
BUILDING SAFETY FEES

Building Safety Fees are divided into three categories. These three areas include Building Plan Review, Permits/Inspections, and Miscellaneous fees. These areas are further defined by the following:

- **Building Plans Review Fees**

Plans review fees pay for the review of plans to determine compliance with applicable codes and ordinances. Building Plan Review fees are based on a percentage of the calculated building permit fee with a minimum charge for each application.

- **Building Permit Fees/Inspections**

Building inspections are financed by building permit fees. Permit fees for new construction and additions are based on the valuation of the project. In addition to the basic level of inspection services, additional inspection services are available through prior arrangement with the Development Services Department and with payment of the appropriate fee. These services include overtime inspections, re-inspection, optional (non-required) inspections and requests for time-specific inspections.

- **Miscellaneous Fees**

Miscellaneous fees are those fees that do not fall under any other Building Safety activities.

BUILDING SAFETY PLAN REVIEW FEES

1. Basic Plan Review Services

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| a. | General Plan Review - All occupancy types..... | Residential – 75% of the permit fee,
minimum \$75 (1/2 hour) |
| | | Commercial – 80% of the permit fee,
minimum \$75 (1/2 hour) |
| | <i>Applies to all permits (see permit fee Table A) where valuation exceeds \$5,000 and a plan review is required.</i> | |
| b. | Project valuation less than \$5,000 with counter review of 15 minutes or less..... | No plan review fee |
| c. | Standard Plans
All occupancy types including residential | |
| | 1) Base Plan Only | Residential – 75% of the permit fee,
minimum of \$150 (1 hour) |
| | | Commercial – 80% of the permit fee,
minimum \$150 (1 hour) |
| | 2) Base Plan plus Variations submitted in same plan set..... | Commercial – 80% of the permit fee, minimum \$150 (1 hour) for the base plan, plus \$150 per hour to review the variations, minimum \$75 (1/2 hour) |
| d. | Single Family Design Review | \$150 per hour, minimum \$75 (1/2 hour) |
| e. | Plot Plan Review | |
| | 1) Residential Addition Plot Plan Review..... | \$150 per hour, minimum \$75 (1/2 hour) |
| | 2) Single Family and Duplex Dwellings | \$75 per permit |
| | 3) All Other Occupancy Types | \$150 per hour, minimum \$300 (2 hours) per permit |
| f. | Engineering Plan Review of Building Components | \$150 per hour, minimum \$300 (2 hours) |
| g. | Plan Review Services Not Otherwise Listed | \$150 per hour, minimum \$75 (1/2 hour) |

2. Phased, Partial, and Deferred Submittal Plan Review

- a. Cases where the applicant decides to separate a project into phased permits after initial plan review submittal for a single building permit:
- 1) Initial Plan Review Application Commercial – 80% of the permit fee for the whole building
 - 2) Additional review time required to separate \$150 per hour, minimum \$150
plans, coordinate partial plans, re-review (1 hour)
and set up phased permitting
 - 3) Subsequent Plan Review submittals..... 150% of the permit fee based on the valuation of each submittal
- b. Cases where the applicant initially requests plan review and permitting of a building in multiple phases, i.e., shell buildings, structural only:
- 1) Initial plan review submittal, and 150% of the permit fee based on the
review time to set up phased permitting valuation of the work included in the submittal
 - 2) Subsequent plan review submittals..... 150% of the permit fee based on the valuation of the work included in the submittal
- c. Deferred Components Commercial – 80% of the permit fee based on the valuation of each component or each submittal, minimum \$150 (1 hour) per submittal

3. Optional Plan Review Services

- a. Permits By Appointment (PBA) Commercial – 80% of the permit fee, minimum \$150 per hour, per discipline
- b. Expedited Plan Review 3 times basic plan review fee
Availability limited and subject to Building Official's approval.
- c. Building Safety Pre-Plan Submittal Meeting..... \$630 each meeting
- d. Staff Consultation and Research \$150 per hour per discipline, minimum \$150 (1 hour)
- e. Revisions to Approved plans \$150 per hour, minimum \$300 (2 hours)
Revisions which expand the scope of a permit require a new permit and fees.
- f. Application for one-time Time Extension..... \$150 per hour, minimum \$300 (2 hours)

4. Plan Review of Corrections to Plans

- a. First Correction (2nd Review)..... No additional fee, provided that the only changes made are those needed to address the noted corrections
- b. Second Correction (3rd Review)..... 20% of the current plan review fee, minimum \$150 (1 hour)
- c. Re-submittal which includes design changes 20% of the current plan review fee, minimum \$150 (1 hour)
unrelated to City required corrections

Plans not approvable after second correction (3rd review) require a new submittal and payment of full plan review fees.

BUILDING SAFETY PERMIT FEES

1. New Construction, Additions and Remodel Existing Building Permits

Permit fees are based on the valuation (building square footage times standard rate for occupancy) of each building or building addition. For fee calculation purposes, building square footage shall be the total area of all floors under roof and enclosed within the outer surface of the outside enclosing walls or columns. Building square footage includes roofed patios or porches, bay windows, basements, mezzanine and penthouses or other mechanical spaces. Building square footage does not include roof eaves or overhangs not exceeding 3 feet in depth, courts or light shafts open at the top, or unroofed patios or porches. The fees for each separate building shall be separately calculated.

Minimum valuation of the work shall be determined by the Building Official based on nationally recognized standards and shall include the value of materials, labor, overhead, and profit.

TABLE A: BUILDING SAFETY VALUATION-BASED PERMIT FEE	
Project Valuation	Permit Fee
\$1 - \$1,000	\$75 Base fee only
\$1,001 - \$10,000	\$67 Base fee plus \$8 for each \$1,000 or fraction thereof on the total amount of the project valuation
\$10,001 - \$50,000	\$77 Base fee plus \$7 for each \$1,000 or fraction thereof on the total amount of the project valuation
\$50,001 - \$200,000	\$277 Base fee plus \$3 for each \$1,000 or fraction thereof on the total amount of the project valuation
\$200,001 - \$1,000,000	\$77 Base fee plus \$4 for each \$1,000 or fraction thereof on the total amount of the project valuation
\$1,000,001 - \$10,000,000	\$1,077 Base fee plus \$3 for each \$1,000 or fraction thereof on the total amount of the project valuation
Over \$10,000,000	\$11,077 Base fee plus \$2 for each \$1,000 or fraction thereof on the total amount of the project valuation

Swimming pools are subject to a minimum permit fee of \$180. A \$30 aquatics program surcharge is also added to every swimming pool permit in accordance with Ordinance G-3114.

EXAMPLE OF A PERMIT FEE CALCULATION:

The following is an example of a permit fee calculation assuming a total project valuation of \$250,500:
 \$77 base fee plus \$1,004 (251 x \$4 = \$1,004) on the project valuation = Total permit fee cost of \$1,081

2. Phased, Partial, and Deferred Submittal Permits

Initial permit and subsequent permits 200% of permit fee based on valuation of permitted work.

Projects built with phased or partial permits require significantly more coordination time for the inspection process than do projects built under a single permit. If project coordination time exceeds 5 hours per permit, additional fees at \$150 per hour will be charged.

3. Additional Utility Meter Fee

- a. First Gas, Electric, or Water Meter..... No additional fee (included with permit fee)
- b. Each Additional Meter per Utility \$55 each

4. Manufactured Building

- a. Single Family Manufactured Home or Mobile Home..... \$150
- b. Factory-built Buildings Other than Single Family..... Fee based on valuation of work, Table A, minimum \$300 per permit

5. Demolition Permits and Move-off Permits

- a. Single-family Residential Structure. (Including single family accessory buildings) \$150
- b. All Structures Other than Single Family \$300 plus \$6 per 1,000 sq. ft. or fraction thereof
- c. Optional Pre-move Inspection..... \$150 per hour, minimum \$300 (2 hours)

6. Permit Time Extension

One-time Permit Extension 50% of current permit fee
Application and payment must be received prior to expiration date of the permit.

7. Permit Reinstatement

Permit Reinstatement within 1 year of Expiration 50% of current permit fee

BUILDING SAFETY INSPECTION FEES

1. Re-inspection Fee for All Construction Permits

- a. Initial Inspection..... No additional charge
(included with permit fee)

- If corrections are required, first re-inspection No additional charge
 to verify corrections (included with permit fee)

- b. Re-inspection Fees
 Fee must be paid before re-inspections will be made.

- For any inspection called before work
 was ready for that inspection..... \$150 each

- For any inspection that cannot be made on date
 requested due to no access \$150 each

- Second and subsequent re-inspections required
 for failure to correct deficiencies \$150 each

2. After-Hour Inspection Request

- a. Inspection requests scheduled within 2 hours \$150 per hour, minimum
before or after normal City business hours \$300 per request (2 hours)

- b. Inspection requests scheduled more than 2 hours \$150 per hour, minimum
before or after normal City business hours or any \$450 per request (3 hours)
time on Saturdays, Sundays, or Holidays

3. Conditional Utility Clearances (Non-refundable Fee)

- Application Fee \$130 per request

4. Temporary Power

- Inspection Fee \$150 each

5. Certificate of Occupancy (Non-refundable Fee)

- a. Certificate of Occupancy issued at conclusion of..... No additional charge
all code-required construction (included with permit fee)
- b. Conditional Certificate of Occupancy \$530 per request
For up to 180 days, not to exceed the expiration date of the permit. No renewals or extensions allowed.
- c. Partial Certificate of Occupancy \$530 per request
- d. Request for a Change-in-Use C of O without construction
 - Step 1 - Plan Review Required \$150 per hour Plan Review Fee,
minimum \$300 (2 hours)
 - Step 2 - Field Inspection Required \$150 per hour for inspection services,
minimum \$300 (2hours)

6. Periodic Safety Inspections - Elevators, Dumbwaiters and Escalators

- a. Powered Elevator (per car) \$100 plus \$10 per each landing
- b. Escalators, Moving Walks, Inclined Lifts,
and Powered Dumbwaiters \$120 each
- b. Staff Consultation and Research and Testing
Observation \$150 per hour, minimum
\$150 (1 hour)

For installation, repair, or replacement work, see Permit Fee Table A.

7. Refrigeration System Periodic Inspections

- Refrigeration System Inspections \$150 per hour,
minimum \$300 (2 hours)

For installation, repair, or replacement work, see Permit Fee Table A.

8. Annual Facilities Permit

- a. Application Fee..... \$500 per facility location for assessing
the location's initial eligibility for the
Annual Facilities Permit Program
- b. Initial Registration and annual renewal \$750 for all facility locations under the
same ownership and responsible
engineer
- c. All plan review and inspection services
including scheduled meeting hours \$190 per hour, minimum
\$190 (1 hour)

- c. After-Hour Inspection Request
 - Inspection requests scheduled within..... \$190 per hour, minimum \$380 per request (2 hours)
2 hours before or after normal City business hours
 - Inspection requests scheduled more than \$190 per hour, minimum \$570 per request (3 hours)
2 hours before or after normal City business hours
or any time on Saturdays, Sundays, or Holidays

9. Building Maintenance Registration Fees

- a. Supervisor's License Application/Test Fee \$55
- b. Facility Registration Fee (per year)
 - One Supervisor Class \$265 per year
 - Two or Three Supervisor Classes \$530 per year
- c. Inspection Fee..... \$190 per hour, minimum
\$190 (1 hour)

10. Journeyman Licenses

- a. Apprentice – Initial Registration Fee and \$20
Annual Renewal Fee
- b. Journeyman - Initial \$50
Registration and Test Fee
- c. Journeyman - Renewal Registration and \$40
Test Fee

BUILDING SAFETY MISCELLANEOUS FEES

1. Alternative Methods, Materials and Equipment

Application Fee	\$150 per hour, minimum \$900 (6 hours)
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2. Appeals, Modifications, and Formal Interpretations

a. Administrative Hearing with the City Manager Representative (Building Official)
Requests for code modifications, formal appeals, or formal interpretations.

1) Single-family Property or Project \$180
(R3 Occupancy)

2) Non-single Family Property or Project \$360

b. Lot combination, building code covenant and non-build
easement modification requests

1) Single-Family Residential \$180

2) Multi-Family and nonresidential \$900

c. Appeal to Development Advisory Board..... \$300

3. Fees for Work Done Without a Permit

a. Investigation Fee..... \$250 or the permit fee, whichever is
greater, but not to exceed \$2,500 for
every day or portion of a day from the
time unpermitted work began until a
permit is obtained

b. Investigation Fee (Section 114)..... \$250 or the permit fee per Table A,
whichever is greater

c. Job Site Meeting Fee (Section 114)..... \$150 per hour per inspection discipline,
minimum \$300 (2 hours) per inspection
discipline

d. Permit Fee (Section 114)..... 2 times the permit fee per Table A

4. Miscellaneous Inspection Service

Inspection Fee.....	\$150 per hour, minimum \$150 (1 hour)
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