

Building Division



Building and Structure Permits Fee Schedule

Effective

August 14, 2017

This Fee Schedule is available on-line at
<http://www.sanjoseca.gov/index.aspx?nid=415>

BUILDING AND STRUCTURE PERMITS FEE SCHEDULE INDEX

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PERMIT ISSUANCE FEES

Permit Issuance Fees shall be \$179 per hour for processing and coordination time expended or the amounts set forth below, whichever is greater. Minimum permit issuance fee for all permits using Online Permits service is 50% of the specified processing fee. As part of the phased implementation of the new Building fee model FY 17-18 single family addition/alteration fees are set below full cost recovery.

A. Residential Permit Issuance Fee Table

| <i>New Construction</i> | <i>Base Hours</i> | <i>Base Fee</i> |
|--|--------------------------|------------------------|
| Single Family Tracts | 12 | \$2,148 |
| Custom Homes | 6 | \$1,074 |
| Multi-Family (up to 12 units) | 12 | \$2,148 |
| Multi-Family (13 to 50 units) | 18 | \$3,222 |
| Multi-Family (greater than 50 units) | 40 | \$7,160 |
| Multi-Family (high-rise) | 40 | \$7,160 |
| | | |
| <i>Addition</i> | <i>Base Hours</i> | <i>Base Fee</i> |
| Habitable area added | 2 | \$ 256 |
| Complete Rebuild | 4.5 | \$ 576 |
| Pool Cabana | 2 | \$ 256 |
| Unfinished basement to build | 3 | \$ 384 |
| Unfinished room to build | 2 | \$ 256 |
| | | |
| <i>Alterations and Site Accessory</i> | <i>Base Hours</i> | <i>Base Fee</i> |
| Accessory Structure (wood) | 1 | \$ 128 |
| Accessory Structure (masonry) | 1.5 | \$ 192 |
| Alteration Nonstructural | 1 | \$ 128 |
| Alteration Structural | 2 | \$ 256 |
| Antenna Tower | 1.5 | \$ 192 |
| Attic Conversion | 2 | \$ 256 |
| Awnings | 1 | \$ 128 |
| Balcony | 1.5 | \$ 192 |
| Bath | 1 | \$ 128 |
| Bay Windows | 1.5 | \$ 192 |
| Covered Porches | 1 | \$ 128 |
| Decks | 1.5 | \$ 192 |
| Dishes > 2"# | 1 | \$ 128 |
| Fence | 1 | \$ 128 |
| Fireplace (chimney rebuild) | 1 | \$ 128 |
| Fireplace (complete rebuild) | 1.5 | \$ 192 |
| Foundation (repair, bolting, pier blocks, or pier posts) | 1.5 | \$ 192 |
| Garage Conversions | 2 | \$ 256 |
| Kitchen Major (Structural Alteration) | 2 | \$ 256 |
| Kitchen Minor | 1 | \$ 128 |
| Patio Covers (lattice or metal) | 1 | \$ 128 |
| Patio Covers (wood) | 1.5 | \$ 192 |
| Re-siding/Stucco | 1 | \$ 128 |
| Re-roof | 0.5 | \$ 64 |
| Roof Structural Replacement | 2 | \$ 256 |
| Retaining Walls (masonry) | 1 | \$ 128 |

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| Alterations and Site Accessory | Base Hours | Base Fee |
|--|-------------------|-----------------|
| Retaining Walls (wood) | 1 | \$ 128 |
| Screen Room (2 sided) | 1 | \$ 128 |
| Screen Room (3 sided) | 2 | \$ 256 |
| Skylights domes | 1 | \$ 128 |
| Skylights non-structural | 1 | \$ 128 |
| Skylights structural | 1.5 | \$ 192 |
| Spa/Hot Tub (Plaster) | 1 | \$ 128 |
| Storage Shed | 1.5 | \$ 192 |
| Swimming Pool | 1 | \$ 128 |
| Walls | 1 | \$ 128 |
| Water Heater Replacement – Permit Center | 0.25 | \$32 |
| Water Heater Replacement – On-Line Permits | 0 | \$0 |
| Windows/Doors | 1 | \$ 128 |
| Work Shop | 2 | \$ 256 |
| Unfinished basement to finish | 2 | \$ 256 |
| Unfinished room to finish | 1.5 | \$ 192 |
| | | |
| RS Garage | Base Hours | Base Fee |
| Attached Framed | 1.5 | \$ 192 |
| Attached Masonry | 2 | \$ 256 |
| Attached Open Carport | 1.5 | \$ 192 |
| Detached Framed | 1.5 | \$ 192 |
| Detached Masonry | 2 | \$ 256 |
| Detached Open Carport | 2 | \$ 256 |
| Garage Move | 2.5 | \$ 320 |
| | | |
| Move Work Proposed | Base Hours | Base Fee |
| House Move | 3 | \$ 384 |
| Modular Home | 2.5 | \$ 320 |

B. Non Residential Permit Issuance Fee Table

| New Construction-shell (sq-ft) | Base Hours | Base Fee |
|---|-------------------|-----------------|
| 0 – 10,000 | 12 | \$2,1480 |
| 10,000 <area< 50,000 | 18 | \$3,222 |
| 50,000<area< 100,000 | 32 | \$5,728 |
| Greater than 100,000 | 40 | \$7,160 |
| | | |
| Finish Interior & Tenant Improvement (sq-ft) | Base Hours | Base Fee |
| 0 – 1,000 | 0.5 | \$ 89 |
| 1,000 <area< 5,000 | 2 | \$ 358 |
| 5,000 <area< 10,000 | 2.5 | \$ 447 |
| 10,000 <area< 50,000 | 4.5 | \$ 805 |
| 50,000<area< 100,000 | 5 | \$ 895 |
| Greater than 100,000 | 6 | \$ 1,074 |
| | | |
| Special Use | Base Hours | Base Fee |
| Antenna Tower | 1.5 | \$ 268 |
| ADA Upgrade | 1.5 | \$ 268 |
| ATM | 1 | \$ 179 |
| Awnings | 1 | \$ 179 |
| Canopy Structure | 1.5 | \$ 268 |
| Cooling Tower | 2 | \$ 358 |
| Damage Repair | 2 | \$ 358 |

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| Special Use | Base Hours | Base Fee |
|--------------------------|-------------------|-----------------|
| Demising Walls only | 1 | \$ 179 |
| Demo Interior Walls | 1 | \$ 179 |
| Deck Repairs | 1 | \$ 179 |
| Façade Changes | 2 | \$ 358 |
| Fountains | 1.5 | \$ 268 |
| Hood Installations | 2 | \$ 358 |
| HVAC Systems | 2 | \$ 358 |
| Masonry Fence | 2 | \$ 358 |
| Occupancy Changes | 1.5 | \$ 268 |
| Permit to Final | 2 | \$ 358 |
| Racks | 1.5 | \$ 268 |
| Rated Corridors | 1.5 | \$ 268 |
| Re-roof | 0.5 | \$ 89 |
| Restroom Alterations | 2 | \$ 358 |
| Retaining Walls | 1 | \$ 179 |
| Seismic Upgrades | 2 | \$ 358 |
| Signs | 1 | \$ 179 |
| Skylights non-structural | 1 | \$ 179 |
| Skylights structural | 1 | \$ 179 |
| Sound Walls | 1.5 | \$ 268 |
| Spray Booth | 2 | \$ 358 |
| Swimming Pool | 1 | \$ 179 |
| T-Bar Ceilings | 1.5 | \$ 268 |
| Tools | 2.5 | \$ 447 |
| Trailers Installed | 2 | \$ 358 |
| Trellis(s) Patio Covers | 1.5 | \$ 268 |
| | | |
| Garage | Base Hours | Base Fee |
| 0 – 10,000 | 8 | \$1,432 |
| 10,000 <area< 50,000 | 16 | \$2,864 |
| Greater than 50,000 | 20 | \$3,580 |

Application of tables – The above table is based on an assumed average permit issuance process time per category and an hourly rate of \$179. Service hours equivalent to the base hours will be allotted. If additional categories are identified that are not listed above, the same fee methodology will be applied. While this table is intended to calculate fees for various project types, if the scope of work necessary for a particular project is significantly more or less than the fee calculated herein provides, the Building Official may adjust the fee assessment to better reflect the scope of service.

C. Special Services Permit Issuance Fee Table

| Category | Fee |
|--|---|
| Permit Processing Services for which no fee is otherwise specified (minimum charge – 30 minutes) | \$179 per hour |
| Permit Time Extension (180 days) | \$89 |
| Document Research (minimum charge – 30 minutes) | \$40 plus additional time at \$90 per hour (clerical) or \$90 per ½ hour (Permit Specialist). |
| Addressing | \$358 minimum (2 hours) additional time is \$179 per hour |
| Plan Copy Authorization Process | \$90 per affidavit |

PERMIT / INSPECTION FEES

A. Residential Permit Fees: Residential Building and Combination Permit Fees shall be \$251.00 per hour for inspection time expended or the amounts set forth below, whichever is greater. These Building Permit Fees are in addition to the Permit Issuance Fee. As part of the phased implementation of the new Building fee model FY 17-18 single family addition/alteration fees are set below full cost recovery.

1. Single Family Building Residential Fee Table

| Single Family Max Cap | Base Max Hrs | Trades | Cap Fee | Size and Trade Modifiers (additional increments are in hours) |
|---|-----------------------|---------------|-----------------|--|
| Single Family Tracts – 1 Story, 1 – 20 lots | 12.0 | BPME | \$3,012 | |
| Single Family Tracts – 1 Story, 21 – 50 lots | 10.0 | BPME | \$2,510 | |
| Single Family Tracts – 1 Story, more than 50 lots | 8.0 | BPME | \$2,008 | |
| Single Family Tracts – 2 Story, 1 – 20 lots | 14.0 | BPME | \$3,514 | |
| Single Family Tracts – 2 Story, 21 – 50 lots | 12.0 | BPME | \$3,012 | |
| Single Family Tracts – 2 Story, more than 50 lots | 10.0 | BPME | \$2,510 | |
| Custom Homes – 1 Story | 15.0 | BPME | \$3,765 | for first 2,000 sq ft + .003 hrs ea add sq ft |
| Custom Homes – 2 Story | 17.0 | BPME | \$4,267 | for first 2,000 sq ft + .003 hrs ea add sq ft |
| | | | | |
| Add/Alt Combo Max Caps | Base Max Hours | Trades | Base Fee | Size and Trade Modifiers (additional increments are in hours) |
| Alteration (A1 and A2) | 6.00 | BPME | \$984 | for first 500 sq ft + .003 hrs ea add sq ft |
| Addition (A1) | 8.50 | BPME | \$1,394 | for first 500 sq ft + .003 hrs ea add sq ft |
| Add/Alt (A1) | 9.00 | BPME | \$1,476 | for first 500 sq ft + .003 hrs ea add sq ft |
| Addition (A2) | 10.50 | BPME | \$1,722 | for first 500 sq ft + .003 hrs ea add sq ft |
| Add/Alt (A2) | 11.00 | BPME | \$1,804 | for first 500 sq ft + .003 hrs ea add sq ft |
| RS Garage | 5.00 | BPME | \$820 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Accessory | 5.00 | BPME | \$820 | for first 500 sq ft + .003 hrs ea add sq ft |
| Combinations (add/alt, garage, acc) | 11.00 | BPME | \$1,804 | for first 500 sq ft + .003 hrs ea add sq ft |
| | | | | |
| New Construction Dwellings | Base Hrs | Trades | Base Fee | Size and Trade Modifiers (additional increments are in hours) |
| Multifamily | 6.00 | BPME | \$1,506 | For first 1,000 sq ft + .004 hrs ea add sq ft |
| Single Family Tracts 1 Story | 9.00 | BPME | \$2,259 | for first 2,000 sq ft + .003 hrs ea add sq ft |
| Single Family Tracts – 2 Story | 10.0 | BPME | \$2,510 | for first 2,000 sq ft + .003 hrs ea add sq ft |
| Custom Homes – 1 Story | 12.0 | BPME | \$3,012 | for first 2,000 sq ft + .003 hrs ea add sq ft |
| Custom Homes – 2 Story | 13.0 | BPME | \$3,263 | for first 2,000 sq ft + .003 hrs ea add sq ft |
| | | | | |
| Addition | Base Hrs | Trades | Base Fee | Size and Trade Modifiers (additional increments are in hours) |
| Habitable area added (A1) | 7.00 | BME | \$1148 | for first 500 sq ft + .003 hrs ea add sq ft |
| Habitable area added (A2) | 8.50 | BME | \$1394 | for first 500 sq ft + .003 hrs ea add sq ft |
| Complete Rebuilds–1 Story | 12.0 | BPME | \$1,968 | for first 2000 sq ft + .003 hrs ea add sq ft |
| Complete Rebuilds-2 Story | 13.0 | BPME | \$2,132 | for first 2000 sq ft + .003 hrs ea add sq ft |
| Pool Cabana | 8.5 | BPME | \$1,394 | for first 500 sq ft + .003 hrs ea add sq ft |
| Unfinished Basement to Build | 3.5 | B | \$574 | for first 500 sq ft + .003 hrs ea add sq ft |
| Unfinished Basement to Finish | 4.0 | BME | \$656 | for first 500 sq ft + .003 hrs ea add sq ft |
| Unfinished Room to Build | 3.5 | B | \$574 | for first 500 sq ft + .003 hrs ea add sq ft |
| Unfinished Room to Finish | 4.0 | BME | \$656 | for first 500 sq ft + .003 hrs ea add sq ft |
| | | | | |

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| Alterations | Base Hrs | Trades | Base Fee | Size and Trade Modifiers (additional increments are in hours) |
|-----------------------------------|-----------------|---------------|-----------------|--|
| Alteration Structural | 3.00 | B | \$492 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Alteration Nonstructural | 2.00 | B | \$328 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Attic Conversion | 4.00 | BME | \$656 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Awnings Aluminum | 0.50 | B | \$82 | for the first 1 + .1665 hrs ea add item |
| Awnings Canvas | 0.50 | B | \$82 | for the first 1 + .1665 hrs ea add item |
| Balcony | 2.00 | B | \$328 | for the first 500 + .0015 hrs ea add sq ft |
| Bath Major Alt (fixtures moved) | 3.00 | BPME | \$492 | for the first 1 + 1.00 hrs ea add item |
| Bath Minor Alts | 1.5 | BPME | \$246 | for the first 1 + 1 hr ea add item |
| Bay windows # | 1.00 | B | \$164 | for the first 1 + 0.25 hrs ea add item |
| Bay windows # (w/Floor) | 3.00 | B | \$492 | for the first 1 + 0.5 hrs ea add item |
| Covered Porches | 2.50 | B | \$410 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Decks 1 Story | 1.00 | B | \$164 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Decks 2nd Story | 2.00 | B | \$328 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Dishes >2# | 0.50 | B | \$82 | for the first 1 + 0.25 hrs ea add item |
| Fireplace (chimney rebuild) # | 1.00 | B | \$164 | for the first 1 + 0.5 hrs ea add item |
| Fireplace (complete rebuild) # | 2.00 | B | \$328 | for the first 1 + 1 hr ea add item |
| Foundation Bolting (Ln Ft) | 1.00 | B | \$164 | for first 100 ln ft + .0015 hrs ea add ln ft |
| Foundation Pier Blocks (each) | 1.00 | B | \$164 | for the first 10 + .0415 hrs ea add item |
| Foundation Pier Posts (each) | 1.00 | B | \$164 | for the first 10 + .0155 hrs ea add item |
| Foundation Repairs (Ln Ft) | 1.50 | B | \$246 | for first 100 ln ft + .0015 hrs ea add ln ft |
| Garage Conversions | 3.50 | BME | \$574 | for first 500 sq ft + .003 hrs ea add sq ft |
| Kitchens Major (Struct Alt) | 3.00 | BPME | \$492 | for the first 1 + 0.2 hrs ea add item |
| Kitchens Minor | 2.00 | BPME | \$328 | for the first 1 + 1 hr ea add item |
| Patio Covers (lattice) | 0.50 | B | \$82 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Patio Covers (metal) | 0.50 | B | \$82 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Patio Covers (wood) | 1.00 | B | \$164 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Residing/Stucco | 1.50 | BE | \$246 | |
| Roof structural replacement | 2.50 | B | \$410 | for first 500 sq ft + .001 ea add sq ft |
| Screen Room (2 sided) | 1.50 | BE | \$246 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Screen Room (3 sided) | 1.50 | BE | \$246 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Skylights domes # | 0.50 | B | \$82 | for the first 1 + .0835 hrs ea add item |
| Skylights non-structural # | 1.00 | B | \$164 | for the first 1 + .1665 hrs ea add item |
| Skylights structural # | 1.00 | B | \$164 | for the first 1 + .25 hrs ea add item |
| Walls (bearing) | 2.00 | BE | \$328 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Walls (non-bearing) | 1.50 | BE | \$246 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Walls (plumbing) | 2.00 | BPE | \$328 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Windows/Doors #1-10, replacement | 1.00 | B | \$164 | |
| Windows/Doors #11-20, replacement | 1.50 | B | \$246 | |
| Windows/Doors #21-50, replacement | 2.00 | B | \$328 | |
| Windows/Doors # >50, replacement | 2.00 | B | \$328 | for the first 50 + .02 hrs ea add item |
| Windows/Doors # | 2.00 | B | \$328 | for the first 1 + .0835 hrs ea add item |
| Work Shop | 2.00 | B | \$328 | for first 500 sq ft + .003 hrs ea add sq ft |
| RS Garage | Base Hrs | Trades | Base Fee | Size and Trade Modifiers (additional increments are in hours) |
| Attached Framed | 2.00 | B | \$328 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Attached Masonry | 3.00 | B | \$492 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Attached Open Carport | 1.50 | B | \$246 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Detached Framed | 2.00 | B | \$328 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Detached Masonry | 3.00 | B | \$492 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Detached Open Carport | 1.50 | B | \$246 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Garage Move | 1.50 | B | \$246 | for first 500 sq ft + .0015 hrs ea add sq ft |

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| Accessory Site | Base Hrs | Trades | Base Fee | Size and Trade Modifiers (additional increments are in hours) |
|-------------------------------|-----------------|---------------|-----------------|--|
| Antenna Tower <=30' | 1.00 | B | \$164 | for the first 1 + .25 hrs ea add item |
| Antenna Tower >30' | 1.00 | B | \$164 | for the first 1 + .25 hrs ea add item |
| Accessory Structure (wood) | 2.00 | B | \$328 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Accessory Structure (masonry) | 3.00 | B | \$492 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Decks Detached | 1.00 | B | \$164 | for the first 500 sq ft + .0015 ea add sq ft |
| Dishes >2# | 0.50 | B | \$82 | for the first 1 + .25 hrs ea add item |
| Fence (masonry) | 1.50 | B | \$246 | for first 1,000 sq ft + .001 hrs ea add sq ft |
| Fence (wood, chain link) | 1.00 | B | \$164 | for first 1,000 sq ft + .0005 hrs ea add sq ft |
| Fence (wrought Iron) | 1.00 | B | \$164 | for first 1,000sq ft + .0005 hrs ea add sq ft |
| Patio Covers (lattice) | 1.00 | B | \$246 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Patio Covers (metal) | 1.00 | B | \$246 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Patio Covers (wood) | 1.00 | B | \$246 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Retaining walls (masonry) | 2.00 | B | \$328 | for first 500 sq ft + .001 hrs ea add sq ft |
| Retaining walls (wood) | 1.50 | B | \$246 | for first 500 sq ft + .001 hrs ea add sq ft |
| Spa/Hot Tub (plaster) | 3.00 | BPE | \$492 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Storage Shed (masonry) | 3.00 | B | \$492 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Storage Shed (wood) | 2.00 | B | \$328 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Swimming pool (Fiberglass) | 2.50 | BPE | \$410 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Swimming pool (plaster) | 3.00 | BPE | \$492 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Swimming pool (vinyl) | 2.50 | BPE | \$410 | for first 500 sq ft + .0015 hrs ea add sq ft |
| | | | | |
| Move Work Proposed | Base Hrs | Trades | Base Fee | Size and Trade Modifiers (additional increments are in hours) |
| House Move | 7.50 | BPME | \$1,230 | for first 1,000 sq ft + .03 hrs ea add sq ft |
| Modular Home | 5.00 | BPE | \$820 | for first 1,000 sq ft + .03 hrs ea add sq ft |

Application of tables - The above table is based on an assumed average inspection hours per category and an hourly rate of \$251. Inspection service hours equivalent to the cap or base hours will be allotted. If additional categories are identified that are not listed above, the same fee methodology will be applied. While this table is intended to calculate fees for various project types, if the scope of work necessary for a particular project is significantly more or less than the fee calculated herein provides, the Building Official may adjust the fee assessment to better reflect the scope of service.

2. Multi-Unit Residential (Apartments, Condominiums) Permit Fees

New Construction – Separate inspection hours are calculated for the residential units, the garage structures and any commercial uses

- a) **Residential Unit Fees** - Non living unit sq ft that is supportive to the residential units, (laundries, offices, recreation rooms etc.) are added to the total sq ft of the residential portion of construction. The total sq ft of the residential portion of the project (including support areas) is divided by the sum of the number of living units and support areas in the structure being permitted to derive an average sq ft per unit. The hours associated with average unit size listed in the table below are multiplied by the number of units and then the Construction Material Modifier to derive the base inspection hours per trade. The hourly rate for inspection services is \$251 per hour.

Building, Plumbing, Mechanical, and Electrical formula:

of Units x Service Hours Per Unit (A) x Construction Material Modifier = hours assessed (rounded to closest 0.5 hour).

-- See Table on next page --

| <i>Average Sq Ft / Unit</i> | | Service Hours Per Unit (A) | | | |
|-----------------------------|-----------|-----------------------------------|--------------|-------------|--------------|
| | | <i>Bldg</i> | <i>Plumb</i> | <i>Mech</i> | <i>Elect</i> |
| 0 | 1,000 | 2.50 | 1.00 | 1.00 | 1.00 |
| 1,001 | 1,500 | 3.00 | 1.00 | 1.00 | 1.50 |
| 1,501 | 2,000 | 3.50 | 1.00 | 1.00 | 2.00 |
| 2,001 | 2,500 | 4.00 | 1.00 | 1.00 | 2.50 |
| 2,501 | & Greater | 4.50 | 1.00 | 1.00 | 3.00 |

b) Multi-Unit Garage Permit Fees - Multi-Unit Garage Permit Fees are calculated as follows:

$((\text{Sq ft of garage} - P)/1,000) \times \text{Area Modifier (B)} + \text{Base Hours (A)} = \text{adjusted hours, multiplied by a Construction Material Modifier (C)} = \text{hours assessed.}$

P = The maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is $(20,000-10,000)/1,000$ or 10.

| <i>Garage Sq Ft</i> | Garage Base Hours (A) | | | | Area Modifier (B) | | | |
|---------------------|------------------------------|--------------|-------------|--------------|--------------------------|--------------|-------------|--------------|
| | <i>Bldg</i> | <i>Plumb</i> | <i>Mech</i> | <i>Elect</i> | <i>Bldg</i> | <i>Plumb</i> | <i>Mech</i> | <i>Elect</i> |
| 0 - 10,000 | 3.00 | 1.50 | 1.50 | 1.50 | 0.2 | 0.2 | 0.2 | 0.2 |
| 10,000 < x ≤ 50,000 | 5.00 | 3.50 | 3.50 | 3.50 | 0.05 | 0.05 | 0.05 | 0.05 |
| Greater than 50,000 | 7.00 | 5.50 | 5.50 | 5.50 | 0.01 | 0.01 | 0.01 | 0.01 |

Construction Material Modifier (C) – Adjusts assessed hour based on complexity of structure type as listed in table below.

| Construction Material Modifier (C) | | | | |
|---|-------------|--------------|-------------|--------------|
| <i>Type of Material</i> | <i>Bldg</i> | <i>Plumb</i> | <i>Mech</i> | <i>Elect</i> |
| 1 Wood Bearing 1 story | 1.0 | 1.0 | 1.0 | 1.0 |
| 2 Wood Bearing 2 story | 1.1 | 1.0 | 1.0 | 1.0 |
| 3 Wood Bearing 3-5 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 4 Steel/Concrete/Masonry 1-6 stories | 1.0 | 1.0 | 1.0 | 1.0 |
| 5 Steel/Concrete/Masonry 7-12 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 6 Steel/Concrete/Masonry 13> stories | 1.4 | 1.0 | 1.0 | 1.0 |
| 7 Prefab Metal/Modular | 0.5 | 0.5 | 0.5 | 0.5 |
| 8 Carports | 0.5 | | | 0.5 |

B. Non-Residential Permit Fees: Building and Combination Permit Fees shall be \$251 per hour for inspection time expended or the amounts set forth below, whichever is greater. These Building Permit Fees are in addition to the Permit Issuance Fees. Multiple numbers of any fixed item assessment listed in the table below will be incremented for each permitted trade as follows – 2 to 3 fixtures equals an additional half hour (0.5 hours), 4 or more fixtures equals an additional hour (1.0 hours).

1. Fixed Time Assessments
(Hours per trade at \$251 per hour)

| Scope of Work | Bldg | Plumb | Mech | Elect |
|--------------------------------------|-------------|--------------|-------------|--------------|
| Antenna | 3.0 | | | 3.0 |
| ADA Upgrade | 1.5 | 1.0 | | 1.0 |
| ATM | 1.0 | | | 0.5 |
| Awnings | 1.0 | | | 0.5 |
| Canopy Structure | 2.5 | | | |
| Cooling Tower | 1.5 | 1.0 | 1.5 | 3.5 |
| Damage Repair | 1.5 | 1.5 | 1.5 | 1.5 |
| Demising Walls only | 1.5 | | | 2.0 |
| Demo Interior walls | 1.5 | 1.0 | 1.0 | 1.0 |
| Deck Repairs (50 ft. increments) | 2.0 | | | 1.0 |
| Façade changes | 5.0 | | | 3.0 |
| Fountains | 1.5 | 2.5 | | 2.0 |
| Hood Installations | 1.0 | | 1.5 | 1.0 |
| HVAC systems | 1.0 | | 1.0 | 1.0 |
| Masonry Fence (100 ft. increments) | 1.0 | | | 1.0 |
| Occupancy Changes | 1.0 | | | |
| Permit to Final | 1.5 | 1.0 | 1.0 | 1.0 |
| Racks | 2.0 | | | |
| Rated Corridors | 1.0 | | 1.0 | 1.0 |
| Restroom Alterations | 1.0 | 1.5 | 1.0 | 1.0 |
| Retaining Walls (100 ft. increments) | 1.0 | | | |
| Seismic upgrades | 4.0 | | | |
| Signs | 1.0 | | | 0.5 |
| Skylights Non-Structural | 1.0 | | | 0.5 |
| Skylights Structural | 1.5 | | | 0.5 |
| Sound Walls (100 ft. increments) | 1.0 | | | |
| Spray Booth | 1.0 | .5 | 1.0 | 1.5 |
| Swimming Pools | 1.5 | 1.0 | | 1.5 |
| T-Bar Ceilings | 1.0 | | 1.0 | 1.0 |
| Tools | 2.0 | .5 | 1.5 | 1.5 |
| Trailers Installed | 2.5 | 1.0 | | 1.5 |
| Trellis(s) Patio Covers | 1.0 | | | 0.5 |

2. Time Assessments Based on Project Type

Note: Separate fees are calculated for the shell, the finish interior and garage, and are added together when applicable.

a) **Shell Permit Fees** are calculated as follows:

Building, Mechanical, and Electrical formula

$((\text{Sq ft of building} - P) / 1,000) \times \text{an Area Modifier [B]} + \text{Base Hours [A]} = \text{adjusted hours}$, multiplied by a Construction Material Modifier [C] = hours assessed (rounded to the closest 0.5 hour)

P = the maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is $(20,000-10,000)/1,000$ or 10.

Plumbing formula

$(\text{Base hours [A]} + \text{Plumbing Area Modifier [B]}) \times \text{Construction Material Modifier [C]} = \text{hours assessed}$ (rounded to the closest 0.5 hour)

| Shell | | | | | | | | |
|---------------------|----------------|-------|------|-------|-------------------|-------------|------|-------|
| Bldg Size | Base Hours (A) | | | | Area Modifier (B) | | | |
| Sq Ft | Bldg | Plumb | Mech | Elect | Bldg | Plumb | Mech | Elect |
| 0 - 10,000 | 7.00 | 2.00 | 2.00 | 5.00 | 1 | (see below) | 0.2 | 0.2 |
| 10,000 < x ≤ 50,000 | 17.00 | 2.00 | 4.00 | 7.00 | 0.5 | (see below) | 0.1 | 0.1 |
| Greater than 50,000 | 37.00 | 2.00 | 6.00 | 9.00 | 0.25 | (see below) | 0.05 | 0.05 |

Plumbing Area Modifier (B) - The Base Hours for the plumbing trade assumes 1 plumbing area. To calculate the plumbing hours for additional plumbing areas select the value for "B" from the following table:

| Plumbing Areas | Modifier B |
|-------------------|--------------------------------|
| 1 area | 0 |
| 2 areas | 1.0 |
| 3 areas | 1.5 |
| 4 areas | 2.0 |
| More than 4 areas | 2.0 + .25 for each area over 4 |

Construction Material Modifier (C) - Adjusts assessed hour based on complexity of structure type and material as listed in table below.

| Shell Construction Material Modifier (C) | | | | |
|--|------|-------|------|-------|
| Type of Material | Bldg | Plumb | Mech | Elect |
| 1 Wood Bearing 1 story | 1.0 | 1.0 | 1.0 | 1.0 |
| 2 Wood Bearing 2 story | 1.1 | 1.0 | 1.0 | 1.0 |
| 3 Wood Bearing 3-5 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 4 Steel/Concrete/Masonry 1-6 stories | 1.0 | 1.0 | 1.0 | 1.0 |
| 5 Steel/Concrete/Masonry 7-12 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 6 Steel/Concrete/Masonry 13> stories | 1.4 | 1.0 | 1.0 | 1.0 |
| 7 Prefab Metal/Modular | 0.5 | 0.5 | 0.5 | 0.5 |
| 8 Carports | 0.5 | | | 0.5 |

b) **Garage Fees** - Non residential garage permit fees are calculated as follows:

Building, Plumbing, Mechanical, and Electrical formula

$((\text{Sq ft of building} - P) / 1,000) \times \text{an Area Modifier [B]} + \text{Base Hours [A]} = \text{adjusted hours}$, multiplied by a Construction Material Modifier [C] = hours assessed (rounded to the closest 0.5 hour).

P = the maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is $(20,000-10,000)/1,000$ or 10.

| Garage Sq Ft | Garage Base Hours (A) | | | | Area Modifier (B) | | | |
|---------------------|-----------------------|-------|------|-------|-------------------|-------|------|-------|
| | Bldg | Plumb | Mech | Elect | Bldg | Plumb | Mech | Elect |
| 0 - 10,000 | 3.00 | 1.50 | 1.50 | 1.50 | 0.20 | 0.20 | 0.20 | 0.2 |
| 10,000 < x ≤ 50,000 | 5.00 | 3.50 | 3.50 | 3.50 | 0.05 | 0.05 | 0.05 | 0.05 |
| Greater than 50,000 | 7.00 | 5.50 | 5.50 | 5.50 | 0.01 | 0.01 | 0.01 | 0.01 |

Construction Material Modifier (C) – Adjusts assessed hour based on complexity of structure type as listed in table below.

| Construction Material Modifier (C) | | | | |
|---------------------------------------|------|-------|------|-------|
| Type of Material | Bldg | Plumb | Mech | Elect |
| 1 Wood Bearing 1 story | 1.0 | 1.0 | 1.0 | 1.0 |
| 2 Wood Bearing 2 story | 1.1 | 1.0 | 1.0 | 1.0 |
| 3 Wood Bearing 3-5 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 4 Steel/Concrete/Masonry 1-6 stories | 1.0 | 1.0 | 1.0 | 1.0 |
| 5 Steel/Concrete/Masonry 7-12 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 6 Steel/Concrete/Masonry 13> stories | 1.4 | 1.0 | 1.0 | 1.0 |
| 7 Prefab Metal/Modular | 0.5 | 0.5 | 0.5 | 0.5 |
| 8 Carports | 0.5 | | | 0.5 |

c) **Finish Interior and Tenant Permit Fees** are calculated as follows:

Building, Mechanical, and Electrical formula

$((\text{Sq ft of building} - P) / 1,000) \times \text{an Area Modifier [B]} + \text{Base Hours [A]} = \text{adjusted hours}$, multiplied by a Use Modifier [C] = hours assessed (rounded to the closest 0.5 hour). * (see Complexity Factor below)

P = the maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is $(20,000-10,000)/1,000$ or 10.

Plumbing formula

$(\text{Base hours [A]} + \text{Plumbing Area Modifier [B]}) \times \text{Construction Material Modifier [C]} = \text{hours assessed}$ (rounded to the closest 0.5 hour). * (see Complexity Factor below)

| FI & TI Sq Ft | | Base FI & TI Hours (A) | | | | Area Modifier (B) | | | |
|---------------|--------|------------------------|-------|------|-------|-------------------|-----------|------|-------|
| | | Bldg | Plumb | Mech | Elect | Bldg | Plumb | Mech | Elect |
| 0 | 10,000 | 1.50 | 1.50 | 1.50 | 1.50 | 0.50 | see below | 0.15 | 0.20 |
| 10,001 | 50,000 | 6.50 | 1.50 | 3.00 | 3.50 | 0.35 | see below | 0.05 | 0.15 |
| 50,001 | | 20.50 | 1.50 | 5.00 | 9.50 | 0.10 | see below | 0.02 | 0.025 |

Plumbing Area Modifier (B) - The Base Hours for the plumbing trade assumes 1 plumbing area. To calculate the plumbing hours for additional plumbing areas select the value for "B" from the following table:

| Plumbing Areas | Modifier B |
|-------------------|--------------------------------|
| 1 area | 0 |
| 2 areas | 1.0 |
| 3 areas | 1.5 |
| 4 areas | 2.0 |
| More than 4 areas | 2.0 + .25 for each area over 4 |

Use Modifier (C) - Adjusts assessed hour based on complexity of occupant usage as listed in table below.

| Use Modifier (C) | |
|--|---|
| Use | Building / Plumbing / Mechanical / Electrical |
| Agricultural, Canopy Building, Parking Garage, Recreation | 1.0 |
| Office, Tilt Up Office, Tilt Up Warehouse, Warehouse | 1.2 |
| Antenna/Cell Site, Assembly, Auditorium, Bank, Bowling Alley, Church, Health Club, Industrial, Manufacturing, Retail Store, Service Station, Theatre | 1.4 |
| Medical/Dental, R & D, Repair Garage, School/Daycare | 1.6 |
| Cafeteria, Hazardous Use, Restaurant | 1.8 |

Mixed-use occupancies utilize a weighted average of the uses based on their percentage of the total square footage.

Complexity Factor* - Complexity Factors are only applicable to tenant improvements and finish interiors and are applied in cases where the scope of work is greater or smaller than is normal in a project category to more accurately match the fee to the scope of service provided.

| Complexity Factors for TI & FI | |
|--------------------------------|------|
| Major Modifications | 2.00 |
| Significant Modifications | 1.50 |
| Standard | 1.00 |
| Minor Modifications | 0.50 |

The tables above are intended to calculate fees for various project types, if the scope of work necessary for a particular project is significantly more or less than the fee calculated herein provides, the Building Official may adjust the fee assessment to better reflect the scope of service.

3. Sub-Trade Permits and Inspection Services

Plumbing, Mechanical and Electrical Permits

Residential - New Construction/Additions/Alterations

\$251 per hour of
Required inspection time

a) Electrical Permits

Electrical Permit Fees (site construction and other miscellaneous electrical permits) not involving the addition of new building footage shall be the greater of (a) a minimum of \$251 per hour of required inspection time, or (b) calculated on an itemized basis as listed below. These Permit Fees are in addition to the Permit Issuance Fees.

Fixture-Based Time Assessments – Electrical

| Electrical Fixture | Minimum (min.) | Time (min./Unit) |
|---|-----------------------|-------------------------|
| Add Air Conditioning | 30 | 20 |
| Appliance New | 30 | 20 |
| Appliance, Replacement | 30 | 20 |
| Appliance Replacement (Multi Unit) | 30 | 20 |
| Billboards | 60 | 50 |
| Damage Survey Inspection | 30 | 20 |
| Elec Equipment reinstall (w/reroof) | 30 | 20 |
| Elec repair (w/reroof) | 30 | 20 |
| Generators up to 5KW | 30 | 20 |
| Generators up to 10KW | 30 | 20 |
| Generators up to 150KW | 30 | 20 |
| Generators over 150KW | 50 | 40 |
| House Move | 60 | 40 |
| Landscape Partitions (per connection) | 30 | 20 |
| Light fixtures (New) | 30 | 20 |
| Light Fixtures (Replacement) | 30 | 20 |
| Light Poles | 60 | 20 |
| Modular Building | 60 | 40 |
| Motors up to 1/2HP | 30 | 15 |
| Motors up to 10HP | 30 | 20 |
| Motors up to 25HP | 30 | 20 |
| Motors up to 40HP | 30 | 20 |
| Motors up to 55HP | 30 | 20 |
| Motors up to 75HP | 30 | 20 |
| Motors over 75HP | 60 | 50 |
| Panel, Panel boards, Switchboard, Etc. | 30 | 20 |
| Photovoltaic System (Single Family) | 60 | 50 |
| Photovoltaic System (Multi Fam/Com/Ind) | 130 | 120 |
| Receptacles/Switches, New | 30 | 15 |
| Receptacles/Switches, Replacement | 30 | 10 |
| Service/Survey 1 meter up to 200A | 30 | 20 |
| Service/Survey 1 meter to 600A | 40 | 30 |
| Service/Survey 1 meter up to 1,200A | 80 | 70 |
| Service/Survey 1 meter up to 1,800A | 80 | 70 |
| Service/Survey 1 meter to 2,500A | 120 | 110 |
| Service/Survey 1 meter over 2,500A | 120 | 110 |
| Service/Survey additional meter | 30 | 15 |
| Signs/Outline Lighting | 30 | 20 |
| Solar System (Hot Water) | 30 | 20 |

| Electrical Fixture (continue) | Minimum (min.) | Time (min.)/Unit |
|--------------------------------------|-----------------------|-------------------------|
| Spa/Hot tub Package Unit | 60 | 50 |
| Special Circuits | 30 | 20 |
| Spray Booth | 60 | 50 |
| Swimming Pool Bond only | 30 | 20 |
| Temporary Power 1 meter up to 200A | 30 | 20 |
| Temporary Power 1 meter up to 600A | 40 | 30 |
| Temporary Power 1 meter over 600A | 50 | 40 |
| Transformers up to 5KVA | 30 | 20 |
| Transformers up to 10KVA | 30 | 20 |
| Transformers up to 150KVA | 50 | 40 |
| Transformers over 150KVA | 60 | 50 |
| Welding outlets | 30 | 15 |

b) Mechanical Permits

Mechanical Permit Fees (site construction and other miscellaneous mechanical permits) not involving the addition of new building footage shall be the greater of (a) a minimum of \$251 per hour of actual inspection time, or (b) calculated on an itemized basis as listed below. These Mechanical Permit Fees are in addition to the Permit Issuance Fees.

Fixture-Based Time Assessments - Mechanical

| Mechanical Fixture | Minimum (min.) | Time (min.)/Unit |
|--------------------------------------|-----------------------|-------------------------|
| Add Air Conditioning | 30 | 15 |
| Appliance, New | 30 | 15 |
| Appliance, Replacement | 30 | 15 |
| Appliance Replacement (Multi-Unit) | 30 | 15 |
| Cooling Tower | 60 | 50 |
| Condensate Waste & or Inlet Drain | 30 | 15 |
| Decorative Gas Appliance | 30 | 15 |
| Dry Well/French Drains | 30 | 10 |
| Ducts and Flues Alteration | 30 | 15 |
| Evaporative Cooler | 30 | 20 |
| Exhaust Duct (type 2) | 30 | 20 |
| Exhaust Fan | 30 | 15 |
| Exhaust Hood | 90 | 60 |
| Fan Coil | 30 | 20 |
| Furnace, New | 60 | 50 |
| Furnace, Replacement | 50 | 40 |
| Furnace, Replacement SFR | 50 | 40 |
| Gas Line Extension (Final) | 30 | 20 |
| Gas Line Extension (Rough & Final) | 30 | 20 |
| Gas Line Retest | 30 | 20 |
| Heating & Cooling App to 500K BTU | 30 | 20 |
| Heating & Cooling App to 1000K BTU | 30 | 20 |
| Heating & Cooling App to 17500K BTU | 30 | 20 |
| Heating & Cooling App over 1750K BTU | 30 | 20 |
| Heat Pump (includes condensate) | 30 | 20 |
| Mechanical by Inspection | 30 | 20 |
| Mech Equipment Reinstall (w/reroof) | 30 | 20 |
| Mech Repair (w/reroof) | 30 | 20 |
| Product Conveying system | 70 | 50 |
| Spray Booth | 70 | 50 |

c) Plumbing Permits

Plumbing Permit Fees (site construction and other miscellaneous plumbing permits) not involving the addition of new building footage shall be the greater of (a) a minimum of \$251 per hour of actual inspection time, or (b) calculated on an itemized basis as listed below. These Plumbing Permit Fees are in addition to the Permit Issuance Fees.

Fixture-Based Time Assessments - Plumbing

| Plumbing Fixture | Minimum (min.) | Time (min./Unit) |
|--------------------------------------|-----------------------|-------------------------|
| Backflow/Vacuum breaker | 30 | 15 |
| Boiler | 70 | 50 |
| Chemical Waste Piping | 80 | 60 |
| Chemical Waste Treatment System | 80 | 60 |
| Chemical Waste Secondary Containment | 60 | 40 |
| Condensate waste & or inlet drain | 30 | 15 |
| Dry Well or French drains | 30 | 15 |
| DWV/Water Alteration | 30 | 20 |
| Fixture, New | 75 | 45 |
| Fixture, Replacement | 30 | 15 |
| Fixture, Replacement (Multi Unit) | 30 | 15 |
| Gas, Earthquake Valve | 30 | 15 |
| Gas Log Lighters | 30 | 15 |
| Gas Piping Extension (Final) | 30 | 20 |
| Gas Piping Extension (Rough & Final) | 30 | 20 |
| Gas Retest | 30 | 20 |
| Grease Trap | 70 | 50 |
| Indirect waste | 30 | 15 |
| Interceptor | 70 | 50 |
| Lift station | 50 | 30 |
| Plumb By Inspection | 30 | 20 |
| Property Line Clean Out | 30 | 15 |
| Re-Pipe | 60 | 10 |
| Re-Pipe W/Gyp Repair | 90 | 60 |
| Re-Pipe W/Gyp & Shear Repair | 120 | 60 |
| Re-Pipe W/Shear | 90 | 60 |
| Roof Drain/Rainwater Leaders | 30 | 20 |
| Sanitary Sewer Disposal System | 60 | 50 |
| Sanitary or Storm Sewer Manhole | 30 | 20 |
| Sanitary Sewer per Bldg | 30 | 20 |
| Sanitary Sewer (Common Lateral) | 30 | 20 |
| Sanitary Sewer plug | 30 | 15 |
| Sanitary Sewer, Replacement | 30 | 20 |
| Sanitary or Storm Sewer connection | 30 | 20 |
| Septic tank/abatement/sewer survey | 60 | 40 |
| Solar Systems (Hot water) | 30 | 20 |
| Spray Booth | 60 | 40 |
| Steam/Hot Water System (Hydronics) | 60 | 50 |
| Storm Sewer Inlets | 30 | 15 |
| Storm Sewer Area Drains | 30 | 15 |
| Water Heater New | 30 | 20 |
| Water Heater Replacement | 30 | 20 |
| Water Heater Replacement SFR | 30 | 20 |
| Water Service Main (per outlet) | 30 | 15 |
| Water service replacement | 30 | 15 |
| Water treatment Equipment | 30 | 15 |

C. Special Inspection and Permit Fees

| Category | Fee |
|--|---|
| Inspections outside of normal business hours (minimum charge - 4 hours) | \$376 per hour |
| Re-inspection Fee (min. charge – 30 minutes) | \$251 per hour |
| Inspection services for which no fee is otherwise specified (minimum charge – 30 minutes) | \$251 per hour |
| Expedited Inspection (min. charge – 30 minutes) | \$376 per hour |
| Building, Plumbing, Mechanical or Electrical Survey Requests, including Fire Surveys (minimum charge - 30 minutes) | \$251 per hour |
| Priority Inspection Program | Additional 25% of building and sub-trade permit fee costs |
| Temporary Certificate of Occupancy Application | \$502 |
| Compliance Reports | \$753 per inspection (3 hours) |
| Fee for work without a permit | An amount equal to the permit issuance, Plan Review and permit fees, regardless of whether a permit is subsequently issued. In addition to the permit fee, a survey fee may also be assessed for inspections performed prior to permit issuance |
| Reroofing Permit <ul style="list-style-type: none"> • For up to two inspections plus \$125 per • ½ hour for each additional inspection | \$188.00 for residential \$313.00 for commercial/industrial |
| Replacement Permit Fee | \$246 plus the difference between current fees and previously paid unused fees (to be eligible, the expired permit must have been issued within the past 3 years and prior to any major code change as determined by the Building Official). |

PLAN REVIEW FEES

A. Residential Plan Review Fees: \$246.00 per hour (with 15 minutes minimum for over-the-counter reviews and one hour minimum for review intakes) or fees listed in the table below, whichever is greater. As part of the phased implementation of the new Building fee model FY 17-18 single family addition/alteration fees are set below full cost recovery.

1. Single Family Residential Plan Review Table

| <i>New Construction Dwellings</i> | <i>Hours</i> | <i>Base Fee</i> | <i>Size & Trade Modifiers (additional increment in hours)</i> |
|--|---------------------|------------------------|--|
| Single Family Tracts (A1) - 1 Story | 10 | \$2,460 | for the first 2,000 sq ft +.0010 hrs for ea add sq ft |
| Single Family Tracts (A2) - 2 Story | 14 | \$3,444 | for the first 2,000 sq ft +.0010 hrs for ea add sq ft |
| Custom Homes (A1) 1 Story | 12 | \$2,952 | for the first 2,000 sq ft +.0010 hrs for ea add sq ft |
| Custom Homes (A2) 2 Story | 16 | \$3,936 | for the first 2,000 sq ft +.0010 hrs for ea add sq ft |
| | | | |
| <i>Addition</i> | <i>Hours</i> | <i>Base Fee</i> | <i>Size & Trade Modifiers (additional increment in hours)</i> |
| Habitable area added (A1) | 5 | \$840 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Habitable area added (A2) | 8 | \$1,344 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Complete Rebuild (A1) - 1 Story | 9 | \$1,512 | for the first 1,500 sq ft +.0010 hrs for ea add sq ft |
| Complete Rebuild (A2) - 2 Story | 14 | \$2,352 | for the first 2,000 sq ft +.0010 hrs for ea add sq ft |
| Pool Cabana | 5 | \$840 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Unfinished Room to Build (A1) | 4 | \$672 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Unfinished Room to Build (A2) | 7 | \$1,176 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Unfinished basement to build | 5 | \$840 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| | | | |
| <i>Add/Alt Combo Max Caps</i> | <i>Hours</i> | <i>Base Fee</i> | <i>Size & Trade Modifiers (additional increment in hours)</i> |
| Alteration (A1) Max | 4 | \$672 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Addition (A1) Max | 5 | \$840 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Add/Alt (A1) Max | 6 | \$1,008 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Alteration (A2) Max | 6 | \$1,008 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Addition (A2) Max | 8 | \$1,344 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Add/Alt (A2) Max | 9 | \$1,512 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| RS Garage Max | 6 | \$1,008 | |
| Accessory Max | 6 | \$1,008 | for the first 1000 sq ft +.0015 hrs for ea add sq ft |
| Combinations (add/alt, garage, acc) (A1) | 7 | \$1,176 | for the first 1,000 sq ft +.0010 hrs fore ea add sq ft |
| Combinations (add/alt, garage, acc) (A2) | 10 | \$1,680 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| | | | |
| <i>Alterations</i> | <i>Hours</i> | <i>Base Fee</i> | <i>Size & Trade Modifiers (additional increment in hours)</i> |
| Alteration Structural (A1) | 3 | \$504 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Alteration Structural (A2) | 4 | \$672 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Alteration Nonstructural | 2 | \$336 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Attic Conversion | 4 | \$672 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Awning Aluminum | 1 | \$168 | |
| Awning Canvas | 1 | \$168 | |
| Balcony | 3 | \$504 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Baths Major Alts (fixtures moved) | 0.5 | \$84 | |
| Baths Minor Alts | 0.25 | \$42 | |
| Bay windows # | 1 | \$168 | |
| Bay windows # (w/Floor) | 2 | \$336 | |
| Covered Porch | 2 | \$336 | for the first 500 sq ft +.0010 hrs for ea add sq ft |

| | | | |
|--------------------------------|--------------|-----------------|---|
| Deck 1 Story | 3 | \$504 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Deck 2 Story | 4 | \$672 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Alterations (continue) | Hours | Base Fee | Size & Trade Modifiers (additional increment in hours) |
| Dishes >2' # | 1 | \$168 | |
| Fireplace (chimney rebuild) # | 1 | \$168 | |
| Fireplace (complete rebuild) # | 2 | \$336 | |
| Foundation Bolting (LnFt) | 1.5 | \$252 | for the first 200 ln ft +.0050 hrs for ea add ln ft |
| Foundation Pier Blocks (each) | 1 | \$168 | |
| Foundation Repair (LnFt) | 4 | \$672 | for the first 2000 ln ft +.0010 hrs for ea add ln ft |
| Garage Conversion | 5 | \$840 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Kitchens Major Alts | 1 | \$168 | |
| Kitchens Minor Alts | 0.25 | \$42 | |
| Patio cover (lattice) | 1.5 | \$252 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Patio cover (metal) | 1 | \$168 | |
| Patio cover (wood) | 2 | \$336 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Residing/Stucco | 1 | \$168 | |
| Roof structural replacement | 2 | \$336 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Screen Room (2 sided) | 4 | \$672 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Screen Room (3 sided) | 4 | \$672 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Skylight dome # | 0.5 | \$84 | |
| Skylight non-structural # | 0.5 | \$84 | |
| Skylight structural # | 1.5 | \$252 | |
| Unfinished basement to finish | 2 | \$336 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Unfinished room to finish | 2 | \$336 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Walls (bearing) | 2 | \$336 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Walls (non-bearing) | 1 | \$168 | for the first 200 sq ft +.0005 hrs for ea add sq ft |
| Walls (plumbing) | 1 | \$168 | |
| Windows/Doors # | 1 | \$168 | |
| Work Shop | 3 | \$504 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| | | | |
| RS Garage | Hours | Base Fee | Size & Trade Modifiers (additional increment in hours) |
| Attached Framed | 3 | \$504 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Attached Masonry | 4 | \$672 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Attached Open Carport | 2 | \$336 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Detached Framed | 3 | \$504 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Detached Masonry | 4 | \$672 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Detached Open Carport | 2 | \$336 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Garage Move | 3 | \$504 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| | | | |
| Accessory Site | Hours | Base Fee | Size & Trade Modifiers (additional increment in hours) |
| # Antenna Tower <=30' | 2 | \$336 | 0.50 hr for each additional antenna tower |
| # Antenna Tower >30' | 3 | \$504 | 0.50 hr for each additional antenna tower |
| Accessory Structure (Wood) | 3 | \$504 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Accessory Structure (Masonry) | 4 | \$672 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Deck Detached | 3 | \$504 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Dishes >2' # | 0.5 | \$84 | |
| Fence (masonry) | 1 | \$168 | for the first 1,000 sq ft +.0005 hrs for ea add sq ft |
| Fence (wood, chain link) | 1 | \$168 | for the first 1,000 sq ft +.0005 hrs for ea add sq ft |
| Fence (wrought Iron) | 1 | \$168 | for the first 1,000 sq ft +.0005 hrs for ea add sq ft |
| Patio cover (lattice) | 1.5 | \$252 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Patio cover (metal) | 1 | \$168 | |
| Patio cover (wood) | 2 | \$336 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Residing/Stucco | 1 | \$168 | for the first 500 sq ft +.0010 hrs for ea add sq ft |

| | | | |
|----------------------------------|--------------|-----------------|---|
| Retaining wall (masonry) | 3 | \$504 | for the first 1,000 sq ft +.0010 hrs for ea add sq ft |
| Accessory Site (continue) | Hours | Base Fee | Size & Trade Modifiers (additional increment in hours) |
| Retaining wall (wood) | 3 | \$504 | for the first 1,000 sq ft +.0010 hrs for ea add sq ft |
| Spa/Hot Tub (Plaster) | 1 | \$168 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Storage Shed (masonry) | 4 | \$672 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Storage Shed (wood) | 3 | \$504 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Swimming pool (Fiberglass) | 1 | \$168 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Swimming pool (plaster) | 4 | \$672 | for the first 500 sq ft +.0030 hrs for ea add sq ft |
| Swimming pool (vinyl) | 1 | \$168 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| | | | |
| Move Work Proposed | Hours | Base Fee | Size & Trade Modifiers (additional increment in hours) |
| House Move (A1) | 5 | \$840 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| House Move (A2) | 8 | \$1344 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Modular Home | 6 | \$1008 | for the first 1,500 sq ft +.0010 hrs for ea add sq ft |

Application of Tables - The above table is based on assumed average Plan Review hours per category and an hourly rate of \$246. Plan Review hours equivalent to the base hours will be allotted. The base fees provide an unlimited Plan Review time in the first review cycle and two additional hours in the second cycle. Additional fees are only assessed if the review process exceeds two hours in the second cycle. If additional categories are identified that are not listed above the same fee methodology will be applied. While this table is intended to calculate fees for various project types, if the scope of work necessary for a particular project is significantly more or less than the fee calculated herein provides, the Building Official may adjust the fee assessment to better reflect the scope of service.

2. Multi-Unit Residential (Apartments, Condominiums) Plan Review Fees

Multi-unit Plan Review fees are based on an hourly rate of \$246 applied to the anticipated number of Plan Review hours derived from the tables below. Separate plan review hours are calculated for the residential units, garage structures, and commercial uses, if any.

a) Shell Plan Review Fees are calculated as follows:

The number of unique units in the project multiplied by an area modifier plus base hours plus 2 hours for each building equals the review hours assessed per trade.

Building, Plumbing, Mechanical, and Electrical formula

(# of Units – P) x Area Modifier (B) + Base Hours (A) + (2 x # of buildings) = adjusted hours, multiplied by a Construction Material Modifier (C) = hours assessed (rounded to the closest 0.5 hour).

P = the minimum value of the applicable unit count bracket in the table below. For example, if the unit count is 80, then the first part of the formula is (80-51) or 29.

| | | Multi-Family Base Hours (A) | | | | Area Modifier (B) | | | |
|-------|-----|-----------------------------|-------|------|-------|-------------------|-------|------|-------|
| Units | | Bldg | Plumb | Mech | Elect | Bldg | Plumb | Mech | Elect |
| 1 | 50 | 30.0 | 6.0 | 6.0 | 6.0 | 1.00 | 0.20 | 0.20 | 0.20 |
| 51 | 100 | 80.0 | 16.0 | 16.0 | 16.0 | 0.90 | 0.15 | 0.15 | 0.15 |
| 101 | 200 | 125.0 | 23.5 | 23.5 | 23.5 | 0.80 | 0.10 | 0.10 | 0.10 |
| 201 | | 205.0 | 33.5 | 33.5 | 33.5 | 0.20 | 0.05 | 0.05 | 0.05 |

Construction Material Modifier (C) – Adjusts assessed hours based on complexity of structure type as listed in the table below.

| Construction Material Modifier (C) | | | | |
|---|-------------|--------------|-------------|--------------|
| Type of Material | Bldg | Plumb | Mech | Elect |
| 1 Wood Bearing 1 story | 1.0 | 1.0 | 1.0 | 1.0 |
| 2 Wood Bearing 2 story | 1.1 | 1.0 | 1.0 | 1.0 |
| 3 Wood Bearing 3-5 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 4 Steel/Concrete/Masonry 1-6 stories | 1.0 | 1.0 | 1.0 | 1.0 |
| 5 Steel/Concrete/Masonry 7-12 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 6 Steel/Concrete/Masonry 13> stories | 1.4 | 1.0 | 1.0 | 1.0 |
| 7 Prefab Metal/Modular | 0.5 | 0.5 | 0.5 | 0.5 |
| 8 Carports | 0.5 | | | 0.5 |

b) **Garage Plan Review Fees** are calculated as follows:

$((\text{Sq ft of garage} - P)/1,000) \times \text{Area Modifier [B]} + \text{Base Hours [A]} = \text{adjusted hours, multiplied by a Construction Material Modifier [C]} = \text{hours assessed (rounded to the closest .5 hour)}$.

P = the maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is $(20,000-10,000)/1,000$ or 10.

| | | Garage Base Hours (A) | | | | Area Modifier (B) | | | |
|---------------------|---------|------------------------------|--------------|-------------|--------------|--------------------------|--------------|-------------|--------------|
| Garage Sq Ft | | Bldg | Plumb | Mech | Elect | Bldg | Plumb | Mech | Elect |
| 0 | 10,000 | 6 | 2.00 | 2.00 | 2.00 | 0.8 | 0.2 | 0.2 | 0.2 |
| 10,001 | 50,000 | 14 | 4.00 | 4.00 | 4.00 | 0.5 | 0.1 | 0.1 | 0.1 |
| 50,001 | greater | 34 | 6.00 | 6.00 | 6.00 | 0.3 | 0.05 | 0.05 | 0.05 |

Construction Material Modifier (C) - Adjusts assessed hours based on complexity of structure type as listed in table below.

| Construction Material Modifier (C) | | | | |
|---|-------------|--------------|-------------|--------------|
| Type of Material | Bldg | Plumb | Mech | Elect |
| 1 Wood Bearing 1 story | 1.0 | 1.0 | 1.0 | 1.0 |
| 2 Wood Bearing 2 story | 1.1 | 1.0 | 1.0 | 1.0 |
| 3 Wood Bearing 3-5 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 4 Steel/Concrete/Masonry 1-6 stories | 1.0 | 1.0 | 1.0 | 1.0 |
| 5 Steel/Concrete/Masonry 7-12 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 6 Steel/Concrete/Masonry 13> stories | 1.4 | 1.0 | 1.0 | 1.0 |
| 7 Prefab Metal/Modular | 0.5 | 0.5 | 0.5 | 0.5 |
| 8 Carports | 0.5 | | | 0.5 |

B. Non-residential Plan Review Fees: \$246 per hour (with 15 minutes minimum for over-the-counter reviews and one hour minimum for review intakes) or fees listed in the tables below, whichever is greater. (Review time is limited to the hours paid for after 2 hrs. in the second review cycle.)

1. Fixed Time Assessment (hours)

| <i>Scope of Work</i> | <i>Bldg</i> | <i>Plumb</i> | <i>Mech</i> | <i>Elect</i> |
|------------------------------------|-------------|--------------|-------------|--------------|
| Antenna | 2 | | | 2 |
| Disabled Accessibility Upgrade | 1.5 | 1 | | |
| ATM | 1 | | | |
| Awnings | 1 | | | |
| Canopy Structure | 3 | | | |
| Cooling Tower | 2 | | 1 | 2 |
| Damage Repair | 4 | | | |
| Demising Walls only | 1 | | | |
| Demo Interior walls | 1 | | | |
| Deck Repairs | 2 | | | |
| Façade changes | 3 | | | |
| Fountains | 1 | 1 | | |
| Hood Installations | 1 | | 2 | 1 |
| HVAC systems | 4 | | 2 | 1.5 |
| Masonry Fence (100 ft. increments) | 1 | | | |
| Occupancy Changes | 1 | | | |
| Permit to Final | 3 | | | |
| Racks | 4 | | | |
| Rated Corridors | 2 | | | |
| Restroom Alterations | 1 | 1 | | |
| Retaining Walls | 1.5 | | | |
| Seismic upgrades | 12 | | | |
| Signs | 1 | | | |
| Skylights Non-Structural | 1 | | | |
| Skylights Structural | 2 | | | |
| Sound Walls | 1.5 | | | |
| Spray Booth | 4 | | 2 | 3 |
| Swimming Pools | 4 | 1 | 1 | 1.5 |
| T-Bar Ceilings | 1 | | | 1 |
| Tools | 1 | | | 2 |
| Trailers Installed | 1 | | | |
| Trellis(s) Patio Covers | 2 | | | |

Application of Tables - The above table is based on assumed average Plan Review hours per category and an hourly rate of \$246. Plan Review hours equivalent to the base hours will be allotted. The base fees provide an unlimited Plan Review time in the first review cycle and two additional hours in the second cycle. Additional fees are only assessed if the review process exceeds two hours in the second cycle. If additional categories are identified that are not listed above the same fee methodology will be applied. While this table is intended to calculate fees for various project types, if the scope of work necessary for a particular project is significantly more or less than the fee calculated herein provides, the Building Official may adjust the fee assessment to better reflect the scope of service.

2. Time Assessments Based on Project Type

Separate fees are calculated for the shell, the finish interior and garage and are added together when applicable.

New Commercial/Industrial Construction

a) Shell Plan Review Fees

Area modifiers for Building, Mechanical and Electrical are all different (due to time investment scaling at different rates based on size) and are not utilized for Plumbing at all. The area modifier assesses a time for every 1,000 sq ft of a building and is added to a base hour assessment associated with a given sq ft range. The separate number of plumbing areas that exist in the building determines the Plumbing Area Modifier. The Plan Review hourly rate is \$246 per hour.

Building, Mechanical, and Electrical formula

$((\text{Sq ft of building} - P) / 1,000) \times \text{an Area Modifier [B]} + \text{Base Hours [A]} = \text{adjusted hours}$, multiplied by a Construction Material Modifier [C] = hours assessed (rounded to the closest 0.5 hour).

P = the maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is $(20,000 - 10,000) / 1,000$ or 10.

Plumbing formula

$(\text{Base hours (A)} + \text{Plumbing Area Modifier (B)}) \times \text{Construction Material Modifier (C)} = \text{hours assessed (rounded to the closest 0.5 hour)}$.

| Shell | | | | | | | | |
|---------------------|--------------------------------|--------------|-------------|--------------|--------------------------|--------------|-------------|--------------|
| Bldg Size | Base Hours Assessed (A) | | | | Area Modifier (B) | | | |
| Sq Ft | Bldg | Plumb | Mech | Elect | Bldg | Plumb | Mech | Elect |
| 0 - 10,000 | 10.00 | 3.00 | 3.00 | 3.00 | 1 | see below | 0.2 | 0.2 |
| 10,000 < x ≤ 50,000 | 20.00 | 3.00 | 5.00 | 5.00 | 0.7 | see below | 0.05 | 0.05 |
| Greater than 50,000 | 48.00 | 3.00 | 6.00 | 6.00 | 0.4 | see below | 0.01 | 0.01 |

Plumbing Area Modifier (B) - The Base Hours for the plumbing trade assumes 1 plumbing area. To calculate the plumbing hours for additional plumbing areas select the value for "B" from the following table:

| Plumbing Areas | Modifier (B) |
|-----------------------|--------------------------------|
| 1 area | 0 |
| 2 areas | 1.0 |
| 3 areas | 1.5 |
| 4 areas | 2.0 |
| More than 4 areas | 2.0 + .25 for each area over 4 |

Construction Material Modifier (C) – Adjusts assessed hour based on complexity of structure type as listed in table below.

| Construction Material Modifier (C) | | | | |
|---|-------------|--------------|-------------|--------------|
| Type of Material | Bldg | Plumb | Mech | Elect |
| 1 Wood Bearing 1 story | 1.0 | 1.0 | 1.0 | 1.0 |
| 2 Wood Bearing 2 story | 1.1 | 1.0 | 1.0 | 1.0 |
| 3 Wood Bearing 3-5 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 4 Steel/Concrete/Masonry 1-6 stories | 1.0 | 1.0 | 1.0 | 1.0 |
| 5 Steel/Concrete/Masonry 7-12 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 6 Steel/Concrete/Masonry 13> stories | 1.4 | 1.0 | 1.0 | 1.0 |
| 7 Prefab Metal/Modular | 0.5 | 0.5 | 0.5 | 0.5 |
| 8 Carports | 0.5 | | | 0.5 |

b) Garage Plan Review Fees

Building, Plumbing, Mechanical, and Electrical formula

$((\text{Sq ft of garage} - P) / 1,000) \times \text{Area Modifier [B]} + \text{Base Hours [A]} = \text{adjusted hours, multiplied by a Construction Material Modifier [C]} = \text{hours assessed (rounded to the closest 0.5 hour)}$.

P = the maximum value of the previous square footage bracket. For example, if the square footage is 20,000 then the first part of the formula is $(20,000-10,000)/1,000$ or 10.

| Garage Sq Ft | Garage Base Hours (A) | | | | Area Modifier (B) | | | |
|---------------------|------------------------------|--------------|-------------|--------------|--------------------------|--------------|-------------|--------------|
| | Bldg | Plumb | Mech | Elect | Bldg | Plumb | Mech | Elect |
| 0 - 10,000 | 6 | 2.00 | 2.00 | 2.00 | 0.8 | 0.2 | 0.2 | 0.2 |
| 10,000 < x ≤ 50,000 | 14 | 4.00 | 4.00 | 4.00 | 0.5 | 0.1 | 0.1 | 0.1 |
| Greater than 50,000 | 34 | 6.00 | 6.00 | 6.00 | 0.3 | 0.05 | 0.05 | 0.05 |

Construction Material Modifier (C) - Adjusts assessed hour based on complexity of structure type as listed in table below.

| Construction Material Modifier (C) | | | | |
|---|-------------|--------------|-------------|--------------|
| Type of Material | Bldg | Plumb | Mech | Elect |
| 1 Wood Bearing 1 story | 1.0 | 1.0 | 1.0 | 1.0 |
| 2 Wood Bearing 2 story | 1.1 | 1.0 | 1.0 | 1.0 |
| 3 Wood Bearing 3-5 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 4 Steel/Concrete/Masonry 1-6 stories | 1.0 | 1.0 | 1.0 | 1.0 |
| 5 Steel/Concrete/Masonry 7-12 stories | 1.2 | 1.0 | 1.0 | 1.0 |
| 6 Steel/Concrete/Masonry 13> stories | 1.4 | 1.0 | 1.0 | 1.0 |
| 7 Prefab Metal/Modular | 0.5 | 0.5 | 0.5 | 0.5 |
| 8 Carports | 0.5 | | | 0.5 |

c) Finish Interior & Tenant Improvement Plan Review Fees:

Building, Mechanical, and Electrical formula

$((\text{Sq ft of building} - P) / 1,000) \times \text{Area Modifier [B]} + \text{Base Hours [A]} = \text{adjusted hours, multiplied by a Use Modifier [C]} = \text{hours assessed (rounded to the closest .5 hour)}$.

P = The maximum value of the previous square footage bracket. For example, the first part of the formula for a project of 20,000 sq. ft. is $(20,000-10,000)/1,000$ or 10.

Plumbing formula

(Base hours (A) + Plumbing Area Modifier (B)) x Construction Material Modifier (C) = hours assessed (rounded to the closest 0.5 hour).

| <i>FI & TI Sq Ft (no structural review)</i> | Base FI & TI Hours (A) | | | | Area Modifier (B) | | | |
|---|-----------------------------------|--------------|-------------|--------------|--------------------------|--------------|-------------|--------------|
| | <i>Bldg</i> | <i>Plumb</i> | <i>Mech</i> | <i>Elect</i> | <i>Bldg</i> | <i>Plumb</i> | <i>Mech</i> | <i>Elect</i> |
| 0 - 5,000 | 1 | 1 | 1 | 1.5 | 0.8 | see below | 0.05 | 0.05 |
| 5,000 < x ≤ 10,000 | 5 | 1.5 | 2 | 2.5 | 0.5 | See below | 0.05 | 0.05 |
| 10,000 < x ≤ 50,000 | 7.50 | 1.5 | 3. | 3. | 0.2 | see below | 0.05 | 0.05 |
| Greater than 50,000 | 15.5 | 2.0 | 4. | 4.5 | 0.1 | see below | 0.01 | 0.01 |

| <i>FI & TI Sq Ft (with structural review)</i> | Base FI & TI Hours (A) | | | | Area Modifier (B) | | | |
|---|-----------------------------------|--------------|-------------|--------------|--------------------------|--------------|-------------|--------------|
| | <i>Bldg</i> | <i>Plumb</i> | <i>Mech</i> | <i>Elect</i> | <i>Bldg</i> | <i>Plumb</i> | <i>Mech</i> | <i>Elect</i> |
| 0 - 5,000 | 4 | 1 | 1 | 1.5 | 0.8 | see below | 0.05 | 0.05 |
| 5,000 < x ≤ 10,000 | 8 | 1.5 | 2 | 2.5 | 0.6 | See below | 0.05 | 0.05 |
| 10,000 < x ≤ 50,000 | 11 | 1.5 | 3 | 3 | 0.4 | see below | 0.05 | 0.05 |
| Greater than 50,000 | 22 | 2 | 4 | 4.5 | 0.1 | see below | 0.01 | 0.01 |

Plumbing Area Modifier (B) - The Base Hours for the plumbing trade assumes 1 plumbing area. To calculate the plumbing hours for additional plumbing areas select the value for "B" from the following table:

| Plumbing Areas | Modifier (B) |
|-----------------------|--------------------------------|
| 1 area | 0 |
| 2 areas | 1.0 |
| 3 areas | 1.5 |
| 4 areas | 2.0 |
| More than 4 areas | 2.0 + .25 for each area over 4 |

Use Modifier (C) - Adjusts assessed hour based on complexity of occupant usage as listed in table below.

| Use Modifier (C) | |
|--|--|
| Use | Building / Plumbing / Mechanical / Electrical |
| Agricultural, Canopy Building, Parking Garage, Recreation | 1.0 |
| Office, Tilt Up Office, Tilt Up Warehouse, Warehouse | 1.2 |
| Antenna/Cell Site, Assembly, Auditorium, Bank, Bowling Alley, Church, Health Club, Industrial, Manufacturing, Retail Store, Service Station, Theatre | 1.4 |
| Medical/Dental, R & D, Repair Garage, School/Daycare | 1.5 |
| Cafeteria, Hazardous Use, Restaurant | 1.6 |

The tables above are intended to calculate fees for various project types, if the scope of work necessary for a particular project is significantly more or less than the fee calculated herein provides, the Building Official may adjust the fee assessment to better reflect the scope of service.

C. Special Plan Review Services

| Category | Fee |
|---|--|
| Factory built dwelling or mobile home installed on a permanent foundation | \$246 per hour of review time |
| Subdivisions Plot Review | \$246.00 per hour (15-minute minimum) |
| Preliminary Plan Review | \$246.00 per hour (1 hour minimum) |
| Alternate Materials and Methods of Construction Application | \$492 base fee (2 hours minimum) plus additional time at \$246 per hour |
| Expedited Plan Review | |
| Express Plan Review | 1.5 times the current plan review fee (1 hour minimum) |
| Intermediate Plan Review | 1.5 times the current plan review fee |
| Special Handling Plan Review | 1.5 times the current plan review fee (1 hour minimum) |
| Accessibility Exemption Application | \$246 per application |
| Condominium Conversion | \$246 per hour |
| Rough Framing Fee | \$246 per hour (30 minute minimum) |
| Replacement Permit Fee | \$246 plus the difference between current fees and previously paid unused fees (To be eligible, the expired permit must have been issued within the past 3 years and prior to any major code change as determined by the Building Official). |
| Plan Check Extension | \$89 per extension |
| Plan Review Services – for which no other fee is specified | \$246 per hour (30 minute minimum) |
| Complexity Surcharge Fees | |
| Historic | \$246 per hour (1/2 hr Min) |
| Geohazard Zone | \$246 per hour (1/2 hr Min) |
| Seismic Hazards | \$246 per hour (1/2 hr Min) |
| Flood Zone | \$246 per hour (1/2 hr Min) |
| Planning Adjustment Required | \$246 per hour (1/2 hr Min) |
| Structural Calculation | \$246 per hour (1/2 hr Min) |
| Soils Report | \$246 per hour (1/2 hr Min) |
| Fire Review | \$246 per hour (1/2 hr Min) |
| Plumbing/Mechanical | |
| Regular Plan Review | 246 per hour (with 15 minutes for over the counter reviews and one hour minimum for review intakes) |
| Expedited Plan Review | 1.5 times the current plan review fee |
| Electrical | |
| Regular Plan Review | \$246 per hour (with 15 minutes for over the counter reviews and one-hour minimum for review intakes) |
| Expedited Plan Review | 1.5 times the current plan review fee |

Planning Review Fees

| Category | Fees |
|---|---------------|
| Planning Permit Conformance of Building Plan Review | |
| Tenant Improvements (TI) | \$577 |
| Single Family Resident (SFR) | \$577 |
| Multi-Family/Commercial/Industrial | \$1,444 |
| Zoning Conformance | \$218 |
| Plot Plan Review (per plot) | \$52 per plot |

Record Retention Fees

| Category | Fees |
|---|---|
| Building/Plumbing/Mechanical/Electrical Permits | 10% of Permit cost with \$20.00 minimum and \$2,000 maximum |

Miscellaneous Fees

| Category | Fees |
|--|---|
| Returned Check – Additional | \$31.50 |
| Refund Processing | Service Fees, including but not limited to Permit Processing and Record Retention are not refundable. Plan Review fees are refundable up to 80% when the project is cancelled prior to the plan review being started. Permit fees are refundable up to 80% when no work has started and no inspection has been requested. In the event of staff or system error the erroneously paid 100% refundable. |
| General Plan Update – all other projects | 1.25% of application permit fee |
| General Plan Update – new residential projects with more than 10 units | 5.00% of application permit fee |
| Duplicating Fees | |
| Photocopies (8 1/2:" x 11" or 8 1/2"x14") Black & White | \$0.06 for each page |
| Photocopies (8 1/2:" x 11" or 8 1/2" x 14") Color | \$0.12 for each page |
| Photocopies (11" x 17") Black & White | \$0.07 for each page |
| Photocopies (11" x 17") Color | \$0.13 for each page |
| Photocopies (11" x 17") Z fold | \$0.33 for each page |
| Document scanning (all sizes) Black & White / Color | \$0.23 for first page, \$0.05 per additional page plus cost of Electronic Media |
| Electronic Media - 8 GB Thumb Drive | \$6.78 plus per page Document Scanning Fee |
| Electronic Media - 16 GB Thumb Drive | \$9.71 plus per page Document Scanning Fee |
| Electronic Media – 32 GB Thumb Drive | \$16.05 plus per page Document Scanning Fee |
| Microfiche Record Copies | \$2.50 for first page and \$0.26 for each additional page |
| Microfilm Record Copies | \$4.50 for first page and \$0.26 for each additional page |
| Optical Image Reproduction - 8 1/2:" x 11" | \$0.20 for each page |
| Optical Image Reproduction - Plans/Drawings | \$4.50 for each page |
| Document copies on CD | Document Research fee plus \$0.50 per disk |
| Fax copies to Public | \$1.64 for first page, \$0.06 per additional page |
| Document Certification | \$8.50 plus cost of document photocopying |

Deposit – Construction & Demolition Diversion Program

All projects requiring a building permit also require a CDDD Deposit. These include new construction, alteration and demolition work for both residential and non-residential projects. This is a deposit that is returned to applicants that meet the refund requirements set forth in the CDDD guidelines. Information on this program can be found at <http://www.sjrecycles.org/business/cddd.htm>

| <i>Building Segment</i> | <i>Deposit per Sq. Ft.</i> | <i>Minimum Valuation</i> | <i>Maximum Sq. Ft. Subject to Deposit</i> |
|----------------------------------|-----------------------------------|---------------------------------|--|
| Residential new construction | \$0.20 | \$115,000 | 125,000 detached 100,000 attached |
| Non-residential new construction | \$0.10 | \$135,000 | 25,000 commercial 75,000 industrial |
| Residential alterations | \$1.16 | \$2,000 | None |
| Non-Residential alterations | \$0.35 | \$5,000 | None |
| Residential demolition | \$0.35 | \$5,000 | None |
| Non-residential demolition | \$0.10 | None | None |
| Roof project with tear-off | None | None | None |

Deposit – New Construction Green Building

All projects requiring a building permit which involve new construction ≥ 10 of residential units or new construction of $\geq 25,000$ square feet of nonresidential space also require a Green Building Deposit. This is a deposit that is returned to applicants that meet the refund requirements set forth in the Green Building guidelines. Information on this program can be found at <http://www.sanjoseca.gov/index.aspx?NID=3284>

| <i>Building Segment</i> | <i>Deposit per Sq. Ft.</i> | <i>Maximum Sq. Ft. per Building Permit Subject to Deposit</i> |
|---|-----------------------------------|--|
| ≥ 10 New Construction Residential units | \$0.30 | 100,000 square feet |
| $\geq 25,000$ square feet New Construction Non-residential (office, industrial, commercial) | \$0.30 | 100,000 square feet |

FIRE PLAN REVIEW AND INSPECTION FEES

A. FIRE - ARCHITECTURAL-PLAN CHECK BASE FEES

R3 Occupancies

| Type | Base Hours | Base Fees | Modifier |
|---------------------------------|------------|-----------|----------|
| Customer Single Family Dwelling | 2 | \$460.00 | |
| Single Family Tracts | 3 | \$690.00 | |

Multi-Family Buildings

| Area in Sq Feet | Base Hours | Base Fees | Size Modifier |
|------------------|------------|------------|--|
| 1 to 10,000 | 8 | \$1,840.00 | |
| 10,001 to 20,000 | 8 | \$1,840.00 | Plus 0.0006 hour per sq-ft over 10,000 |
| >20,000 | 14 | \$3,220.00 | Plus 0.0005 hour per sq-ft over 20,000 |

*High-Rise Building Modifier – 1.1

Commercial, Industrial, and Garage New Buildings (Shell) and Additions

| Area in Sq Feet | Base Hours | Base Fees | Size Modifier |
|------------------|------------|------------|--|
| 1 to 10,000 | 6 | \$1,380.00 | |
| 10,001 to 20,000 | 6 | \$1,380.00 | Plus 0.0005 hour per sq-ft over 10,000 |
| >20,000 | 11 | \$2,530.00 | Plus 0.0004 hour per sq-ft over 20,000 |

*High-Rise Building Modifier – 1.1

Tenant Improvement, Alteration, and Interior Finish (All Occupancies except R3)

| Area in Sq Feet | Base Hours | Base Fees | Size Modifier |
|-----------------|------------|------------|---|
| 1 to 5,000 | 2.5 | \$575.00 | |
| 5,001 to 20,000 | 2.5 | \$575.00 | Plus 0.0003 hour per sq-ft over 5,000 |
| >20,000 | 7 | \$1,610.00 | Plus 0.00025 hour per sq-ft over 20,000 |

Use Modifier for Tenant Improvement, Alteration, and Interior Finish

| | | | |
|---|-----|--------------------------|-----|
| Agricultural | 1.0 | Parking Garage (Closed) | 1.0 |
| Antenna/Cell Site | 1.0 | Parking Garage (Open) | 1.0 |
| Assembly | 1.1 | Recreation | 1.1 |
| Auditorium | 1.2 | R & D | 1.1 |
| Bank | 1.0 | Repair Garage | 1.1 |
| Bowling Alley | 1.1 | Restaurant | 1.1 |
| Canopy Building | 1.0 | Retail/Store | 1.0 |
| Cafeteria | 1.1 | School/Daycare | 1.1 |
| Church | 1.2 | Service Station | 1.0 |
| Hazardous Use | 1.2 | Theatre | 1.2 |
| Health Club | 1.1 | Tilt-Up Office | 1.0 |
| Industrial | 1.1 | Tilt-Up Warehouse | 1.1 |
| Manufacturing | 1.0 | Unidentified/Speculative | 1.0 |
| Medical/Dental | 1.0 | Warehouse | 1.1 |
| Office | 1.0 | | |
| Mixed Use - use modifier of occupancy with the largest area | | | |

Complexity Modifier for Tenant Improvement, Alteration, and Interior Finish

| | | | |
|------------------------|------|---------------------------|------|
| Major Modifications | 1.20 | Minor Modifications | 0.75 |
| Standard Modifications | 1.00 | Very Simple Modifications | 0.50 |

Other Plan Review Services

| <i>Type</i> | <i>Fee</i> |
|---|---|
| Architectural Express Plan Check | 1.5 times the hourly rate |
| Architectural Intermediate/Coordinated Review | 1.5 times the architectural plan review fee |
| Architectural Special Tenant Improvement | 1.5 times the architectural plan review fee |

Application of Tables – The tables above (on pages 30 and 31) are based on the average plan check hours per category and a billable hourly rate of \$230.00 per hour. The base fees provide an unlimited plan check time for the first review cycle and two additional hours in the second review cycle. Additional fees are only assessed if the review process exceeds two hours in the second cycle and the total initial hours covered by the base fees are exceeded.

B. FIRE – ARCHITECTURAL INSPECTION BASE FEES

R3 Occupancies

| <i>Type</i> | <i>Base Hours</i> | <i>Base Fees</i> | <i>Modifier</i> |
|---------------------------------|-------------------|------------------|--------------------------------|
| Customer Single Family Dwelling | 1 | \$259.00 | |
| Single Family Tracts | 2 | \$518.00 | Plus 0.25 hour per unit over 6 |

Multi-Family Buildings

| <i>Area in Sq Feet</i> | <i>Base Hours</i> | <i>Base Fees</i> | <i>Size Modifier</i> |
|------------------------|-------------------|------------------|---|
| 1 to 10,000 | 2 | \$518.00 | |
| 10,001 to 20,000 | 2 | \$518.00 | Plus 0.00025 hour per sq-ft over 10,000 |
| >20,000 | 5 | \$1,295.00 | Plus 0.0002 hour per sq-ft over 20,000 |

*High-Rise Building Modifier – 1.2

Commercial, Industrial, and Garage New Buildings (Shell) and Additions

| <i>Area in Sq Feet</i> | <i>Base Hours</i> | <i>Base Fees</i> | <i>Size Modifier</i> |
|------------------------|-------------------|------------------|--|
| 1 to 10,000 | 3 | \$777.00 | |
| 10,001 to 20,000 | 3 | \$777.00 | Plus 0.00015 hour per sq-ft over 10,000 |
| >20,000 | 4 | \$1,036.00 | Plus 0.000125 hour per sq-ft over 20,000 |

*High-Rise Building Modifier – 1.2

Tenant Improvement, Alteration, and Interior Finish (All Occupancies except R3)

| <i>Area in Sq Feet</i> | <i>Base Hours</i> | <i>Base Fees</i> | <i>Size Modifier</i> |
|------------------------|-------------------|------------------|--|
| 1 to 5,000 | 1 | \$259.00 | |
| 5,001 to 20,000 | 2 | \$518.00 | Plus 0.00015 hour per sq-ft over 5,000 |
| >20,000 | 4 | \$1,036.00 | Plus 0.000125 hour per sq-ft over 20,000 |

Use Modifier for Tenant Improvement, Alteration, and Interior Finish

| | | | |
|-------------------|-----|-------------------------|-----|
| Agricultural | 1.0 | Parking Garage (Closed) | 1.0 |
| Antenna/Cell Site | 1.0 | Parking Garage (Open) | 1.0 |
| Assembly | 1.0 | Recreation | 1.1 |
| Auditorium | 1.1 | R & D | 1.1 |
| Bank | 1.0 | Repair Garage | 1.1 |
| Bowling Alley | 1.1 | Restaurant | 1.1 |
| Canopy Building | 1.0 | Retail/Store | 1.0 |
| Cafeteria | 1.1 | School/Daycare | 1.1 |
| Church | 1.1 | Service Station | 1.0 |
| Hazardous Use | 1.1 | Theatre | 1.1 |
| Health Club | 1.0 | Tilt-Up Office | 1.0 |
| Industrial | 1.1 | Tilt-Up Warehouse | 1.1 |

| | | | |
|---|-----|--------------------------|-----|
| Manufacturing | 1.0 | Unidentified/Speculative | 1.0 |
| Medical/Dental | 1.0 | Warehouse | 1.1 |
| Office | 1.0 | | |
| Mixed Use - use modifier of occupancy with the largest area | | | |

Complexity Modifier for Tenant Improvement, Alteration, and Interior Finish

| | | | |
|------------------------|------|---------------------------|------|
| Major Modifications | 1.10 | Minor Modifications | 0.75 |
| Standard Modifications | 1.00 | Very Simple Modifications | 0.50 |

Application of Tables – The tables above (on pages 28 and 29) are based on the average inspection hours per category and a billable hourly rate of \$259.00 per hour. The total hours purchased (fee/\$259.00) will limit the available inspection service allowed.

C. FIRE - SPECIAL USE ARCHITECTURAL PLAN CHECK AND INSPECTION BASE FEES

| Special Use | Base Fees | |
|------------------------|--------------------|-------------------|
| | <i>Plan Review</i> | <i>Inspection</i> |
| Antenna | 2.00 | 1.00 |
| ATM | 1.50 | 1.00 |
| Canopy Structure | 1.50 | 1.00 |
| Cooling Tower | 1.50 | 1.00 |
| Damage Repair | 1.50 | 1.00 |
| Demising Walls Only | 1.50 | 1.00 |
| Demo Interior Walls | 1.50 | 1.00 |
| Façade Changes | 1.50 | 1.00 |
| Fences/Gates | 1.50 | 1.00 |
| Fountains | 1.50 | 1.00 |
| HVAC Systems | 2.00 | 1.00 |
| Occupancy Changes | 1.50 | 1.00 |
| Occupancy Load Changes | 2.00 | 1.00 |
| Racks | 2.50 | 1.00 |
| Seismic Upgrades | 1.50 | 1.00 |
| Spray Booth | 2.50 | 1.00 |
| Swimming Pools | 2.00 | 1.00 |
| Tools | 2.00 | 1.00 |

D. FIRE – HAZARDOUS MATERIAL BUILDING PLAN CHECK AND INSPECTION BASE FEES

| Service | Plan Review | | Inspection | |
|---|--|-----------|------------|-----------|
| | Base Hours | Base Fees | Base Hours | Base Fees |
| Hazmat New Construction Plan Check and Inspection | 2 | \$460.00 | 1 | \$259.00 |
| Hazmat Express Plan Check | 1.5 times the hourly rate | \$345.00 | 1 | \$388.50 |
| Hazmat Intermediate or Coordinated Plan Check | 1.5 times Hazmat New Construction Plan Check Fee | \$690.00 | 1 | \$259.00 |
| Hazmat Special Tenant Improvements | 1.5 times Hazmat New Construction Plan Check Fee | \$690.00 | 1 | \$259.00 |

E. FIRE – ENGINEERING AND HAZMAT SYSTEMS INSTALLATION, REMOVAL OR ALTERATION PERMITS BASE PLAN CHECK FEES

| System | Base Hours | Base Fee | Size Modifier |
|--|------------|-------------|---|
| Fire Protection Systems | | | |
| Fire Alarm Systems | 1.00 | \$230.00 | for the first 12 devices/appliances + 0.01 hour per device/appliance over 12 |
| Fire Suppression Detection and Monitoring System | 1.00 | \$230.00 | for the first 12 devices/appliances + 0.01 hour per device/appliance over 12 |
| Fixed Extinguishing System | 1.00 | \$230.00 | |
| Emergency Responder Radio Coverage (ERRC) | 1.00 | \$230.00 | Minimum of 2 hours for buildings up to 4 stories, minimum of 3 hours for buildings between 5-7 stories, minimum of 4 hours for high rise building (8 stories or more) |
| Firefighter Breathing Air Replenishment | 2.00 | \$460.00 | Per equipment/system |
| Sprinklers, Standpipes and Pumps | | | |
| Underground Piping System | 1.00 | \$230.00 | for the first 200 feet of pipe + 0.0005 hour per foot over 200 |
| Overhead Sprinkler System | 1.00 | \$230.00 | for the first 5,000 square-feet + 0.00004 hour per square-foot over 5,000 |
| Standpipe System | 1.00 | \$230.00 | for the first 20 outlets + 0.1 hour per outlet over 20 |
| Fire Pump | 2.00 | \$460.00 | plus hourly rate if review surpasses 2 hours |
| Hazmat Systems | | | |
| Tanks (underground and aboveground) | 2.00 | \$460.00 | for the first tank + 1 hour per additional tank |
| Hazardous Materials Systems that require submittal of plan | 2.00 | \$460.00 | for the first system + 1 hour per additional system |
| Closure of facilities storing, using, or handling hazardous materials that require submittal of a closure plan | 2.00 | \$460.00 | plus hourly rate if review surpasses 2 hours |
| Liquefied Petroleum Gases and associated piping systems | 2.00 | \$460.00 | for the first system + 1 hour per additional system |
| Ozone Generating Equipment | 2.00 | \$460.00 | per equipment/system |
| Refrigeration/HVAC Systems above exempt amount in Article 63 of the UFC | 2.00 | \$460.00 | per equipment/system |
| Vapor Recovery System | 2.00 | \$460.00 | per equipment/system |
| Inert Gas Installation Permit | 1.00 | \$230.00 | for the first system + 0.5 hour per additional system |
| Expedited Plan Review Services | | Fees | |

| | |
|--|---------------------------------------|
| Express Plan Review | 1.5 times the systems plan review fee |
| Intermediate/Coordinated Plan Review | 1.5 times the systems plan review fee |
| Special Tenant Improvement Plan Review | 1.5 times the systems plan review fee |
| Expedited Plan Check | Hourly rate (minimum 3 hours) |

Application of Table – The table above is based on the average plan check hours per category and a billable hourly rate of \$230.00 per hour. The total hours purchased (fee paid/\$230.00) will limit the available plan check service allowed.

F. ENGINEERING AND HAZMAT SYSTEMS INSTALLATION, REMOVAL, OR ALTERATION PERMITS BASE INSPECTION FEES

| System | Base Hours | Base Fees | Size Modifier |
|--|------------|------------|---|
| <i>Fire Protection Systems</i> | | | |
| Fire Alarm Systems | 1.00 | \$259.00 | for the first 8 devices and 4 appliances + 0.085 hour per device over 8 and 0.01 per appliance over 4 |
| Fire Suppression Detection or Monitoring System | 1.00 | \$259.00 | for the first 8 devices and 4 appliances + 0.085 hour per device over 8 and 0.01 per appliance over 4 |
| Fixed Extinguishing System | 2.00 | \$518.00 | plus 0.1 hour per nozzle over 20 |
| Emergency Responder Radio Coverage (ERRC) | 1.00 | \$259.00 | Minimum of 2 hours for buildings up to 4 stories, minimum of 3 hours for buildings between 5-7 stories, minimum of 4 hours for high rise building (8 stories or more) |
| Firefighter Breathing Air Replenishment | 4.00 | \$1,036.00 | Per equipment/system |
| <i>Sprinklers, Standpipes, and Pumps</i> | | | |
| Underground Piping System | 2.00 | \$518.00 | for the first 200 feet of pipe + 0.002 hour per foot over 200 |
| Overhead Sprinkler System | 2.00 | \$518.00 | for the first 5,000 square-feet + 0.0002 hour per square-foot over 5,000 |
| Standpipe System | 2.00 | \$518.00 | for the first 20 outlets + 0.2 hour per outlet over 20 |
| Fire Pump | 4.00 | \$1,036.00 | plus hourly rate if inspection surpasses 4 hours |
| <i>Hazmat Systems</i> | | | |
| Tanks (underground and above aboveground) | 1.00 | \$259.00 | |
| Hazardous Materials Systems that require submittal of plan | 1.00 | \$259.00 | |
| Closure of facilities storing, using, or handling hazardous materials that require submittal of a closure plan | 1.00 | \$259.00 | |
| Liquefied Petroleum Gases and associated piping systems | 1.00 | \$259.00 | |
| Ozone Generating Equipment | 1.00 | \$259.00 | |
| Refrigeration/HVAC Systems above exempt amount in Article 63 of the UFC | 1.00 | \$259.00 | |
| Vapor Recovery System | 1.00 | \$259.00 | |
| Inert Gas Installation Permit | 1.00 | \$259.00 | |

| <i>Expedited Plan Review Services</i> | <i>Fees</i> |
|--|-------------------------------|
| Expedited Plan Check | Hourly rate (minimum 3 hours) |

Application of Table – The table above is based on the average inspection hours per category and a billable hourly rate of \$259.00 per hour. The total hours purchased (fee paid/\$259.00) will limit the available inspection service allowed.

G. FIRE - MISCELLANEOUS FEES

| Service | Plan Check Fees / Inspection Fees |
|--|---|
| Hourly Rate | \$230.00 / \$259.00 |
| Variance & AMMC | Hourly Rate (min. 3 hours) |
| TCO Processing | Hourly Rate (min. 2 hours) |
| After Hours Inspection/Plan Review | Hourly Rate (min. 3 hours) |
| Failure to Cancel Scheduled Inspection | Hourly Rate (min. 1 hour) |
| Buildings, Structures and Fire Systems Installed Without Permits | Two times the Plan Review Fees and Two times the Inspections Fees |
| Hydrant Flow Test | Hourly Rate (minimum 3 hours) |
| Hydrant Processing Fee | Hourly Rate (min. ½ hour) |
| Preliminary Project Site Review | Hourly Rate (min. 1 hour) |
| Fire/Smoke Damper Functional Test | Hourly Rate |
| Services with no specific fee | Hourly Rate |
| Record Retention Fee | 5% of Engineering and Hazardous Materials Installation, Removal, or Alteration Permit Fee |
| Late Charges | 10% of unpaid invoice if not paid by due date, additional 10% of outstanding balance if 30 days past due. |

**City of San Jose
Square Foot Construction Costs
(Effective July 1, 2017)**

| Group (2015 International Building Code) | Type of Construction | | | | | | | | |
|--|----------------------|--------|--------|----------|--------|--------|--------|--------|--------|
| | IA | IB | IIA | IIB | IIIA | IIIB | IV | VA | VB |
| A-1 Assembly, theaters, with stage | 229.26 | 221.37 | 216.01 | 207.1604 | 194.94 | 189.29 | 200.61 | 178.00 | 171.48 |
| A-1 Assembly, theaters, without stage | 210.11 | 202.22 | 196.86 | 188.01 | 175.94 | 170.29 | 181.46 | 158.99 | 152.48 |
| A-2 Assembly, nightclubs | 179.28 | 174.08 | 169.68 | 162.81 | 153.48 | 149.24 | 157.08 | 138.97 | 134.26 |
| A-2 Assembly, restaurants, bars, banquet halls | 178.28 | 173.08 | 167.68 | 161.81 | 151.48 | 148.24 | 156.08 | 136.97 | 133.26 |
| A-3 Assembly, churches | 212.12 | 204.22 | 198.87 | 190.01 | 178.14 | 172.49 | 183.47 | 161.20 | 154.68 |
| A-3 Assembly, general, community halls, libraries, museums | 176.94 | 169.04 | 162.69 | 154.83 | 141.96 | 137.30 | 148.28 | 125.01 | 119.50 |
| A-4 Assembly, arenas | 209.11 | 201.22 | 194.86 | 187.01 | 173.94 | 169.29 | 180.46 | 156.99 | 151.48 |
| B Business | 182.98 | 176.21 | 170.40 | 161.91 | 147.69 | 142.14 | 155.55 | 129.66 | 123.97 |
| E Educational | 194.27 | 187.38 | 182.00 | 173.88 | 162.37 | 154.12 | 167.88 | 141.89 | 137.57 |
| F-1 Factory and industrial, moderate hazard | 109.64 | 104.60 | 98.57 | 94.77 | 85.03 | 81.17 | 90.78 | 71.30 | 66.75 |
| F-2 Factory and industrial, low hazard | 108.64 | 103.60 | 98.57 | 93.77 | 85.03 | 80.17 | 89.78 | 71.30 | 65.75 |
| H-1 High Hazard, explosives | 102.63 | 97.58 | 92.55 | 87.75 | 79.22 | 74.36 | 83.76 | 65.48 | N.P. |
| H-2,3, & 4 High Hazard | 102.63 | 97.58 | 92.55 | 87.75 | 79.22 | 74.36 | 83.76 | 65.48 | 59.94 |
| H-5 HPM | 182.98 | 176.21 | 170.40 | 161.91 | 147.69 | 142.14 | 155.55 | 129.66 | 123.97 |
| I-1 Institutional, supervised environment | 183.95 | 177.72 | 172.57 | 165.30 | 152.29 | 148.15 | 165.39 | 136.43 | 132.19 |
| I-2 Institutional, hospitals | 307.93 | 301.16 | 295.35 | 286.86 | 271.68 | N.P. | 280.50 | 253.65 | N.P. |
| I-2 Institutional, nursing homes | 213.36 | 206.59 | 200.78 | 192.29 | 179.07 | N.P. | 185.93 | 161.04 | N.P. |
| I-3 Institutional, restrained | 208.19 | 201.43 | 195.62 | 187.12 | 174.39 | 167.85 | 180.76 | 156.37 | 148.68 |
| I-4 Institutional, day care facilities | 183.95 | 177.72 | 172.57 | 165.30 | 152.29 | 148.15 | 165.39 | 136.43 | 132.19 |
| M Mercantile | 133.57 | 128.37 | 122.97 | 117.10 | 107.27 | 104.03 | 111.38 | 92.75 | 89.05 |
| R-1 Residential, hotels | 185.63 | 179.39 | 174.24 | 166.97 | 153.72 | 149.58 | 167.06 | 137.86 | 133.61 |
| R-2 Residential, multiple family | 104.47 | 104.47 | 104.47 | 104.47 | 104.47 | 104.47 | 104.47 | 104.47 | 104.47 |
| R-3 Residential, one- and two-family | 113.85 | 113.85 | 113.85 | 113.85 | 113.85 | 113.85 | 113.85 | 113.85 | 113.85 |
| R-4 Residential, care/assisted living facilities | 183.95 | 177.72 | 172.57 | 165.30 | 152.29 | 148.15 | 165.39 | 136.43 | 132.19 |
| S-1 Storage, moderate hazard | 101.63 | 96.58 | 90.55 | 86.75 | 77.22 | 73.36 | 82.76 | 63.48 | 58.94 |
| S-2 Storage, low hazard | 100.63 | 95.58 | 90.55 | 85.75 | 77.22 | 72.36 | 81.76 | 63.48 | 57.94 |
| U Utility, miscellaneous | 78.63 | 74.24 | 69.76 | 66.20 | 59.84 | 55.88 | 63.23 | 47.31 | 45.09 |

a. Private Garages use Utility, miscellaneous

d. For Interior Finishes and Tenant Improvements, deduct 80 percent

b. For shell only buildings deduct 20 percent

e. R-2 & R-3 Valuation by Ordinance is the VB value for all building types (per ord. 4.46.050)

c. N.P. not permitted

Valuation for Miscellaneous Structures

| | <i>Unit Value</i> | <i>Value per Sq-Ft</i> |
|-----------------------------------|-------------------|------------------------|
| Accessory Structure (Wood) | | \$37.00 |
| Accessory Structure | | \$37.00 |
| Accessory Structure (Masonry) | | \$41.50 |
| Alteration Nonstructural | | \$49.50 |
| Alteration Structural | | \$81.20 |
| Antenna Tower <=30' | \$5,066 | |
| Antenna Tower >30' | \$5,066 | |
| Attached Framed | | \$40.62 |
| Attached Masonry | | \$51.28 |
| Attached Open Carport | | \$20.31 |
| Attic Conversion | | \$49.50 |
| Awning Aluminum | | \$32.50 |
| Awning Canvas | | \$14.70 |
| Balcony | | \$27.90 |
| Bathroom Remodel < 4 Fixtures | \$11,582 | |
| Bathroom Remodel >= 4 Fixtures | \$15,447 | |
| Baths Major Alts (fixtures moved) | \$15,100 | |
| Baths Minor Alts | \$7,550 | |
| Bay windows # | \$3,858 | |
| Bay windows # (w/Floor) | \$7,550 | |
| Covered Porch | | \$27.90 |
| Deck | | \$18.50 |
| Deck (attached) | | \$18.90 |
| Deck 1 Story | | \$18.50 |
| Deck 2 Story | | \$18.90 |
| Deck Detached | | \$18.50 |
| Detached Framed | | \$40.62 |
| Detached Masonry | | \$51.28 |
| Detached Open Carport | | \$27.08 |
| Dishes >2' # | \$6,221 | |
| Fence (masonry) | | \$15.50 |
| Fence (wood, chain link) | | \$5.30 |
| Fence (wrought iron) | | \$10.20 |
| Fireplace (chimney rebuild) # | \$2,656 | |
| Fireplace (complete rebuild) # | \$6,712 | |
| Foundation Bolting (LnFt) | | \$15.10 |
| Foundation Pier Blocks (each) | | \$75.50 |
| Foundation Repair (LnFt) | | \$75.50 |
| Garage Conversion | | \$66.40 |

- continue next page -

| | Unit Value | Value per Sq-Ft |
|----------------------------------|-------------------|------------------------|
| Garage move | | \$18.50 |
| Habitable Area Added | | \$101.90 |
| Kitchen Remodel | \$30,887 | |
| Kitchens Major Alts | \$30,200 | |
| Kitchens Minor Alts | \$15,100 | |
| Patio cover (lattice) | | \$10.20 |
| Patio cover (metal) | | \$12.50 |
| Patio cover (wood) | | \$18.50 |
| Pool Cabana | | \$101.90 |
| Residing/Stucco | | \$10.20 |
| Restroom (Lavatory) | \$2,952 | |
| Restroom (Shower) | \$3,934 | |
| Restroom (Water Closet) | \$3,934 | |
| Retaining wall (masonry) | | \$27.20 |
| Retaining wall (wood) | | \$8.70 |
| Roof structural replacement | | \$22.30 |
| Screen Room (2 sided) | | \$24.90 |
| Screen Room (3 sided) | | \$27.90 |
| Semi-finished basement to build | | \$31.00 |
| Semi-Finished Basement to Finish | | \$71.00 |
| Skylight dome # | \$1,314 | |
| Skylight non-structural # | \$2,620 | |
| Skylight structural # | \$4,349 | |
| Spa/Hot Tub (plaster) | | \$43.00 |
| Storage Shed (masonry) | | \$41.50 |
| Storage Shed (wood) | | \$37.00 |
| Swimming pool (plaster) | | \$44.20 |
| Swimming pool (vinyl) | | \$30.20 |
| T-Bar Ceiling | | \$5.30 |
| Unfinished basement to build | | \$15.00 |
| Unfinished basement to finish | | \$15.00 |
| Unfinished Room to Build | | \$15.00 |
| Unfinished room to finish | | \$15.00 |
| Walls (bearing) | | \$24.90 |
| Walls (non-bearing) | | \$20.80 |
| Walls (Plumbing) | | \$41.50 |
| Windows/Doors # | \$778 | |
| Windows/Doors New | \$778 | |
| Windows/Doors Repl | \$778 | |
| Work Shop | | \$37.00 |

CITY OF SAN JOSE DEVELOPMENT TAXES

THE FOLLOWING FEES ARE COLLECTED AT THE TIME OF PERMIT ISSUANCE:

1. COMMERCIAL, RESIDENTIAL, MOBILE HOME PARK CONSTRUCTION TAX (Municipal Code, Chapter 4.47)

- a. Commercial Use - 3% of the Building Valuation
- b. Residential Use - 2 3/4% of 88% of Building Valuation (2.42%)

2. BUILDING AND STRUCTURE CONSTRUCTION TAX (Municipal Code, Chapter 4.46)

- 1. Commercial Use - 1 1/2% of the Building Valuation
- 2. Industrial Use - 1% of the Building Valuation
- 3. Residential Use - 1 3/4% of 88% of Building Valuation (1.54%)

3. RESIDENTIAL CONSTRUCTION TAX (Municipal Code, Chapter 4.64)

This tax is an additional tax equal to 120% of the Construction Tax listed in Item 4. b) below:

- a. 1 Family - \$180.00/unit
- b. 2 Family - \$136.80/unit
- c. 3 and 4 Family - \$122.10/unit
- d. 5 to 19 Family - \$99.00/unit
- e. 20 Family and up - \$90.00/unit

4. CONSTRUCTION TAX (Municipal Code, Chapter 4.54)

- 1. Commercial Use, Industrial and all other non-residential uses \$.08/sq. ft. of all new building floor areas.
- 2. Residential Uses
 - 1 Family - \$150.00/unit
 - 2 Family - \$114.00/unit
 - 3 and 4 Family - \$101.75/unit
 - 5 to 19 Family - \$82.50/unit
 - 20 Family and up - \$75.00/unit

5. SMIPA (Strong Motion Instrumentation Program Assessment)

This is a State of California fee that the City collects and submits to the State at the rate of:

- 1. \$.10/\$1,000.00 Valuation for Residential (Revised 4/1/91) (.0001)
- 2. \$.28/\$1,000.00 Valuation for Commercial (Revised 7/1/14) (.00028)

6. BSASRF (Building Standard Administration Special Revolving Fund)

This is a State of California fee that the City collects and submits to the State at the rate of .004% of the Building Valuation

This Fee Schedule and other information regarding Building fees, taxes and requirements are available on-line at

www.sanjoseca.gov/development/