial plan check submittals that comply with City codes and ordinances. This incentive applies to new building construction and new grading projects over two acres. It does not apply to tract production projects, additions, or alterations to existing buildings.

If a qualifying project is approved on the first submittal, 30 percent of plan check fees will be refunded to the applicant. Fees other than plan check fees are not subject to this refund

SCHEDULE II
BUILDING & SAFETY FEES

Code	Service	Fees
	1. NEW COMMERCIAL BUILDINGS AND STRUCTURES:	
	A. 0 to 10,000 square feet without interior improvements	
	Plan Check	$0.34 per sq. ft.
	Inspection	$0.31 per sq. ft.
	B. Over 10,000 to 60,000 square feet without interior improvements:	
	Plan Check	$3,400.00 + $0.16 per sq. ft. over 10,000 sq. ft.
	Inspection	$3,100.00 + $0.19 per sq. ft. over 10,000 sq. ft.
	C. Over 60,000 square feet without interior improvements:	
	Plan Check	$11,400.00 + $0.024 per sq. ft. over 60,000 sq. ft.
	Inspection	$12,720.00 + $0.04 per sq. ft. over 60,000 sq. ft.
	D. 0 to 10,000 square feet with interior improvements:	
	Plan Check	$0.44 per sq. ft.
	Inspection	$0.42 per sq. ft.
	E. Over 10,000 to 60,000 square feet with interior improvements:	
	Plan Check	$4,400.00 + $0.22 per sq. ft. over 10,000 sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

Code	Service	Fees
	Inspection	$4,200.00 + $0.19 per sq. ft. over 10,000 sq. ft.
	F. Over 60,000 square feet with interior improvements:	
	Plan Check	$15,240.00 + $0.04 per sq. ft. over 60,000 sq. ft.
	Inspection	$13,800.00 + $0.10 per sq. ft. over 60,000 sq. ft.
	Minimum Plan Check	$984.00
	Minimum Inspection	$672.00
	2. COMMERCIAL HIGH RISE BUILDINGS FIVE STORIES OR GREATER (Includes parking structures)	
	Plan Check	$0.13 per sq. ft.
	Inspection	$0.12 per sq. ft.
	3. RESIDENTIAL SINGLE FAMILY DWELLINGS / DETACHED CONDOMINIMUMS AND DETACHED APARTMENTS (Includes plumbing, mechanical & electrical fees)	
	Inspection	$0.34 per sq. ft.
	Model plan check including custom homes	$0.47 per sq. ft.
	Production plan check	$0.04 per sq. ft.
	4. APARTMENTS AND ATTACHED CONDOMINIMUMS (Includes plumbing, mechanical, electrical fees)	
	Inspection	$0.25 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

Code	Service	Fees
	Model plan check	$0.26 per sq. ft.
	Production plan check	$0.024 per sq. ft.
	5. HOTELS AND MOTELS (Includes plumbing, mechanical, electrical fees)	
	Inspection	$0.25 per sq. ft.
	Plan Check	$0.26 per sq. ft.
	Production Plan Check	$0.024 per sq. ft.
	6. PATIO COVERS, TRELLIS, CARPORTS, MISCELLANEOUS RESIDENTIAL STRUCTURES	
	Inspection	$0.40 per sq. ft.
	Minimum Inspection – Each Residential Job	$57.60
	Minimum Inspection – Each Commercial Job	$134.40
	Plan Check	$0.40 per sq. ft.
	Minimum Plan Check – Each Residential Job	$57.60
	Minimum Plan Check – Each Commercial Job	$162.00
	7. RESIDENTIAL REMODEL AND ADDITIONS (plan check fees include plumbing, electrical and mechanical)	
	Inspection	$0.80 per sq. ft.
	Minimum Inspection	$64.80
	Plan Check	$0.59 per sq. ft.
	Minimum Plan Check	$57.60
	8. SWIMMING POOLS AND SPAS	
	Inspection	$0.96 per sq. ft.
	Minimum Inspection	$64.80
	Plan Check	$0.29 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

Code	Service	Fees
	Minimum Plan Check	$57.60
	9. FENCES	
	Inspection - Commercial	$0.05 per sq. ft.
	Minimum Inspection – Commercial	$240.00
	Inspection – Residential	$0.05 per sq. ft.
	Minimum Inspection - Residential	$260.40
	Plan Check	$0.03 per sq. ft.
	Minimum Plan Check	$228.00
	10. RETAINING WALLS	
	Inspection	$0.19 per sq. ft.
	Minimum Inspection	$260.40
	Plan Check	$0.23 per sq. ft.
	Minimum Plan Check	$253.20
	Maximum Plan Check	$676.80
	11. TENANT IMPROVEMENTS	
	A. 0 to 8,000 square feet	
	Inspection	$288.00 + 0.265. per sq. ft.
	Plan Check	$276.00 + 0.212 per sq. ft.
	B. Over 8,000 to 20,000 square feet	
	Inspection	$2,408.00 + 0.144 per sq. ft. over 8,000 sq. ft.
	Plan Check	$1,972.00 + 0.166 per sq. ft. over 8,000 sq. ft.
	C. Over 20,000 square feet	
	Inspection	$4,136.00 + 0.12 per sq. ft. over 20,000 sq. ft...

SCHEDULE II
BUILDING & SAFETY FEES

Code	Service	Fees
	Plan Check	$3,964.00 + 0.024 per sq. ft. over 20,000 sq. ft.
	D. Restaurants	
	Inspection	$265.68 + 0.55 per sq. ft.
	Plan Check	$60.00 + 0.52 per sq. ft.
	12. SKYLIGHTS, WINDOWS, DOORS, SATELLITE DISHES	
	Inspection – Each Residential Job	$57.60
	Inspection – Each Commercial Job	$190.80
	Plan Check – Each Residential Job	$57.60
	Plan Check – Each Commercial Job	$175.20
	13. COMMERICAL MISCELLANEOUS STRUCTURES STORAGE RACKS, FLAGPOLES, SPRAY BOOTHS, ABOVE GROUND TANKS, EQUIPMENT FOUNDATIONS, FOUNTAIN STRUCTURES, SKYLIGHTS	
	Plan Check – Each Commercial Job	$253.20
	Inspection– Each Commercial Job	$260.40
	14. SIGNS	
	Plan Check – Each Commercial Job	$100.80
	Inspection– Each Commercial Job	$129.60
	15. RE-ROOFING	
	Inspection – Each Residential Job	$154.80
	Inspection – Each Commercial Job	$226.80
	Plan Check - Each Residential job requiring calculations	$175.20

SCHEDULE II
BUILDING & SAFETY FEES

Code	Service	Fees
	16. DEMOLITION (INTERIOR AND ENTIRE BUILDINGS) When not included as part of a Tenant Improvement Permit	
	Inspection	$175.20 per building
	Plan Check	$175.20 per building
	17. SEISMIC REINFORCEMENT	
	Inspection	20% of Tenant Improvement rates based on building square footage
	Plan Check	20% of Tenant Improvement rates based on building square footage
	18. PARKING LOTS	
	Restriping Inspection	$0.78 per space
	Resurfacing Inspection	$0.07 per sq. ft.
	Minimum Inspection – Combined Total	$194.40
	Maximum Inspection – Combined Total	$488.40
	19. MINIMUM FEES FOR MISCELLANEOUS WORK. All Work Charged By Hourly Rate. Minimum ½ Hour for Revision, or Preliminary Plan Check Review	
	Inspection	$144.00 per hour
	Plan Check	$162.00 per hour
	20. RE-INSPECTION FEE	
	Per Inspection	$144.00

SCHEDULE II
BUILDING & SAFETY FEES

Code	Service	Fees
	21. PRELIMINARY PLAN CHECK REVIEW	
	Per Hour	$162.00
	Minimum (1/2 hour)	$81.00
	22. EACH PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT (When required by the Chief Building Official)	$648.00 per review
	23. PLAN CHECK REVISIONS:	
	Hourly Rate	$162.00

When changes are made to previously submitted plans, an additional plan check fee shall be paid to the Administrative Authority based upon the cost of additional plan review time calculated at an hourly rate of $162.00, with a one hour minimum charge. In establishing said fee, no allowance for a decreased fee shall be permitted due to the replacement, omission, or lessening of any member or portion of the building shown in the original plans. Said fee may be waived when, in the opinion of the Administrative Authority, the additional fee is not warranted. Please see Plan Check Payment for additional information.

	24. ENERGY AND PHYSICALLY DISABLED ACCESS ENFORMCEMENT SURCHARGE – STATE MANADATED EXCEPTION: PARKING STRUCTURES	
	Inspection	
	A. For each 1,000 sq. ft., or fraction thereof, up to 4,000 sq. ft.	$44.40
	B. For each 1,000 sq. ft., or fraction thereof, over 4,000 sq. ft.	$22.80
	Plan Check	65% of Inspection Fee

SCHEDULE II
BUILDING & SAFETY FEES

Code	Service	Fees
	25. AUTOMATION FEE	10% of all Building, Grading, Electrical, Plumbing, Mechanical plan check application and inspection permit fees. Exception: Residential remodel projects.
	26. STRONG MOTION INSTRUMENTATION PROGRAM (S.M.I.P) FEE	
	State Mandated	
	A. Residential	$13.00 for each $100,000 of valuation
	Minimum Fee	$0.50
	B. Commercial	$28.00 for each $100,000 of valuation
	Minimum Fee	$0.50
	27. IMAGING	$0.90 per plan page
	28. SPECIAL INSPECTIONS	$260.40 each
	29. SPECIAL EVENTS	$234.00 per event
	30. TEMPORARY CERTIFICATE OF OCCUPANCY PER 30 DAYS	$324.00
	31. OCCUPANCY AND REAL ESTATE INSPECTIONS	Fee set by Building Official based on cost of service.

SCHEDULE II
BUILDING & SAFETY FEES

Code	Service	Fees
	32. ENERGY PROGRAM OUTSOURCE INSPECTOR CERTIFICATION	$51.60
	33. VARIANCE APPLICATION	$454.80
	Variance - Homeowner	$194.40
	34. APPEAL BOARD APPLICATION	$1,560.00 deposit + $144 per hour
	35. MAP DOCUMENT	
	Map Size up to and including 11" x 17"	$25.20
	Map Size up to and including 18" x 26"	$38.40
	Map Size up to and including 36" x 48"	$51.60
	Map Size up to and including 50" x 50"	$64.80
	36. CODE ENFORCEMENT FINES AND FEES	$144.00 per hour for time expended after 30 days
	37. SIGN REMOVAL AND STORAGE	$15.60 per sign
	38. LEAF BLOWER TESTING AND TRAINING	$38.40 per unit
	Retest	$19.20 each retest
	Operator Training	$2.40 per operator for training
	39. AGRICULTURAL SALES	$187.20 each
	40. ENCROACHMENT FEE * * Add $260.40 for traffic control plan check, if required.	$260.40

SCHEDULE II
BUILDING & SAFETY FEES

Type	Plan Check Fee	Inspection Fee
Curb & Gutter	$108.00	$3.74 per linear ft.
Minimum	$108.00	$108.00
Driveway - Commercial	$118.80	$390.00
Driveway - Residential	$118.80	$180.00
Excavation & Roadway Paving	$160.80	$260.40
Miscellaneous Construction	$81.50	Estimated by Chief Building Official (Based on $144/hour inspection fee.)
Road Closure	$108.00	$260.40
Sidewalk	$81.60	$260.40
Curb Core	$25.20	$57.60
Overload Permit - Single	$16.00	Per Calif. Dept. of Transportation
Overload Permit - Annual	$90.00	Per Calif. Dept. of Transportation
Tree Removal up to 5 trees		$70.80
Tree Removal per tree in excess of 5 trees on any parcel		$9.60
Tree Removal Maximum		$780.00
Minimum Encroachment Inspection		$144.00

SCHEDULE II
BUILDING & SAFETY FEES

Code	Service	Fees
	41. RIGHT-OF-WAY IMPROVEMENTS	
	Right-of-way inspection fees are based on acreage calculated to the nearest one hundredth (0.01) of an acre.	
	Pre-Inspection (When required by the Chief Building Official)	$144.00 per acre for first 3 acres + $72.00 per acre over 3 acres
	Inspection	$2,929.20 per acre $1,144.80 minimum
	Utility Trench	$2.42 per linear foot $144.00 minimum
	Service Connection	$108.00
	42. PARK AND LANDSCAPE IMPROVEMENTS	
	A. 0 to 10 acres	
	Inspection	$1,800.00 per acre
	B. Over 10 acres	
	Inspection	$18,000.00 + $312 per acre over 10 acres
	Minimum Landscape Inspection	$622.20
	43. BRIDGES	
	Inspection	
	3,000 sq. ft. or less	$15,232.80
	Over 3,000 sq. ft.	$15,232.80 + $0.78 per sq. ft.

Code	Service	Fees

44. GRADING FEES

Grading plan check and inspection fees are based on acreage calculated to the nearest one hundredth (0.01) of an acre.

If the Preliminary or Precise Grading application includes storm drain improvements, refer to storm drain plan check fee under Schedule III, "Right-of-Way Improvements" for additional plan check requirements.

For the issuance of each permit	$44.40
Grading Bond	Amount set by Grading Ordinance

Preliminary Grading Permit:

Pre-Inspection	$144.00 + $7.32 per acre over 5 acres
Inspection	
A. 0 to 20 acres	$194.40 per acre $1,041.60 Minimum
B. Over 20 acres	$3,888.00 + $33.60 per acre over 20 acres
Grading Plan Check	
A. 0 to 20 acres	$201.60 per acre $1,041.60 Minimum
B. Over 20 acres	$4,032.00 + $46.80 per acre over 20 acres

Precise Grading Permit:

Pre-Inspection (When required by the Chief Building Official)	$144.00 + $7.32 each acre over 5 acres
Inspection	$1,560.00 per acre

SCHEDULE II
BUILDING & SAFETY FEES

Code	Service	Fees
		$1,041.60 minimum $23,436.00 maximum
	Grading Plan Check	$690.00 per acre $1,041.60 minimum $10,416.00 maximum
	Stockpile/Underground Tank Removal:	
	Inspection	$487.20
	Plan Check	$403.20
	EACH GRADING PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT (When required by Chief Building Official)	$648.00 per review

SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES

Code	Case Type	Fee	*Additional Fee after 3rd Plan Check	Minimum Balance
	Traffic Signals/Systems			
	1. Signal New/Modification Inspection	$6,136.00	$0.00	$0.00
	2. Signal New/Modification Plan Check	$3,753.00	$592.00	$750.00
	3. System New/Modification Inspection (Controller/Cabinet)	$1,630.00	$0.00	$0.00
	Right of Way Improvements**			
	4. Street Plan Check	$2,017.00 per acre	$592.00	$750.00
	min plan check <0.3 acre	$1,275.00		
	> or equal to 0.3 acres	$2,871.00		
	5. Storm Drain (18" Diameter & Above) Note: storm drains less than 18" diameter, no plan check fee required.	$3.00 per LF up to 1,000' + $0.24 ea. additional LF	$592.00	$750.00
	6. Utility Trench Plan Check	$159.00 per plan sheet	$592.00	$300.00
		$479.00 minimum		
	7. Service Connection Plan Check	$84.00	$0.00	$0.00
	Grading Hydrology			
	8. Preliminary Plan Check – 0 to 20 acres	$187.00 per acre;	$592.00	$750.00
		$676.00 minimum		
	9. Preliminary Plan Check – over 20 acres	$3,652.00 + $21.00 per acre above 20;	$592.00	$750.00
		$5,000.00 maximum		

SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES

Code	Case Type	Fee	*Additional Fee after 3rd Plan Check	Minimum Balance
	10. Precise Plan Check	$273.00 per acre; $910.00 minimum; $4,160.00 maximum	$592.00	$750.00
	Park & Landscape Improvements ***			
	11. Plan Check	$1,540.00 per acre	$592.00	$750.00
	Minimum Plan Check <0.25 acre > or equal to 0.25 acre	 $157.00 $1,186.00		
	Bridges			
	12. Plan Check – 3,000 sf. Or less	$6,537.00	$592.00	$750.00
	13. Plan Check – over 3,000 sf.	$6,537.00 + $0.75 per SF >3,000	$592.00	$750.00
	Other ***			
	14. Abandonment Plan Check	$4,667.00	$592.00	$750.00
	15. City Engineer Variance	$732.00	$592.00	$750.00
	16. Easement Deeds	$3,171.00	$592.00	$300.00
	17. Final Map Processing			
	1-2 lots/parcel	$5,436.00	$592.00	$750.00
	3 lots/parcel	$6,759.00	$592.00	$750.00
	4-40 lots/parcel	$6,759.00 + $166.00 per lot > 3 lots	$592.00	$750.00
	41-100 lots/parcel	$12,933.00 + $100.00 per lot > 40 lots	$592.00	$750.00

SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES

Code	Case Type	Fee	*Additional Fee after 3rd Plan Check	Minimum Balance
	over 100 lots/parcel	$18,960.00 + $51.00 per lot > 100 lots	$592.00	$750.00
	18. Lot Mergers	$3,642.00	$592.00	$750.00
	Lot Line Adjustment	$3,642.00	$592.00	$750.00
	19. Plan revisions after plan approved by City Engineer	$711.00	$592.00	$750.00
	20. Traffic Signal USA Alert	$163.00 per intersection	$0.00	$0.00
	21. Landscape USA Alert	$65.00	$0.00	$0.00
	22. Maintenance Agreement Fee	$2,447.00	$0.00	$0.00
	23. Construction and Demolition Recycling Plan Fee Deposit: $1.00 per sq. ft. deposit not to exceed $50,000	$76.79	$1.00 per sq. ft. deposit not to exceed $50,000	$1.00 per sq. ft. deposit not to exceed $50,000
	24. Automation Fee	10% of all Development Engineering and other related Public Works Fees.		
	25. Bicycle Locker Fee ($50.00 deposit per locker)	$60.00 annually	$60.00 annually	

* After three plan checks an additional fee of $148.00 per hour will be charged to the applicant.

** Includes: Miscellaneous Improvement (MC), Parcel Improvement Plan (PC) and Tract Improvement Plan (TC) submittals. Please see Schedule II for applicable Building & Safety fees.

*** Please see Schedule II for applicable Building & Safety fees.

Note: City Attorney Services, if applicable, shall be recovered from applicant beginning with the first Flat Fee or Hourly Rate plan check. (Reference page 2, Section C, of the Developer Fee Resolution.)

SCHEDULE IV
OTHER FEES OR CHARGES STIPULATED BY SEPARATE
CITY COUNCIL ORDINANCE OR RESOLUTION
AND NOT INCLUDED IN THIS SCHEDULE:

School District Fees (State Mandated)

Transportation Corridor Agency Fees

SB1473 Fees

Orange County Fire Authority Fees

District 92-1 Fees

Orange County Sanitation District Fees

IMPACT FEES:

1. **SYSTEMS DEVELOPMENT CHARGE** 1% of Valuation

- Stipulated by separate Municipal Code Section 2-9-601
- Valuation shall be determined on the basis of the International Code Council Building Valuation Data Table as published and updated semi-annually in the Building Safety Journal. Where data is not available, appeals concerning valuation may be heard and determined by the Chief Building Official.
- Applicable to new development except:
  A. Alterations which do not increase the floor area of a structure
  B. Additions to single-family residential dwellings which do not constitute the addition of a living unit as defined by the Building Code.

2. SLURRY SEAL FEES FOR ROAD WEAR AND TEAR

Stipulated by Municipal Code Section 6-3-320

A. Commercial, Industrial, Hotel New Construction 5 stories or less

Buildings 50,000 sq. ft. or less	$ 0.03 per sq. ft.
Buildings over 50,000 sq. ft.	$ 0.05 per sq. ft.
Maximum per project	$ 3,500.00

B. High Rise Buildings over 5 stories or 55 feet high	$ 0.16 per sq. ft.
Maximum per project	$ 3,500.00

C. Tenant Improvements	$ 0.01 per sq. ft.

D. New Residential Detached Units	$ 0.03 per sq. ft.

New Maximum Fee per unit	$ 50.00
Remodels or Additions	$ 0.03 per sq. ft.
Maximum Fee per unit	$ 50.00

E. Residential Attached Apartment, Condominium, and Townhouses	$ 0.03 per sq. ft.
Maximum Fee per unit	$ 50.00

3. IRVINE BUSINESS COMPLEX FEES

4. PARK FEE (Municipal Code Section 5-5-1004.E2)

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

ELECTRICAL PERMITS

1. The following fee schedule shall be used for all electrical work requiring permits, except for new residential structures. New residential electrical permit fees are incorporated into the building permit fees.

2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

Fee Schedule	Commercial	New Commercial	Residential	New Residential
1. For the issuance of each permit	$37.00	$44.40	$16.00	$19.20
2. Fixtures:				
First 20 fixtures, each	$1.82	$2.18	$0.98	$1.18
Each additional fixture	$0.93	$1.12	$0.47	$.56
3. Each pole mounted fixture including base	$18.55	$22.26	$9.81	$11.77
4. Power Apparatus: Generators, motors, transformers, rectifiers, synchronous converters, capacitors, industrial heating, cooking or baking equipment, and other apparatus as follows:				
5. Rating in horsepower (HP), kilowatts (KW) or kilovolt amps (KVA)				
Less than 1	$8.18	$9.82	$4.34	$5.21
1.1 to 10	$19.63	$23.56	$10.4	$12.48
10.1 to 50	$32.55	$39.06	$17.21	$20.65
50.1 to 100	$65.12	$78.14	$34.42	$41.30
100.1 to 500	$96.43	$115.72		
Over 500	$96.43	$115.72		
6. Temporary Generator including switchgear modifications	$266.05	$319.26		

Fees include all switches, circuit breakers, relays & other directly related control equipment.

7. **Service/Meter:**

8. Services, 600 volts or less, 0 to 200 amps and 200 to 400 amps, per meter	$65.12	$78.14	$34.42	$41.30

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

Fee Schedule	Commercial	New Commercial	Residential	New Residential
9. Services, 600 volts or less, 401 to 800 amps and 801 to 1200 amps, per meter	$162.75	$195.30	$86.08	$103.30
10. Services, 600 volts or less, over 1200 amps, per meter	$323.95	$388.74		
11. High voltage substations over 600 volts	$651.00	$781.20		
12. Outlets J Box, Irrigation Controller:				
13. First 20 outlets, each	$1.82	$2.18	$0.98	$1.18
14. Each additional outlet	$0.93	$1.12	$0.47	$.56
15. Each multiple appliance outlet assembly	$12.98	$15.58	$6.86	$8.23
16. Signs and High Potential Gas Tubing Lighting:				
17. One sign and one transformer	$30.14	$36.17	$15.97	$19.16
18. Each additional sign and one transformer at the same location (same building)	$8.77	$10.52	$4.79	$5.75
19. Each extra transformer, flasher or time clock	$8.77	$10.52	$4.79	$5.75
20. Each additional sign and one transformer on same lot	$30.14	$36.17	$15.97	$19.16
21. Each sign and one transformer moved to the same new location	$30.14	$36.17	$15.97	$19.16
22. Each additional sign and transformer moved to the same new location	$15.12	$18.14	$7.97	$9.56
23. For altering or changing letters of an existing sign	$15.12	$18.14	$7.97	$9.56
24. For converting of each sign or decorative outlet tubing	$15.12	$18.14	$7.97	$9.56

25. Temporary Service:

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

Fee Schedule	Commercial	New Commercial	Residential	New Residential
26. Non-occupied temporary electrical service (each meter)	$325.00	$390.00	$172.16	$206.59
27. Temporary work with service (existing occupancy, each meter)	$97.28	$116.74	$51.02	$61.22
28. For service supplying a temporary power pole with meter, pedestal, or piggy back	$97.28	$116.74	$51.02	$61.22
29. For a system of distribution and utilization poles for temporary construction power, each pole	$32.55	$39.06	$17.21	$20.65
30. Bus ways/ Cable Tray:				
31. For trolley and plug-in type bus ways, each 100 ft. or fraction thereof	$32.53	$39.04	$17.21	$20.65
32. Panel Board/ Switchboard:				
33. 400 amps or less	$60.30	$72.36	$31.88	$38.26
34. 401 to 1200 amps	$120.54	$144.65	$63.78	$76.54
35. Over 1200 amps				
First section	$120.54	$144.65	$63.78	$76.54
Each additional section	$60.30	$72.36	$31.88	$38.26
36. Over 600 volts				
First section	$301.38	$331.52		
Each additional section	$150.67	$165.74		
37. Minimum Inspection Fee	$60.00	$66.00	$32.00	$35.20
38. Solar Panels per System				
39. Inspection		$200.00		$180.00
40. Model Plan Check		$800.00		$250.00 +$8.75 per KW over 15 KW

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

Fee Schedule	Commercial	New Commercial	Residential	New Residential
41. Production Plan check		$800.00		$0.00

Fees for Additional Inspections:

A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip.

Exception: The number of inspection trips will not be limited on progress jobs; provided, however, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the electrical work to be completed at any specific time

B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of $66.00 may be required of the installer for each such additional inspection trip.

ELECTRICAL PLAN CHECK FEES

A plan check fee shall be paid at the time of plan submittal

The applicant shall pay a plan check fee	30% of electrical permit fee	30% of electrical permit fee	30% of electrical permit fee	30% of electrical permit fee
Minimum	$37.00	$44.40	$37.00	$44.40

MECHANICAL PERMITS

1. The following fee schedule shall be used for all mechanical work requiring permits, except for new residential structures. For new residential structures, mechanical permit fees are incorporated into the building permit fees.

2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

Code	Fee Schedule	Commercial	New Commercial	Residential	New Residential
	1. For the issuance of each permit	$37.00	$44.40	$16.00	$17.60
	2. Up to and including 100,00 BTU for the installation or relocation of each force-air or gravity-type furnace or burner, including ducts and vents attached to each appliance	$117.63	$141.16	$60.09	$60.09
	3. More than 100,000 BTU to and including 500,000 BTU	$149.41	$179.29	$76.35	$76.35
	4. More than 500,000 BTU to and including 1,000,000 BTU	$158.51	$190.21	$81.00	$81.00
	5. More than 1,000,000 BTU to and including 2,000,000 BTU	$185.67	$222.80	$94.87	$94.87
	6. More than 2,000,000 BTU	$230.94	$277.13		
	7. For each evaporative cooler other than portable type	$27.19	$32.63	$18.04	$21.65
	8. For each environmental vent system	$27.19	$32.63	$18.04	$21.65
	9. For each product conveying vent system	$27.19	$32.63	$18.04	$21.65
	10. For the installation of each Type I or Type II commercial hood or grease exhaust duct or exhaust fan	$27.19	$32.63	$18.04	$21.65
	11. For installation of each register/ outlet/ or grille	$1.32	$1.58	$0.92	$1.10
	12. For the installation or relocation of each commercial or industrial type incinerator	$99.62	$119.54	$66.18	$79.42
	13. For the installation or relocation or each cooling coil	$22.66	$27.19	$15.04	$18.05
	14. For the installation or relocation of each reheat coil	$22.66	$32.63	$15.04	$18.05

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

Code	Fee Schedule	Commercial	New Commercial	Residential	New Residential
	15. For the installation or relocation of each fire protection devices; fire damper or smoke damper or combo smoke or fire damper ceiling radiation damper or corridor damper or smoke detector duct type or smoke detector area type	$22.66	$26.59	$18.04	$21.65
	One to five		$21.10		$14.50
	Over five, each additional		$5.18		$4.82
	***Note**: This fee for cooling coils, reheat coils, and electric strip heaters shall not apply to an air handling unit which is a portion of a factor assembled appliance, comfort cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in this Code*				
	16. For each appliance regulated by this Code, but not classed in other appliance categories or for which no other fee is listed in this Code	$115.34	$138.41	$76.62	$91.94
	17. Incidental gas piping	$48.17	$57.80	$21.66	$25.99
	18. For the installation or relocation of each electrical strip heater or suspended heater or recessed wall heater or floor-mounted unit heater, including vent	$27.19	$32.63	$18.04	$21.65
	19. For the installation, relocation or replacement of each heating appliance or fireplace or appliance vent or chimney listed or metal chimney unlisted	$27.19	$32.63	$18.04	$21.65
	20. For the installation or relocation of each boiler or AC refrigerant compressor or each absorption system	$115.34	$138.41	$76.62	$91.94

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

Code	Fee Schedule	Commercial	New Commercial	Residential	New Residential
	21. For each air handling unit, to and including 2,000 cubic feet per minute	$45.30	$54.36	$30.07	$36.08
	22. For each air handling unit over 2,000 cubic feet per minute and including 10,000 cubic feet per minute	$54.30	$65.16	$36.09	$43.31
	23. For each air handling unit over 10,000 cubic feet per minute	$115.34	$138.41	$76.62	$91.94
	24. Residential air conditioning system			$120.32	$144.38
	25. Minimum Inspection Fee	$60.00	$72.00	$32.00	$38.40

Fees for Additional Inspections:

A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip

Exception: The number of inspection trips will not be limited on progress jobs; provided, however, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the mechanical work to be completed at any specific time.

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B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of $66.00 may be required of the installer for each such additional inspection trip.

MECHANICAL PLAN CHECK FEES

A plan check fee shall be paid at the time of plan submittal

The applicant shall pay a plan check fee	30% of the mechanical permit fee	30% of the mechanical permit fee	30% of the mechanical permit fee	30% of the mechanical permit fee
Minimum	$37.00	$44.40	$37.00	$44.40

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

PLUMBING PERMITS

1. The following fee schedule shall be used for all plumbing work requiring permits, except for new residential structures. For new residential structures, plumbing permit fees are incorporated into the building permit fees.

2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

Code	Fee Schedule	Commercial	New Commercial	Residential	New Residential
	1. Permit issuance	$37.00	$44.40	$16.00	$19.20
	2. For each plumbing fixture or trap, including water, drainage piping devices	$17.58	$21.20	12.08	14.50
	3. For each dishwasher	$17.58	$21.20	$9.29	$11.15
	4. For each garbage disposal	$17.58	$21.20	$9.29	$11.15
	5. For each building sewer	$35.16	$42.19	$24.17	$29.00
	6. For each cesspool	$35.16	$42.19	$24.17	$29.00
	7. For each private sewage disposal system	$146.60	$175.92	$100.79	$120.95
	8. For each water heater and/or vent/ thermal expansion tank	$29.32	$35.18	$20.17	$24.20
	9. For each gas piping of one to five outlets	$41.07	$49.28	$28.21	$33.85
	10. For each gas piping system of six or more outlets, per outlet	$2.96	$3.55	$2.05	$2.46
	11. Rainwater system, per drain or subsurface drainage system or each sump pump	$35.16	$42.19	$24.17	$29.00
	12. For each interceptor, or clarifier or separator including its trap and vent	$35.16	$42.19	$24.17	$29.00
	13. For installation, alteration, or repair of water piping and/or water treating equipment, including water softeners, booster pump	$35.16	$42.19	$24.17	$29.00

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

Code	Fee Schedule	Commercial	New Commercial	Residential	New Residential
	14. For repair or alteration of sewer or waste vent piping or each sewage ejector	$146.60	$175.92	$100.79	$120.95
	15. For each commercial (nonresidential) lawn, gardening, or landscape sprinkling system, including backflow protection devices	$152.46	$182.95		
	16. For vacuum breakers or backflow protective devices or pressure regulating valve or building drain or backwater valve or manhole, etc., or for installation on unprotected plumbing fixtures, including necessary water piping:				
	1 to 5	$17.58	$21.10	$12.08	$14.50
	Over 5, each additional	$4.32	$5.18	$4.02	$4.82
	17. For each yard water distribution system water and sewer private only starts at easement and needs IRWD approval, per linear foot and each yard recycled water, per linear foot	$1.32	$1.58	$1.97	$2.36
	18. For each yard gas distribution system, per linear foot	$1.97	$2.36	$1.97	$2.36
	19. For each yard sewer collection system, per linear foot	$1.97	$2.36	$1.97	$2.36
	20. For each gas pressure regulator	$17.58	$21.10	$12.08	$14.50
	21. Swimming pool piping	$35.16	$42.19	$24.15	$28.98
	22. Solar water heating panels per system	$507.67	$609.20	$312.48	$374.98
	22. Minimum inspection fee	$60.00	$72.00	$32.00	$38.40

Code	Fee Schedule	Commercial	New Commercial	Residential	New Residential

Fees for Additional Inspections:

A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip.

Exception: The number of inspection trips will not be limited on progress jobs; provided, however, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the plumbing work to be completed at any specific time

B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of $79.20 may be required of the installer for each such additional inspection trip.

PLUMBING PLAN CHECK FEES

A plan check fee shall be paid at the time of plan submittal.

The applicant shall pay a plan check fee	30% of the plumbing permit fee	30% of the plumbing permit fee	30% of the plumbing permit fee	30% of the plumbing permit fee
Minimum	$37.00	$44.40	$37.00	$44.40

FIRE SPRINKLER FEES

Fire sprinklers and associated installations are plan checked and inspected by the Orange County Fire Authority (OCFA), and fees are collected by OCFA and are based on their fee schedule.