

## **Building Division**



# **Building and Structure Permits Fee Schedule**

**Effective**

**August 15, 2011**

This Fee Schedule is available on-line at  
[www.sanjoseca.gov/building/Fee.asp](http://www.sanjoseca.gov/building/Fee.asp)

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## PERMIT ISSUANCE FEES

Permit Issuance Fees shall be \$160 per hour for processing and coordination time expended or the amounts set forth below, whichever is greater

### A. Residential Permit Issuance Fee Table

<i>New Construction</i>	<i>Base Hours</i>	<i>Base Fee</i>
Single Family Tracts	12	\$1,920
Custom Homes	6	\$ 960
Multi-Family (up to 12 units)	12	\$1,920
Multi-Family (13 to 50 units)	18	\$2,880
Multi-Family (greater than 50 units)	40	\$6,400
Multi-Family (high-rise)	40	\$6,400
<i>Addition</i>	<i>Base Hours</i>	<i>Base Fee</i>
Habitable area added	2	\$ 320
Complete Rebuild	4.5	\$ 720
Pool Cabana	2	\$ 320
Unfinished basement to build	3	\$ 480
Unfinished room to build	2	\$ 320
<i>Alterations and Site Accessory</i>	<i>Base Hours</i>	<i>Base Fee</i>
Accessory Structure (wood)	1	\$ 160
Accessory Structure (masonry)	1.5	\$ 240
Alteration Nonstructural	1	\$ 160
Alteration Structural	2	\$ 320
Antenna Tower	1.5	\$ 240
Attic Conversion	2	\$ 320
Awnings	1	\$ 160
Balcony	1.5	\$ 240
Bath	1	\$ 160
Bay Windows	1.5	\$ 240
Covered Porches	1	\$ 160
Decks	1.5	\$ 240
Dishes > 2"#	1	\$ 160
Fence	1	\$ 160
Fireplace (chimney rebuild)	1	\$ 160
Fireplace (complete rebuild)	1.5	\$ 240
Foundation (repair, bolting, pier blocks, or pier posts)	1.5	\$ 240
Garage Conversions	2	\$ 320
Kitchen Major (Structural Alteration)	2	\$ 320
Kitchen Minor	1	\$ 160
Patio Covers (lattice or metal)	1	\$ 160
Patio Covers (wood)	1.5	\$ 240
Re-siding/Stucco	1	\$ 160
Re-roof	0.5	\$ 80
Roof Structural Replacement	2	\$ 320
Retaining Walls (masonry)	1	\$ 160

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<i>Alterations and Site Accessory</i>	<i>Base Hours</i>	<i>Base Fee</i>
Retaining Walls (wood)	1	\$ 160
Screen Room (2 sided)	1	\$ 160
Screen Room (3 sided)	2	\$ 320
Skylights domes	1	\$ 160
Skylights non-structural	1	\$ 160
Skylights structural	1.5	\$ 240
Spa/Hot Tub (Plaster)	1	\$ 160
Storage Shed	1.5	\$ 240
Swimming Pool	1	\$ 160
Walls	1	\$ 160
Windows/Doors	1	\$ 160
Work Shop	2	\$ 320
Unfinished basement to finish	2	\$ 320
Unfinished room to finish	1.5	\$ 240
<i>RS Garage</i>	<i>Base Hours</i>	<i>Base Fee</i>
Attached Framed	1.5	\$ 240
Attached Masonry	2	\$ 320
Attached Open Carport	1.5	\$ 240
Detached Framed	1.5	\$ 240
Detached Masonry	2	\$ 320
Detached Open Carport	2	\$ 320
Garage Move	2.5	\$ 400
<i>Move Work Proposed</i>	<i>Base Hours</i>	<i>Base Fee</i>
House Move	3	\$ 480
Modular Home	2.5	\$ 400

### B. Non Residential Permit Issuance Fee Table

<i>New Construction-shell (sq-ft)</i>	<i>Base Hours</i>	<i>Base Fee</i>
0 – 10,000	12	\$1,920
10,000 <area< 50,000	18	\$2,880
50,000<area< 100,000	32	\$5,120
Greater than 100,000	40	\$6,400
<i>Finish Interior &amp; Tenant Improvement (sq-ft)</i>	<i>Base Hours</i>	<i>Base Fee</i>
0 – 1,000	0.5	\$ 80
1,000 <area< 5,000	2	\$ 320
5,000 <area< 10,000	2.5	\$ 400
10,000 <area< 50,000	4.5	\$ 720
50,000<area< 100,000	5	\$ 800
Greater than 100,000	6	\$ 960
<i>Special Use</i>	<i>Base Hours</i>	<i>Base Fee</i>
Antenna Tower	1.5	\$ 240
ADA Upgrade	1.5	\$ 240
ATM	1	\$ 160
Awnings	1	\$ 160
Canopy Structure	1.5	\$ 240
Cooling Tower	2	\$ 320
Damage Repair	2	\$ 320

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<i>Special Use</i>	<i>Base Hours</i>	<i>Base Fee</i>
Demising Walls only	1	\$ 160
Demo Interior Walls	1	\$ 160
Deck Repairs	1	\$ 160
Façade Changes	2	\$ 320
Fountains	1.5	\$ 240
Hood Installations	2	\$ 320
HVAC Systems	2	\$ 320
Masonry Fence	2	\$ 320
Occupancy Changes	1.5	\$ 240
Permit to Final	2	\$ 320
Racks	1.5	\$ 240
Rated Corridors	1.5	\$ 240
Re-roof	0.5	\$ 80
Restroom Alterations	2	\$ 320
Retaining Walls	1	\$ 160
Seismic Upgrades	2	\$ 320
Signs	1	\$ 160
Skylights non-structural	1	\$ 160
Skylights structural	1	\$ 160
Sound Walls	1.5	\$ 240
Spray Booth	2	\$ 320
Swimming Pool	1	\$ 160
T-Bar Ceilings	1.5	\$ 240
Tools	2.5	\$ 400
Trailers Installed	2	\$ 320
Trellis(s) Patio Covers	1.5	\$ 240
<i>Garage</i>	<i>Base Hours</i>	<i>Base Fee</i>
0 – 10,000	8	\$1,280
10,000 <area< 50,000	16	\$2,560
Greater than 50,000	20	\$3,200

**Application of tables** – The above table is based on an assumed average permit issuance process time per category and an hourly rate of \$160. 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)	\$160 per hour
Permit Time Extension (180 days)	\$80
Document Research (minimum charge – 30 minutes)	\$40 plus additional time at \$80 per hour (clerical) or \$80 per ½ hour (Permit Specialist).
Addressing	\$320 minimum (2 hours) additional time is \$160 per hour
Plan Copy Authorization Process	\$80 per affidavit

## PERMIT / INSPECTION FEES

**A. Residential Permit Fees:** Residential Building and Combination Permit Fees shall be \$206.00 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.

### 1. Single Family Building Residential Fee Table

<i>Single Family Max Cap</i>	<i>Base Max Hrs</i>	<i>Trades</i>	<i>Cap Fee</i>	<i>Size and Trade Modifiers (additional increments are in hours)</i>
Single Family Tracts – 1 Story, 1 – 20 lots	12.0	BPME	\$2,472	
Single Family Tracts – 1 Story, 21 – 50 lots	10.0	BPME	\$2060,	
Single Family Tracts – 1 Story, more than 50 lots	8.0	BPME	\$1,648	
Single Family Tracts – 2 Story, 1 – 20 lots	14.0	BPME	\$2,884	
Single Family Tracts – 2 Story, 21 – 50 lots	12.0	BPME	\$2,472	
Single Family Tracts – 2 Story, more than 50 lots	10.0	BPME	\$2,060	
Custom Homes – 1 Story	15.0	BPME	\$3,090	for first 2,000 sq ft + .003 hrs ea add sq ft
Custom Homes – 2 Story	17.0	BPME	\$3,502	for first 2,000 sq ft + .003 hrs ea add sq ft
<i>Add/Alt Combo Max Caps</i>	<i>Base Max Hours</i>	<i>Trades</i>	<i>Base Fee</i>	<i>Size and Trade Modifiers (additional increments are in hours)</i>
Alteration (A1 and A2)	6.00	BPME	\$1,236	for first 500 sq ft + .003 hrs ea add sq ft
Addition (A1)	8.50	BPME	\$1,751	for first 500 sq ft + .003 hrs ea add sq ft
Add/Alt (A1)	9.00	BPME	\$1,854	for first 500 sq ft + .003 hrs ea add sq ft
Addition (A2)	10.50	BPME	\$2,163	for first 500 sq ft + .003 hrs ea add sq ft
Add/Alt (A2)	11.00	BPME	\$2,266	for first 500 sq ft + .003 hrs ea add sq ft
RS Garage	5.00	BPME	\$1,030	for first 500 sq ft + .0015 hrs ea add sq ft
Accessory	5.00	BPME	\$1,030	for first 500 sq ft + .003 hrs ea add sq ft
Combinations (add/alt, garage, acc)	11.00	BPME	\$2,266	for first 500 sq ft + .003 hrs ea add sq ft
<i>New Construction Dwellings</i>	<i>Base Hrs</i>	<i>Trades</i>	<i>Base Fee</i>	<i>Size and Trade Modifiers (additional increments are in hours)</i>
Single Family Tracts 1 Story	9.00	BPME	\$1,854	for first 2,000 sq ft + .003 hrs ea add sq ft
Single Family Tracts – 2 Story	10.0	BPME	\$2,060	for first 2,000 sq ft + .003 hrs ea add sq ft
Custom Homes – 1 Story	12.0	BPME	\$2,472	for first 2,000 sq ft + .003 hrs ea add sq ft
Custom Homes – 2 Story	13.0	BPME	\$2,678	for first 2,000 sq ft + .003 hrs ea add sq ft
<i>Addition</i>	<i>Base Hrs</i>	<i>Trades</i>	<i>Base Fee</i>	<i>Size and Trade Modifiers (additional increments are in hours)</i>
Habitable area added (A1)	7.00	BME	\$1,442	for first 500 sq ft + .003 hrs ea add sq ft
Habitable area added (A2)	8.50	BME	\$1,751	for first 500 sq ft + .003 hrs ea add sq ft
Complete Rebuilds–1 Story	12.0	BPME	\$2,472	for first 2000 sq ft + .003 hrs ea add sq ft
Complete Rebuilds-2 Story	13.0	BPME	\$2,678	for first 2000 sq ft + .003 hrs ea add sq ft
Pool Cabana	8.5	BPME	\$1,751	for first 500 sq ft + .003 hrs ea add sq ft
Unfinished Basement to Build	3.5	B	\$721	for first 500 sq ft + .003 hrs ea add sq ft
Unfinished Basement to Finish	4.0	BME	\$824	for first 500 sq ft + .003 hrs ea add sq ft
Unfinished Room to Build	3.5	B	\$721	for first 500 sq ft + .003 hrs ea add sq ft
Unfinished Room to Finish	4.0	BME	\$824	for first 500 sq ft + .003 hrs ea add sq ft

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<i>Alterations</i>	<i>Base Hrs</i>	<i>Trades</i>	<i>Base Fee</i>	<i>Size and Trade Modifiers (additional increments are in hours)</i>
Alteration Structural	3.00	B	\$618	for first 500 sq ft + .0015 hrs ea add sq ft
Alteration Nonstructural	2.00	B	\$412	for first 500 sq ft + .0015 hrs ea add sq ft
Attic Conversion	4.00	BME	\$824	for first 500 sq ft + .0015 hrs ea add sq ft
Awnings Aluminum	0.50	B	\$103	for the first 1 + .1665 hrs ea add item
Awnings Canvas	0.50	B	\$103	for the first 1 + .1665 hrs ea add item
Balcony	2.00	B	\$412	for the first 500 + .0015 hrs ea add sq ft
Bath Major Alt (fixtures moved)	3.00	BPME	\$618	for the first 1 + 1.00 hrs ea add item
Bath Minor Alts	1.5	BPME	\$309	for the first 1 + 1 hr ea add item
Bay windows #	1.00	B	\$206	for the first 1 + 0.25 hrs ea add item
Bay windows # (w/Floor)	3.00	B	\$618	for the first 1 + 0.5 hrs ea add item
Covered Porches	2.50	B	\$515	for first 500 sq ft + .0015 hrs ea add sq ft
Decks 1 Story	1.00	B	\$206	for first 500 sq ft + .0015 hrs ea add sq ft
Decks 2nd Story	2.00	B	\$412	for first 500 sq ft + .0015 hrs ea add sq ft
Dishes >2'#	0.50	B	\$103	for the first 1 + 0.25 hrs ea add item
Fireplace (chimney rebuild) #	1.00	B	\$206	for the first 1 + 0.5 hrs ea add item
Fireplace (complete rebuild) #	2.00	B	\$412	for the first 1 + 1 hr ea add item
Foundation Bolting (Ln Ft)	1.00	B	\$206	for first 100 ln ft + .0015 hrs ea add ln ft
Foundation Pier Blocks (each)	1.00	B	\$206	for the first 10 + .0415 hrs ea add item
Foundation Pier Posts (each)	1.00	B	\$206	for the first 10 + .0155 hrs ea add item
Foundation Repairs (Ln Ft)	1.50	B	\$309	for first 100 ln ft + .0015 hrs ea add ln ft
Garage Conversions	3.50	BME	\$721	for first 500 sq ft + .003 hrs ea add sq ft
Kitchens Major (Struct Alt)	3.00	BPME	\$618	for the first 1 + 0.2 hrs ea add item
Kitchens Minor	2.00	BPME	\$412	for the first 1 + 1 hr ea add item
Patio Covers (lattice)	0.50	B	\$103	for first 500 sq ft + .0015 hrs ea add sq ft
Patio Covers (metal)	0.50	B	\$103	for first 500 sq ft + .0015 hrs ea add sq ft
Patio Covers (wood)	1.00	B	\$206	for first 500 sq ft + .0015 hrs ea add sq ft
Residing/Stucco	1.50	BE	\$309	
Roof structural replacement	2.50	B	\$515	for first 500 sq ft + .001 ea add sq ft
Screen Room (2 sided)	1.50	BE	\$309	for first 500 sq ft + .0015 hrs ea add sq ft
Screen Room (3 sided)	1.50	BE	\$309	for first 500 sq ft + .0015 hrs ea add sq ft
Skylights domes #	0.50	B	\$103	for the first 1 + .0835 hrs ea add item
Skylights non-structural #	1.00	B	\$206	for the first 1 + .1665 hrs ea add item
Skylights structural #	1.00	B	\$206	for the first 1 + .25 hrs ea add item
Walls (bearing)	2.00	BE	\$412	for first 500 sq ft + .0015 hrs ea add sq ft
Walls (non-bearing)	1.50	BE	\$309	for first 500 sq ft + .0015 hrs ea add sq ft
Walls (plumbing)	2.00	BPE	\$412	for first 500 sq ft + .0015 hrs ea add sq ft
Windows/Doors #, replacement	1.00	B	\$206	for the first 1 + .0835 hrs ea add item
Windows/Doors #	2.00	B	\$412	for the first 1 + .0835 hrs ea add item
Work Shop	2.00	B	\$412	for first 500 sq ft + .003 hrs ea add sq ft
<i>RS Garage</i>	<i>Base Hrs</i>	<i>Trades</i>	<i>Base Fee</i>	<i>Size and Trade Modifiers (additional increments are in hours)</i>
Attached Framed	2.00	B	\$412	for first 500 sq ft + .0015 hrs ea add sq ft
Attached Masonry	3.00	B	\$618	for first 500 sq ft + .0015 hrs ea add sq ft
Attached Open Carport	1.50	B	\$309	for first 500 sq ft + .0015 hrs ea add sq ft
Detached Framed	2.00	B	\$412	for first 500 sq ft + .0015 hrs ea add sq ft
Detached Masonry	3.00	B	\$618	for first 500 sq ft + .0015 hrs ea add sq ft
Detached Open Carport	1.50	B	\$309	for first 500 sq ft + .0015 hrs ea add sq ft
Garage Move	1.50	B	\$309	for first 500 sq ft + .0015 hrs ea add sq ft
<i>Accessory Site</i>	<i>Base Hrs</i>	<i>Trades</i>	<i>Base Fee</i>	<i>Size and Trade Modifiers (additional increments are in hours)</i>
Antenna Tower <=30'	1.00	B	\$206	for the first 1 + .25 hrs ea add item
Antenna Tower >30'	1.00	B	\$206	for the first 1 + .25 hrs ea add item
Accessory Structure (wood)	2.00	B	\$412	for first 500 sq ft + .0015 hrs ea add sq ft

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<i>Accessory Site</i>	<i>Base Hrs</i>	<i>Trades</i>	<i>Base Fee</i>	<i>Size and Trade Modifiers (additional increments are in hours)</i>
Accessory Structure (masonry)	3.00	B	\$618	for first 500 sq ft + .0015 hrs ea add sq ft
Decks Detached	1.00	B	\$206	for the first 500 sq ft + .0015 ea add sq ft
Dishes >2'#	0.50	B	\$103	for the first 1 + .25 hrs ea add item
Fence (masonry)	1.50	B	\$309	for first 1,000 sq ft + .001 hrs ea add sq ft
Fence (wood, chain link)	1.00	B	\$206	for first 1,000 sq ft + .0005 hrs ea add sq ft
Fence (wrought iron)	1.00	B	\$206	for first 1,000sq ft + .0005 hrs ea add sq ft
Patio Covers (lattice)	1.00	B	\$206	for first 500 sq ft + .0015 hrs ea add sq ft
Patio Covers (metal)	1.00	B	\$206	for first 500 sq ft + .0015 hrs ea add sq ft
Patio Covers (wood)	1.00	B	\$206	for first 500 sq ft + .0015 hrs ea add sq ft
Retaining walls (masonry)	2.00	B	\$412	for first 500 sq ft + .001 hrs ea add sq ft
Retaining walls (wood)	1.50	B	\$309	for first 500 sq ft + .001 hrs ea add sq ft
Spa/Hot Tub (plaster)	3.00	BPE	\$618	for first 500 sq ft + .0015 hrs ea add sq ft
Storage Shed (masonry)	3.00	B	\$618	for first 500 sq ft + .0015 hrs ea add sq ft
Storage Shed (wood)	2.00	B	\$412	for first 500 sq ft + .0015 hrs ea add sq ft
Swimming pool (Fiberglass)	2.50	BPE	\$515	for first 500 sq ft + .0015 hrs ea add sq ft
Swimming pool (plaster)	3.00	BPE	\$618	for first 500 sq ft + .0015 hrs ea add sq ft
Swimming pool (vinyl)	2.50	BPE	515	for first 500 sq ft + .0015 hrs ea add sq ft
<i>Move Work Proposed</i>	<i>Base Hrs</i>	<i>Trades</i>	<i>Base Fee</i>	<i>Size and Trade Modifiers (additional increments are in hours)</i>
House Move	7.50	BPME	\$1,545	for first 1,000 sq ft + .03 hrs ea add sq ft
Modular Home	5.00	BPE	\$1,030	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 \$206. 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 \$206 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>		<i>Service Hours Per Unit (A)</i>			
		<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>	<i>Garage Base Hours (A)</i>				<i>Area Modifier (B)</i>			
	<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.

<i>Construction Material Modifier (C)</i>				
<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 \$206 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 \$206 per hour)

<i>Scope of Work</i>	<i>Bldg</i>	<i>Plumb</i>	<i>Mech</i>	<i>Elect</i>
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	2.0	1.0	2.0	2.0
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

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

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)			
<i>Sq Ft</i>	<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	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)				
<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) 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

\$206 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 \$206 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

<i>Electrical Fixture</i>	<i>Minimum (min.)</i>	<i>Time (min./Unit)</i>
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	90	60
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

<i>Electrical Fixture (continue)</i>	<i>Minimum (min.)</i>	<i>Time (min.)/Unit</i>
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 \$206 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**

<i>Mechanical Fixture</i>	<i>Minimum (min.)</i>	<i>Time (min.)/Unit</i>
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 \$206 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**

<i>Plumbing Fixture</i>	<i>Minimum (min.)</i>	<i>Time (min./Unit)</i>
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	40	20
Re-Pipe W/Gyp Repair	120	80
Re-Pipe W/Gyp & Shear Repair	150	100
Re-Pipe W/Shear	120	80
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

<i>Category</i>	<i>Fee</i>
Inspections outside of normal business hours (minimum charge - 4 hours)	\$309 per hour
Re-inspection Fee (min. charge – 30 minutes)	\$206 per hour
Inspection services for which no fee is otherwise specified (minimum charge – 30 minutes)	\$206 per hour
Expedited Inspection (min. charge – 30 minutes)	\$309 per hour
Building, Plumbing, Mechanical or Electrical Survey Requests, including Fire Surveys (minimum charge - 30 minutes)	\$206 per hour
Priority Inspection Program	Additional 25% of building and sub-trade permit fee costs
Temporary Certificate of Occupancy Application	\$412
Compliance Reports	\$618 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"> <li>For up to two inspections plus \$103 per</li> <li>½ hour for each additional inspection</li> </ul>	\$154.50 for residential \$257.50 for commercial/industrial
Replacement Permit Fee	\$210 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:** \$210.00 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.

### 1. Single Family Residential Plan Review Table

<i>New Construction Dwellings</i>	<i>Hours</i>	<i>Base Fee</i>	<i>Size &amp; Trade Modifiers (additional increment in hours)</i>
Single Family Tracts (A1) - 1 Story	10	\$2,100	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Single Family Tracts (A2) - 2 Story	16	\$3,360	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Custom Homes (A1) 1 Story	9	\$1,890	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Custom Homes (A2) 2 Story	14	\$2,940	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 &amp; Trade Modifiers (additional increment in hours)</i>
Habitable area added (A1)	5	\$1,050	for the first 500 sq ft +.0010 hrs for ea add sq ft
Habitable area added (A2)	8	\$1,680	for the first 500 sq ft +.0010 hrs for ea add sq ft
Complete Rebuild (A1) - 1 Story	9	\$1,890	for the first 1,500 sq ft +.0010 hrs for ea add sq ft
Complete Rebuild (A2) - 2 Story	14	\$2,940	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Pool Cabana	5	\$1,050	for the first 500 sq ft +.0010 hrs for ea add sq ft
Unfinished Room to Build (A1)	4	\$840	for the first 500 sq ft +.0010 hrs for ea add sq ft
Unfinished Room to Build (A2)	7	\$1,470	for the first 500 sq ft +.0010 hrs for ea add sq ft
Unfinished basement to build	5	\$1,050	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 &amp; Trade Modifiers (additional increment in hours)</i>
Alteration (A1) Max	4	\$840	for the first 500 sq ft +.0010 hrs for ea add sq ft
Addition (A1) Max	5	\$1,050	for the first 500 sq ft +.0010 hrs for ea add sq ft
Add/Alt (A1) Max	6	\$1,260	for the first 500 sq ft +.0010 hrs for ea add sq ft
Alteration (A2) Max	6	\$1,260	for the first 500 sq ft +.0010 hrs for ea add sq ft
Addition (A2) Max	8	\$1,680	for the first 500 sq ft +.0010 hrs for ea add sq ft
Add/Alt (A2) Max	9	\$1,890	for the first 500 sq ft +.0010 hrs for ea add sq ft
RS Garage Max	6	\$1,260	
Accessory Max	6	\$1,260	for the first 1000 sq ft +.0015 hrs for ea add sq ft
Combinations (add/alt, garage, acc) (A1)	7	\$1,470	for the first 1,000 sq ft +.0010 hrs fore ea add sq ft
Combinations (add/alt, garage, acc) (A2)	10	\$2,100	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 &amp; Trade Modifiers (additional increment in hours)</i>
Alteration Structural (A1)	3	\$630	for the first 500 sq ft +.0020 hrs for ea add sq ft
Alteration Structural (A2)	4	\$840	for the first 500 sq ft +.0020 hrs for ea add sq ft
Alteration Nonstructural	2	\$420	for the first 500 sq ft +.0020 hrs for ea add sq ft
Attic Conversion	4	\$840	for the first 500 sq ft +.0010 hrs for ea add sq ft
Awning Aluminum	1	\$210	
Awning Canvas	1	\$210	
Balcony	3	\$630	for the first 500 sq ft +.0010 hrs for ea add sq ft
Baths Major Alts (fixtures moved)	0.5	\$105	
Baths Minor Alts	0.25	\$52.50	
Bay windows #	1	\$210	
Bay windows # (w/Floor)	2	\$420	
Covered Porch	2	\$420	for the first 500 sq ft +.0010 hrs for ea add sq ft
Deck 1 Story	3	\$630	for the first 500 sq ft +.0010 hrs for ea add sq ft
Deck 2 Story	4	\$840	for the first 500 sq ft +.0010 hrs for ea add sq ft

<i>Alterations (continue)</i>	<i>Hours</i>	<i>Base Fee</i>	<i>Size &amp; Trade Modifiers (additional increment in hours)</i>
Dishes >2' #	1	\$210	
Fireplace (chimney rebuild) #	1	\$210	
Fireplace (complete rebuild) #	2	\$420	
Foundation Bolting (LnFt)	1.5	\$315	for the first 200 ln ft +.0050 hrs for ea add ln ft
Foundation Pier Blocks (each)	1	\$210	
Foundation Repair (LnFt)	4	\$840	for the first 2000 ln ft +.0010 hrs for ea add ln ft
Garage Conversion	5	\$1,050	for the first 500 sq ft +.0010 hrs for ea add sq ft
Kitchens Major Alts	1	\$210	
Kitchens Minor Alts	0.25	\$52.50	
Patio cover (lattice)	1.5	\$315	for the first 500 sq ft +.0010 hrs for ea add sq ft
Patio cover (metal)	1	\$210	
Patio cover (wood)	2	\$420	for the first 500 sq ft +.0010 hrs for ea add sq ft
Residing/Stucco	1	\$210	
Roof structural replacement	2	\$420	for the first 500 sq ft +.0020 hrs for ea add sq ft
Screen Room (2 sided)	4	\$840	for the first 500 sq ft +.0010 hrs for ea add sq ft
Screen Room (3 sided)	4	\$840	for the first 500 sq ft +.0010 hrs for ea add sq ft
Skylight dome #	0.5	\$105	
Skylight non-structural #	0.5	\$105	
Skylight structural #	1.5	\$315	
Unfinished basement to finish	2	\$420	for the first 500 sq ft +.0010 hrs for ea add sq ft
Unfinished room to finish	2	\$420	for the first 500 sq ft +.0010 hrs for ea add sq ft
Walls (bearing)	2	\$420	for the first 500 sq ft +.0010 hrs for ea add sq ft
Walls (non-bearing)	1	\$210	for the first 200 sq ft +.0005 hrs for ea add sq ft
Walls (plumbing)	1	\$210	
Windows/Doors #	1	\$210	
Work Shop	3	\$630	for the first 500 sq ft +.0020 hrs for ea add sq ft
<i>RS Garage</i>	<i>Hours</i>	<i>Base Fee</i>	<i>Size &amp; Trade Modifiers (additional increment in hours)</i>
Attached Framed	3	\$630	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Attached Masonry	4	\$840	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Attached Open Carport	2	\$420	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Detached Framed	3	\$630	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Detached Masonry	4	\$840	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Detached Open Carport	2	\$420	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Garage Move	3	\$630	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
<i>Accessory Site</i>	<i>Hours</i>	<i>Base Fee</i>	<i>Size &amp; Trade Modifiers (additional increment in hours)</i>
# Antenna Tower <=30'	2	\$420	0.50 hr for each additional antenna tower
# Antenna Tower >30'	3	\$630	0.50 hr for each additional antenna tower
Accessory Structure (Wood)	3	\$630	for the first 500 sq ft +.0020 hrs for ea add sq ft
Accessory Structure (Masonry)	4	\$840	for the first 500 sq ft +.0020 hrs for ea add sq ft
Deck Detached	3	\$630	for the first 500 sq ft +.0020 hrs for ea add sq ft
Dishes >2' #	0.5	\$105	
Fence (masonry)	1	\$210	for the first 1,000 sq ft +.0005 hrs for ea add sq ft
Fence (wood, chain link)	1	\$210	for the first 1,000 sq ft +.0005 hrs for ea add sq ft
Fence (wrought Iron)	1	\$210	for the first 1,000 sq ft +.0005 hrs for ea add sq ft
Patio cover (lattice)	1.5	\$315	for the first 500 sq ft +.0010 hrs for ea add sq ft
Patio cover (metal)	1	\$210	
Patio cover (wood)	2	\$420	for the first 500 sq ft +.0010 hrs for ea add sq ft
Residing/Stucco	1	\$210	for the first 500 sq ft +.0010 hrs for ea add sq ft
Retaining wall (masonry)	3	\$630	for the first 1,000 sq ft +.0010 hrs for ea add sq ft

<i>Accessory Site (continue)</i>	<i>Hours</i>	<i>Base Fee</i>	<i>Size &amp; Trade Modifiers (additional increment in hours)</i>
Retaining wall (wood)	3	\$630	for the first 1,000 sq ft +.0010 hrs for ea add sq ft
Spa/Hot Tub (Plaster)	1	\$210	for the first 500 sq ft +.0010 hrs for ea add sq ft
Storage Shed (masonry)	4	\$840	for the first 500 sq ft +.0010 hrs for ea add sq ft
Storage Shed (wood)	3	\$630	for the first 500 sq ft +.0010 hrs for ea add sq ft
Swimming pool (Fiberglass)	1	\$210	for the first 500 sq ft +.0010 hrs for ea add sq ft
Swimming pool (plaster)	4	\$840	for the first 500 sq ft +.0030 hrs for ea add sq ft
Swimming pool (vinyl)	1	\$210	for the first 500 sq ft +.0010 hrs for ea add sq ft
<i>Move Work Proposed</i>	<i>Hours</i>	<i>Base Fee</i>	<i>Size &amp; Trade Modifiers (additional increment in hours)</i>
House Move (A1)	5	\$1,050	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
House Move (A2)	8	\$1,680	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Modular Home	6	\$1,260	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 \$210. 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 \$210 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)			
<i>Units</i>		<i>Bldg</i>	<i>Plumb</i>	<i>Mech</i>	<i>Elect</i>	<i>Bldg</i>	<i>Plumb</i>	<i>Mech</i>	<i>Elect</i>
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:** \$210 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 \$210. 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 \$210 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)			
<i>Sq Ft</i>	<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	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 &amp; 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 &amp; 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	\$210 per hour of review time
Subdivisions Plot Review	\$210.00 per hour (15-minute minimum)
Preliminary Plan Review	\$210.00 per hour (1 hour minimum)
Alternate Materials and Methods of Construction Application	\$420 base fee (2 hours minimum) plus additional time at \$210 per hour
<i>Expedited Plan Review</i>	
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	\$210 per application
Condominium Conversion	\$210 per hour
Rough Framing Fee	\$210 per hour (30 minute minimum)
Replacement Permit Fee	\$210 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	\$80 per extension
Plan Review Services – for which no other fee is specified	\$210 per hour (30 minute minimum)
<i>Complexity Surcharge Fees</i>	
Historic	\$210 per hour (1/2 hr Min)
Geohazard Zone	\$210 per hour (1/2 hr Min)
Seismic Hazards	\$210 per hour (1/2 hr Min)
Flood Zone	\$210 per hour (1/2 hr Min)
Planning Adjustment Required	\$210 per hour (1/2 hr Min)
Structural Calculation	\$210 per hour (1/2 hr Min)
Soils Report	\$210 per hour (1/2 hr Min)
Fire Review	\$210 per hour (1/2 hr Min)
<i>Plumbing/Mechanical</i>	
Regular Plan Review	210. 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
<i>Electrical</i>	
Regular Plan Review	\$210 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

### 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	\$23.00
Refund Processing	\$160.00 or 20% of fee whichever is greater
<i>Duplicating Fees</i>	
Copies (8 1/2:" x 11")	\$0.20 for each page
Copies (11" x 17")	\$0.25 for each page
11" x 17" Z-fold Copies	\$0.33 for each page
Microfiche/Microfilm Record Copies	\$3.50 for first image and .25 for each additional page
Optical Image Reproduction - 8 1/2:" x 11"	\$0.25 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
Tape Cassette	\$7.50 each

### 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  $\geq 10$  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/planning/green\\_building](http://www.sanjoseca.gov/planning/green_building)

<i>Building Segment</i>	<i>Deposit per Sq. Ft.</i>	<i>Maximum Sq. Ft. per Building Permit Subject to Deposit</i>
$\geq 10$ 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**

<i>Type</i>	<i>Base Hours</i>	<i>Base Fees</i>	<i>Modifier</i>
Customer Single Family Dwelling	2	\$412.00	
Single Family Tracts	3	\$618.00	

### **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	8	\$1,648.00	
10,001 to 20,000	8	\$1,648.00	Plus 0.0006 hour per sq-ft over 10,000
>20,000	14	\$2,884.00	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**

<i>Area in Sq Feet</i>	<i>Base Hours</i>	<i>Base Fees</i>	<i>Size Modifier</i>
1 to 10,000	6	\$1,236.00	
10,001 to 20,000	6	\$1,236.00	Plus 0.0005 hour per sq-ft over 10,000
>20,000	11	\$2,266.00	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)**

<i>Area in Sq Feet</i>	<i>Base Hours</i>	<i>Base Fees</i>	<i>Size Modifier</i>
1 to 5,000	2.5	\$515.00	
5,001 to 20,000	2.5	\$515.00	Plus 0.0003 hour per sq-ft over 5,000
>20,000	7	\$1,442.00	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 \$206.00 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	\$206.00	
Single Family Tracts	2	\$412.00	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	\$412.00	
10,001 to 20,000	2	\$412.00	Plus 0.00025 hour per sq-ft over 10,000
>20,000	5	\$1,030.00	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	\$618.00	
10,001 to 20,000	3	\$618.00	Plus 0.00015 hour per sq-ft over 10,000
>20,000	4	\$824.00	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	\$206.00	
5,001 to 20,000	2	\$412.00	Plus 0.00015 hour per sq-ft over 5,000
>20,000	4	\$824.00	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

*Continue on next page*

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 \$206.00 per hour. The total hours purchased (fee/\$202.00) will limit the available inspection service allowed.

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

<b>Special Use</b> <i>Type</i>	<b>Base Fees</b>	
	<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	\$412.00	1	\$206.00
Hazmat Express Plan Check	1.5 times the hourly rate	\$309.00	1	\$206.00
Hazmat Intermediate or Coordinated Plan Check	1.5 times Hazmat New Construction Plan Check Fee	\$618.00	1	\$206.00
Hazmat Special Tenant Improvements	1.5 times Hazmat New Construction Plan Check Fee	\$618.00	1	\$206.00

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

System	Base Hours	Base Fee	Size Modifier
<i>Fire Protection Systems</i>			
Fire Alarm Systems	1.00	\$206.00	for the first 12 devices/appliances + 0.01 hour per device/appliance over 12
Fire Suppression Detection and Monitoring System	1.00	\$206.00	for the first 12 devices/appliances + 0.01 hour per device/appliance over 12
Fixed Extinguishing System	1.00	\$206.00	
<i>Sprinklers, Standpipes and Pumps</i>			
Underground Piping System	1.00	\$206.00	for the first 200 feet of pipe + 0.0005 hour per foot over 200
Overhead Sprinkler System	1.00	\$206.00	for the first 5,000 square-feet + 0.0004 hour per square-foot over 5,000
Standpipe System	1.00	\$206.00	for the first 20 outlets + 0.1 hour per outlet over 20
Fire Pump	2.00	\$412.00	plus hourly rate if review surpasses 2 hours
<i>Hazmat Systems</i>			
Tanks (underground and aboveground)	2.00	\$412.00	for the first tank + 1 hour per additional tank
Hazardous Materials Systems that require submittal of plan	2.00	\$412.00	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	\$412.00	plus hourly rate if review surpasses 2 hours
Liquefied Petroleum Gases and associated piping systems	2.00	\$412.00	for the first system + 1 hour per additional system
Ozone Generating Equipment	2.00	\$412.00	per equipment/system
Refrigeration/HVAC Systems above exempt amount in Article 63 of the UFC	2.00	\$412.00	per equipment/system
Vapor Recovery System	2.00	\$412.00	per equipment/system
Inert Gas Installation Permit	1.00	\$206.00	for the first system + 0.5 hour per additional system
<i>Expedited Plan Review Services</i>		<i>Fees</i>	
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	

Application of Table – The table above is based on the average plan check hours per category and a billable hourly rate of \$206.00 per hour. The total hours purchased (fee paid/\$206.00) 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	\$206.00	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	\$206.00	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	\$412.00	plus 0.1 hour per nozzle over 20
<i>Sprinklers, Standpipes, and Pumps</i>			
Underground Piping System	2.00	\$412.00	for the first 200 feet of pipe + 0.002 hour per foot over 200
Overhead Sprinkler System	2.00	\$412.00	for the first 5,000 square-feet + 0.0002 hour per square-foot over 5,000
Standpipe System	2.00	\$412.00	for the first 20 outlets + 0.2 hour per outlet over 20
Fire Pump	4.00	\$824.00	plus hourly rate if inspection surpasses 4 hours
<i>Hazmat Systems</i>			
Tanks (underground and above aboveground)	1.00	\$206.00	
Hazardous Materials Systems that require submittal of plan	1.00	\$206.00	
Closure of facilities storing, using, or handling hazardous materials that require submittal of a closure plan	1.00	\$206.00	
Liquefied Petroleum Gases and associated piping systems	1.00	\$206.00	
Ozone Generating Equipment	1.00	\$206.00	
Refrigeration/HVAC Systems above exempt amount in Article 63 of the UFC	1.00	\$206.00	
Vapor Recovery System	1.00	\$206.00	
Inert Gas Installation Permit	1.00	\$206.00	

Application of Table – The table above is based on the average inspection hours per category and a billable hourly rate of \$206.00 per hour. The total hours purchased (fee paid/\$206.00) will limit the available inspection service allowed.

## G. FIRE - MISCELLANEOUS FEES

<i>Service</i>	<i>Fees</i>
Hourly Rate	\$206.00
Variance & AMMC	Hourly Rate (min. 3 hours)
TCO Processing	Hourly Rate (min. 2 hours)
After Hours Inspection/Plan Review	Hourly Rate (min. 2 hours)
Failure to Cancel Scheduled Inspection	Hourly Rate (min. 1 hour)
Buildings, Structures and Fire Systems Installed Without Permits	Two times the Plan Review and Inspections Fees
Hydrant Flow Test	Hourly Rate (minimum 2 hours)
Hydrant Processing Fee	\$7.50 per transaction
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, 2011)**

Group (2009 International Building Code)	Type of Construction								
	<i>IA</i>	<i>IB</i>	<i>IIA</i>	<i>IIB</i>	<i>IIIA</i>	<i>IIIB</i>	<i>IV</i>	<i>VA</i>	<i>VB</i>
A-1 Assembly, theaters, with stage	211.15	203.98	198.73	190.05	178.25	173.30	183.31	162.97	156.05
A-1 Assembly, theaters, without stage	193.16	185.99	180.74	172.06	160.31	155.36	165.32	145.04	138.12
A-2 Assembly, nightclubs	163.22	158.56	154.17	148.00	138.96	135.24	142.52	126.06	121.36
A-2 Assembly, restaurants, bars, banquet halls	162.22	157.56	152.17	147.00	136.96	134.24	141.52	124.06	120.36
A-3 Assembly, churches	195.10	187.93	182.68	174.00	162.21	157.26	167.26	146.94	140.02
A-3 Assembly, general, community halls, libraries, museums	163.81	156.64	150.39	142.71	129.91	125.96	135.97	114.63	108.71
A-4 Assembly, arenas	192.16	184.99	178.74	171.06	158.31	154.36	164.32	143.04	137.12
B Business	164.76	158.78	153.49	145.97	132.45	127.63	139.92	116.43	110.93
E Educational	176.97	170.85	165.64	158.05	146.37	138.98	152.61	127.91	123.09
F-1 Factory and industrial, moderate hazard	97.87	93.28	87.66	84.46	75.44	72.26	80.79	62.17	58.48
F-2 Factory and industrial, low hazard	96.87	92.28	87.66	83.46	75.44	71.26	79.79	62.17	57.48
H-1 High Hazard, explosives	91.74	87.15	82.53	78.33	70.49	66.31	74.66	57.22	N.P.
H-2,3, & 4 High Hazard	91.74	87.15	82.53	78.33	70.49	66.31	74.66	57.22	52.53
H-5 HPM	164.76	158.78	153.49	145.97	132.45	127.63	139.92	116.43	110.93
I-1 Institutional, supervised environment	164.82	159.04	154.60	147.90	135.84	132.25	144.15	121.88	117.55
I-2 Institutional, hospitals	277.07	271.09	265.80	258.28	243.90	N.P.	252.23	227.88	N.P.
I-2 Institutional, nursing homes	193.00	187.02	181.74	174.22	160.98	N.P.	168.16	144.96	N.P.
I-3 Institutional, restrained	187.72	181.73	176.45	168.93	156.64	150.82	162.87	140.63	133.13
I-4 Institutional, day care facilities	164.82	159.04	154.60	147.90	135.84	132.25	144.15	121.88	117.55
M Mercantile	121.57	116.92	111.53	106.36	96.96	94.25	100.88	84.07	80.36
R-1 Residential, hotels	166.21	160.43	155.99	149.29	137.39	133.80	145.70	123.43	119.10
R-2 Residential, multiple family	92.94	92.94	92.94	92.94	92.94	92.94	92.94	92.94	92.94
R-3 Residential, one- and two-family	101.90	101.90	101.90	101.90	101.90	101.90	101.90	101.90	101.90
R-4 Residential, care/assisted living facilities	164.82	159.04	154.60	147.90	135.84	132.25	144.15	121.88	117.55
S-1 Storage, moderate hazard	90.74	86.15	80.53	77.33	68.49	65.31	73.66	55.22	51.53
S-2 Storage, low hazard	89.74	85.15	80.53	76.33	68.49	64.31	72.66	55.22	50.53
U Utility, miscellaneous	71.03	67.02	62.71	59.30	52.86	49.43	56.33	41.00	39.06

a. Private Garages use Utility, miscellaneous

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

b. For shell only buildings deduct 20 percent

d. 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		\$39.60
Attached Masonry		\$49.10
Attached Open Carport		\$29.40
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		\$37.00
Detached Masonry		\$41.50
Detached Open Carport		\$29.40
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

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	<i>Unit Value</i>	<i>Value per Sq-Ft</i>
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. \$.21/\$1,000.00 Valuation for Commercial (Revised 4/1/91) (.00021)
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/](http://www.sanjoseca.gov/development/)