

SCHEDULE II
BUILDING & SAFETY FEES

(Effective August 1, 2021)

<u>Code</u>	<u>Permit Issuance Fees</u>	<u>Fees</u>
	All Commercial, New Residential Construction	\$48.40
	Residential (other than New Residential Construction)	\$21.12

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

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1. NEW COMMERCIAL BUILDINGS AND STRUCTURES:		
A. 0 to 10,000 square feet <u>without</u> interior improvements		
	Plan Check	\$0.374 per sq. ft.
	Inspection	\$0.341 per sq. ft.
B. Over 10,000 to 60,000 square feet <u>without</u> interior improvements:		
	Plan Check	\$3,740.00 + \$0.176 per sq. ft. over 10,000 sq. ft.
	Inspection	\$3,410.00 + \$0.209 per sq. ft. over 10,000 sq. ft.
C. Over 60,000 square feet <u>without</u> interior improvements:		
	Plan Check	\$12,540.00 + \$0.0264 per sq. ft. over 60,000 sq. ft.
	Inspection	\$13,860.00 + \$0.0440 per sq. ft. over 60,000 sq. ft.
D. 0 to 10,000 square feet <u>with</u> interior improvements:		
	Plan Check	\$0.484 per sq. ft.

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	Inspection	\$0.462 per sq. ft.
 E. Over 10,000 to 60,000 square feet <u>with</u> interior improvements:		
	Plan Check	\$4,840.00 + \$0.242 per sq. ft. over 10,000 sq. ft.
	Inspection	\$4,620.00 + \$0.209 per sq. ft. over 10,000 sq. ft.
 F. Over 60,000 square feet <u>with</u> interior improvements:		
	Plan Check	\$16,940.00 + \$0.0440 per sq. ft. over 60,000 sq. ft.
	Inspection	\$15,070.00 + \$0.110 per sq. ft. over 60,000 sq. ft.
	Minimum Plan Check	\$1,082.40
	Minimum Inspection	\$739.20
 2. COMMERCIAL HIGH RISE BUILDINGS FIVE STORIES OR GREATER (Includes parking structures)		
	Plan Check	\$0.143 per sq. ft.
	Inspection	\$0.132 per sq. ft.

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3. RESIDENTIAL SINGLE FAMILY DWELLINGS / DETACHED CONDOMINIUMS AND DETACHED APARTMENTS (Includes plumbing, mechanical & electrical fees)		
	Inspection	\$0.374 per sq. ft.
	Model plan check including custom homes	\$0.520 per sq. ft.
	Production plan check	\$0.044 per sq. ft.
4. APARTMENTS AND ATTACHED CONDOMINIUMS (Includes plumbing, mechanical, electrical fees)		
	Inspection	\$0.275 per sq. ft.
	Model plan check	\$0.286 per sq. ft.
	Production plan check	\$0.026 per sq. ft.
5. HOTELS AND MOTELS (Includes plumbing, mechanical, electrical fees)		
	Inspection	\$0.275 per sq. ft.
	Plan Check	\$0.286 per sq. ft.
	Production Plan Check	\$0.0264 per sq. ft.

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6. PATIO COVERS, TRELIS, CARPORTS, MISCELLANEOUS RESIDENTIAL STRUCTURES		
	Inspection	\$0.440 per sq. ft.
	Minimum Inspection – Each Residential Job	\$63.36
	Minimum Inspection – Each Commercial Job	\$147.84
	Plan Check	\$0.440 per sq. ft.
	Minimum Plan Check – Each Residential Job	\$63.36
	Minimum Plan Check – Each Commercial Job	\$178.20
7. RESIDENTIAL REMODEL AND ADDITIONS (plan check fees include plumbing, electrical and mechanical)		
	Inspection	\$0.88 per sq. ft.
	Minimum Inspection	\$71.28
	Plan Check	\$0.649 per sq. ft.
	Minimum Plan Check	\$63.36
8. SWIMMING POOLS AND SPAS		

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	Inspection	\$1.06 per sq. ft.
	Minimum Inspection	\$71.28
	Plan Check	\$0.320 per sq. ft.
	Minimum Plan Check	\$63.36
9. FENCES		
	Inspection - Commercial	\$0.055 per sq. ft.
	Minimum Inspection – Commercial	\$264.00
	Inspection – Residential	\$0.055 per sq. ft.
	Minimum Inspection - Residential	\$286.44
	Plan Check	\$0.033 per sq. ft.
	Minimum Plan Check	\$250.80
10. RETAINING WALLS		
	Inspection	\$0.209 per sq. ft.
	Minimum Inspection	\$286.44

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	Plan Check	\$0.253 per sq. ft.
	Minimum Plan Check	\$278.52
	Maximum Plan Check	\$744.48

11. TENANT IMPROVEMENTS

A. 0 to 8,000 square feet

Inspection	\$316.80 + \$0.292 per sq. ft.
Plan Check	\$303.60 + \$0.233 per sq. ft.

B. Over 8,000 to 20,000 square feet

Inspection	\$2,648.80 + \$0.158 per sq. ft. over 8,000 sq. ft.
Plan Check	\$2,167.60 + \$0.183 per sq. ft. over 8,000 sq. ft.

C. Over 20,000 square feet

Inspection	\$4,548.80 + \$0.132 per sq. ft. over 20,000 sq. ft.
Plan Check	\$4,363.60 + \$ 0.026 per sq. ft. over 20,000 sq. ft.

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<u>Code</u>	<u>Service</u>	<u>Fee</u>
D. <u>Restaurants</u>		
	Inspection	\$292.25 + \$0.610 per sq. ft.
	Plan Check	\$66.00 \$0.572 per sq. ft.
 12. SKYLIGHTS, WINDOWS, DOORS, SATELLITE DISHES		
	Inspection – Each Residential Job	\$63.36
	Inspection – Each Commercial Job	\$209.88
	Plan Check – Each Residential Job	\$63.36
	Plan Check – Each Commercial Job	\$192.72
 13. COMMERCIAL MISCELLANEOUS STRUCTURES STORAGE RACKS, FLAGPOLES, SPRAY BOOTHS, ABOVE GROUND TANKS, EQUIPMENT FOUNDATIONS, FOUNTAIN STRUCTURES, SKYLIGHTS		
	Plan Check – Each Commercial Job	\$278.52
	Inspection– Each Commercial Job	\$286.44

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14. SIGNS		
	Plan Check – Each Commercial Job	\$110.88
	Inspection– Each Commercial Job	\$142.56
15. RE-ROOFING		
	Inspection – Each Residential Job	\$170.28
	Inspection – Each Commercial Job	\$249.48
	Plan Check - Each Residential job requiring calculations	\$192.72
16. DEMOLITION (INTERIOR AND ENTIRE BUILDINGS) When not included as part of a Tenant Improvement Permit		
	Inspection	\$192.72 per building
	Plan Check	\$192.72 per building
17. SEISMIC REINFORCEMENT		
	Inspection	20% of Tenant Improvement rates based on building square footage

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	Plan Check	20% of Tenant Improvement rates based on building square footage

18. PARKING LOTS

Restriping Inspection	\$0.858 per space
Resurfacing Inspection	\$0.077 per sq. ft.
Minimum Inspection – Combined Total	\$213.84
Maximum Inspection – Combined Total	\$537.24

**19. MINIMUM FEES FOR MISCELLANEOUS WORK.
All Work Charged By Hourly Rate. Minimum ½ Hour for Revision, or Preliminary Plan Check Review**

Inspection	\$158.40 per hour
Plan Check	\$178.20 per hour

20. RE-INSPECTION FEE

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	Per Inspection	\$158.40 per inspection
21. PRELIMINARY PLAN CHECK REVIEW		
	Per Hour	\$178.20
	Minimum (1/2 hour)	\$89.10
22. EACH PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT		
	(When required by the Chief Building Official)	\$712.80 per review
23. PLAN CHECK REVISIONS:		
	Hourly Rate	\$178.20
<p>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 \$178.20, 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.</p>		

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24. ENERGY AND PHYSICALLY DISABLED ACCESS ENFORCEMENT SURCHARGE – STATE MANDATED EXCEPTION: PARKING STRUCTURES		
	Inspection	
A.	For each 1,000 sq. ft., or fraction thereof, up to 4,000 sq. ft.	\$48.84
B.	For each 1,000 sq. ft., or fraction thereof, over 4,000 sq. ft.	\$25.08
	Plan Check	65% of Inspection Fee
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	\$0.550

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	B. Commercial	\$30.80 for each \$100,000 of valuation
	Minimum Fee	\$0.550
27. IMAGING		\$0.990 per plan page
28. SPECIAL INSPECTIONS		\$286.44 each
29. SPECIAL EVENTS		\$257.40 per event
30. TEMPORARY CERTIFICATE OF OCCUPANCY PER 30 DAYS		\$356.40
31. OCCUPANCY AND REAL ESTATE INSPECTIONS		\$220.00
32. ENERGY PROGRAM OUTSOURCE INSPECTOR CERTIFICATION		\$56.76
33. VARIANCE APPLICATION		\$500.28
	Variance - Homeowner	\$213.84
33 a.	Special Inspector Renewal (Deputy Inspector)	\$22.00 per classification
34. APPEAL BOARD APPLICATION		\$1,716.00 deposit + \$158.40 per hour
35. MAP DOCUMENT	Map Size up to and including 11" x 17"	\$27.72

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	Map Size up to and including 18" x 26"	\$42.24
	Map Size up to and including 36" x 48"	\$56.76
	Map Size up to and including 50" x 50"	\$71.28
36. CODE ENFORCEMENT FINES AND FEES		\$158.40 per hour for time expended after 30 days
36b. WATER QUALITY MANAGEMENT PLAN REVIEW		\$1,606.29
37. SIGN REMOVAL AND STORAGE		\$17.16 per sign
38. LEAF BLOWER TESTING AND TRAINING		\$42.24 per unit
	Retest	\$21.12 each retest
	Operator Training	\$2.64 per operator for training
39. AGRICULTURAL SALES		\$205.92 each
40. ENCROACHMENT FEE *		\$286.44
	* Add \$286.44 for traffic control plan check, if required.	

<u>Type</u>	<u>Plan Check Fee</u>	<u>Inspection Fee</u>
Curb & Gutter	\$118.80	\$4.11 per linear ft.
Minimum	\$118.80	\$118.80

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<u>Type</u>	<u>Plan Check Fee</u>	<u>Inspection Fee</u>
Driveway - Commercial	\$130.68	\$429.00
Driveway - Residential	\$130.68	\$198.00
Excavation & Roadway Paving	\$176.88	\$286.44
Miscellaneous Construction	\$89.65	Estimated by Chief Building Official (Based on \$158.40/hour inspection fee.)
Road Closure	\$118.80	\$286.44
Sidewalk	\$89.76	\$286.44
Curb Core	\$27.72	\$63.36
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		\$77.88
Tree Removal per tree in excess of 5 trees on any parcel		\$10.56
Tree Removal Maximum		\$858.00
Minimum Encroachment Inspection		\$158.40

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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.

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	Pre-Inspection	\$158.40 per acre for first 3 acres +
	(When required by the Chief Building Official)	\$79.20 per acre over 3 acres
	Inspection	\$3,222.12 per acre
		\$1,259.28 minimum
	Utility Trench	\$2.66 per linear foot \$158.40 minimum
	Service Connection	\$118.80
42. PARK AND LANDSCAPE IMPROVEMENTS		
	<u>A. 0 to 10 acres</u>	
	Inspection	\$1,980.00 per acre
	<u>B. Over 10 acres</u>	
	Inspection	\$19,800.00 + \$343.20 per acre over 10 acres
	Minimum Landscape Inspection	\$686.42
43. BRIDGES		
	Inspection	
	3,000 sq. ft. or less	\$16,756.08
	Over 3,000 sq. ft.	\$16,756.08 + \$0.858 per sq. ft.

44. GRADING FEES

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

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	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	\$48.84
	Grading Bond	Amount set by Grading Ordinance
<u>Preliminary Grading Permit:</u>		
	Pre-Inspection	\$158.40 + \$8.05 per acre over 5 acres
	Inspection	
	A. 0 to 20 acres	\$213.84 per acre \$1,145.76 Minimum
	B. Over 20 acres	\$4,276.80 + \$36.96 per acre over 20 acres
	Grading Plan Check	
	A. 0 to 20 acres	\$221.76 per acre \$1,145.76 Minimum
	B. Over 20 acres	\$4,435.20 + \$51.48 per acre over 20 acres
<u>Precise Grading Permit:</u>		
	Pre-Inspection	\$158.40 +
	(When required by the Chief Building Official)	\$8.05 each acre over 5 acres
	Inspection	\$1,716.00 per acre \$1,145.76 minimum \$25,779.60 maximum

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	Grading Plan Check	\$759.00 per acre \$1,145.76 minimum \$11,457.60 maximum
	<u>Stockpile/Underground Tank Removal:</u>	
	Inspection	\$535.92
	Plan Check	\$443.52
	EACH GRADING PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT (When required by Chief Building Official)	\$712.80 per review