

**SCHEDULE II:
BUILDING SAFETY FEES**

<u>Permit Issuance Fees</u>	Fees per Resolution 24-41
All Commercial, New Residential Construction	\$73.08
Residential (other than New Residential Construction)	\$31.88

Plan Check Submittal Quality Incentive: The purpose of this incentive is to encourage complete initial plan check submittals that comply with City codes and ordinances. This incentive applies to new building construction and new grading projects over two acres. It does not apply to tract production projects, additions, or alterations to existing buildings. If a qualifying project is approved on the first submittal, 30 percent of building plan check fees will be refunded to the applicant. Fees other than building plan check fees are not subject to this refund.

<u>Service</u>	Fees per Resolution 24-41
1. NEW COMMERCIAL BUILDINGS AND STRUCTURES:	
A. 0 to 10,000 square feet <u>without</u> interior improvements	
Plan Check (per square foot)	\$0.49
Minimum Plan Check (without interior improvements)	\$1,326.58
Inspection (per square foot)	\$0.51
Minimum Inspection (without interior improvements)	\$994.93
B. Over 10,000 to 60,000 square feet without interior improvements:	
Plan Check	\$4,974.68
for each sq. ft. over 10,000 sq. ft. add	\$0.23
Inspection	\$5,149.46
for each sq. ft. over 10,000 sq. ft. add	\$0.36
C. Over 60,000 square feet <u>without</u> interior improvements:	
Plan Check (per square foot)	\$16,582.28
for each sq. ft. over 60,000 sq. ft. add	\$0.03
Inspection (per square foot)	\$20,930.08
for each sq. ft. over 60,000 sq. ft. add	\$0.06
D. 0 to 10,000 square feet <u>with</u> interior improvements:	
Plan Check (per square foot)	\$0.64
Minimum Plan Check (with interior improvements)	\$1,634.53
Inspection (per square foot)	\$0.70
Minimum Inspection (with interior improvements)	\$1,116.27
E. Over 10,000 to 60,000 square feet with interior improvements:	
Plan Check	\$6,411.81
for each sq. ft. over 10,000 sq. ft. add	\$0.32
Inspection	\$6,976.69
for each sq. ft. over 10,000 sq. ft. add	\$0.28
F. Over 60,000 square feet <u>with</u> interior improvements:	
Plan Check	\$22,441.35
for each sq. ft. over 60,000 sq. ft. add	\$0.05
Inspection	\$20,672.58
for each sq. ft. over 60,000 sq. ft. add	\$0.14

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Service	Fees per Resolution 24-41
2. COMMERCIAL HIGH RISE BUILDINGS FIVE STORIES OR GREATER (Includes parking structures)	
Plan Check (per sq. ft.)	\$0.18
Inspection (per sq. ft.)	\$0.19
3. RESIDENTIAL SINGLE FAMILY DWELLINGS / DETACHED CONDOMINIUMS AND DETACHED APARTMENTS (Includes plumbing, mechanical & electrical fees)	
Model plan check including custom homes (per sq. ft.)	\$0.68
Production plan check (per sq. ft.)	\$0.05
Inspection (per sq. ft.)	\$0.56
4. APARTMENTS AND ATTACHED CONDOMINIUMS (Includes plumbing, mechanical, electrical fees)	
Model plan check (per sq. ft.)	\$0.37
Production plan check (per sq. ft.)	\$0.03
Inspection (per sq. ft.)	\$0.41
5. HOTELS AND MOTELS (Includes plumbing, mechanical, electrical fees)	
Plan Check (per sq. ft.)	\$0.37
Production Plan Check (per sq. ft.)	\$0.03
Inspection (per sq. ft.)	\$0.41
6. PATIO COVERS, TRELLIS, CARPORTS, MISCELLANEOUS RESIDENTIAL STRUCTURES	
Plan Check (per sq. ft.)	\$0.54
Minimum Plan Check – Each Residential Job	\$95.67
Minimum Plan Check – Each Commercial Job	\$269.09
Inspection (per sq. ft.)	\$0.66
Minimum Inspection – Each Residential Job	\$95.67
Minimum Inspection – Each Commercial Job	\$223.25
7. RESIDENTIAL REMODEL AND ADDITIONS	
(plan check fees include plumbing, electrical and mechanical)	
Plan Check (per sq. ft.)	\$0.86
Minimum Plan Check	\$95.67
Inspection (per sq. ft.)	\$1.33
Inspection each residential bathroom or kitchen remodel (per room)	\$398.39
Minimum Inspection	\$107.63
8. SWIMMING POOLS AND SPAS	
Plan Check (per sq. ft.)	\$0.42
Minimum Plan Check	\$95.67
Inspection (per sq. ft.)	\$1.60
Minimum Inspection	\$107.63

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<u>Service</u>	Fees per Resolution 24-41
9. FENCES	
Plan Check (per linear ft.)	\$0.29
Minimum Plan Check	\$207.56
Inspection - Commercial (per linear ft.)	\$0.49
Minimum Inspection – Commercial	\$199.19
Inspection – Residential (per linear ft.)	\$0.49
Minimum Inspection - Residential	\$199.19
10. RETAINING WALLS	
Plan Check (per linear ft.)	\$2.29
Minimum Plan Check	\$382.35
Maximum Plan Check	\$1,022.03
Inspection (per linear ft.)	\$1.89
Minimum Inspection	\$393.23
11. TENANT IMPROVEMENTS	
<u>A. 0 to 8,000 square feet</u>	
Plan Check	\$415.66
for each square foot add	\$0.30
Inspection	\$478.40
for each square foot add	\$0.40
<u>B. Over 8,000 up to 20,000 square feet</u>	
Plan Check	\$2,891.95
for each sq. ft. over 8,000 sq. ft. add	\$0.24
Inspection	\$3,999.97
for each sq. ft. over 8,000 sq. ft. add	\$0.22
<u>C. Over 20,000 square feet</u>	
Plan Check	\$5,810.43
for each sq. ft. over 20,000 sq. ft. add	\$0.03
Inspection	\$6,869.17
for each sq. ft. over 20,000 sq. ft. add	\$0.21
<u>D. Restaurants</u>	
Plan Check	\$96.97
for each square foot add	\$0.85
Inspection	\$441.32
for each square foot add	\$0.97
12. SKYLIGHTS, WINDOWS, DOORS, SATELLITE DISHES	
Plan Check – Each Residential Job	\$95.67
Plan Check – Each Commercial Job	\$259.70
Inspection – Each Residential Job	\$95.67
Inspection – Each Commercial Job	\$317.04

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<u>Service</u>	Fees per Resolution 24-41
13. COMMERCIAL MISCELLANEOUS STRUCTURES STORAGE RACKS, FLAGPOLES, SPRAY BOOTHS, ABOVE GROUND TANKS, EQUIPMENT FOUNDATIONS, FOUNTAIN STRUCTURES, SKYLIGHTS	
Plan Check – Each Commercial Job	\$399.54
Inspection– Each Commercial Job	\$398.39
14. SIGNS	
Plan Check – each sign type	\$103.78
Inspection – each sign	\$66.39
15. RE-ROOFING	
Plan Check - Each Residential job (requiring calculations)	\$259.70
Plan Check - Each Commercial job	\$259.70
Inspection – Each Residential Job	\$257.14
Inspection – Each Commercial Job	\$376.74
16. DEMOLITION (INTERIOR AND ENTIRE BUILDINGS) When not included as part of a Tenant Improvement Permit	
Plan Check - Commercial (per building)	\$259.70
Plan Check - Residential (per building)	\$259.70
Inspection - Commercial (per building)	\$291.02
Inspection - Residential (per building)	\$291.02
17. SEISMIC REINFORCEMENT	
Inspection	20% of Tenant Improvement rates
Plan Check	20% of Tenant Improvement rates based on building
18. PARKING LOTS	
Restriping/Resurfacing Plan Check	\$622.68
Restriping/Resurfacing Inspection (per sq. ft.)	\$0.11
Minimum Inspection	\$322.92
Maximum Inspection	\$811.28
19. MINIMUM FEES FOR MISCELLANEOUS WORK. All Work Charged By Hourly Rate. Minimum ½ Hour for Revision, or Preliminary Plan Check Review	
Plan Check (per hour)	\$207.56
Inspection (per hour)	\$199.19
RE-INSPECTION FEE (per hour)	\$199.19
PRELIMINARY PLAN CHECK REVIEW (per hour)	\$207.56
Minimum (1/2 hour)	\$103.78
EACH PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT (per review, when required by the Chief Building Official)	\$996.80

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Service	Fees per Resolution 24-41
MINIMUM FEES FOR MISCELLANEOUS WORK. (continued)	
PLAN CHECK REVISIONS (per hour):	\$207.56
When changes are made to previously submitted plans, an additional plan check fee shall be paid to the Administrative Authority based upon the cost of additional plan review time calculated at an hourly rate of \$200.93, with a one hour minimum charge. In establishing said fee, no allowance for a decreased fee shall be permitted due to the replacement, omission, or lessening of any member or portion of the building shown in the original plans. Said fee may be waived when, in the opinion of the Administrative Authority, the additional fee is not warranted. Please see Plan Check Payment for additional information.	
20. ENERGY AND PHYSICALLY DISABLED ACCESS ENFORCEMENT SURCHARGE	State Mandated
Plan Check	65% of Inspection Fee
Inspection	
A. For each 1,000 sq. ft., or fraction thereof, up to 4,000 sq. ft.	\$73.75
B. For each 1,000 sq. ft., or fraction thereof, over 4,000 sq. ft.	\$37.86
21. AUTOMATION FEE	
10% of all Building, Grading, Electrical, Plumbing, Mechanical plan check application and inspection permit fees. Exception: residential remodel projects.	
22. STRONG MOTION INSTRUMENTATION PROGRAM (S.M.I.P) FEE	State Mandated
A. Residential (for each \$100,000 of valuation)	\$13.00
Minimum Fee	\$0.55
B. Commercial (for each \$100,000 of valuation)	\$30.80
Minimum Fee	\$0.55
23. SPECIAL INSPECTIONS (each)	\$432.55
24. SPECIAL EVENTS (per event)	\$388.69
25. TEMPORARY CERTIFICATE OF OCCUPANCY (PER 30 DAYS)	\$538.20
26. ENERGY PROGRAM OUTSOURCE INSPECTOR CERTIFICATION	\$85.71
27. VARIANCE APPLICATION	\$739.22
Variance - Homeowner	\$290.58
28. APPEAL BOARD APPLICATION (deposit)	\$2,303.96
charges per hour	\$210.73
29. CODE ENFORCEMENT FINES AND FEES (per hour for time expended after 30 days)	\$239.20
30. WATER QUALITY INSPECTION	\$219.62
31. SIGN REMOVAL AND STORAGE (per sign)	\$25.91
32. LEAF BLOWER TESTING AND TRAINING (per unit)	\$63.78
Retest (each)	\$31.88
Operator Training (per operator)	\$3.98
33. AGRICULTURAL SALES (each location)	\$310.96

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Service	Fees per Resolution 24-41
34. ENCROACHMENT FEES *	
* Add \$367.44 for traffic control plan check, if required	
Curb & Gutter Plan Check Fee	\$166.05
Minimum Plan Check	\$166.05
Driveway - Commercial Plan Check Fee	\$179.79
Driveway - Residential Plan Check Fee	\$197.34
Excavation & Roadway Paving Plan Check Fee	\$239.72
Miscellaneous Construction Plan Check Fee	\$124.53
Road Closure Plan Check Fee	\$166.05
Sidewalk Plan Check Fee	\$124.53
Curb Core Plan Check Fee	\$39.95
Overload Permit - Single (Per Calif. Dept. of Transportation)	\$16.00
Overload Permit - Annual (Per Calif. Dept. of Transportation)	\$90.00
35. PARK AND LANDSCAPE IMPROVEMENTS *	
<u>A. 0 to 10 acres</u>	
Inspection (per acre)	\$3,079.70
Minimum Landscape Inspection	\$958.60
<u>B. Over 10 acres</u>	
Inspection	\$30,797.12
for every acre over 10 acres add	\$520.74
36. GRADING FEES	
Grading plan check and inspection fees are based on acreage calculated to the nearest one hundredth (0.01) of an acre.	
If the Preliminary or Precise Grading application includes storm drain improvements, refer to storm drain plan check fee under Schedule III, "Right-of-Way Improvements" for additional plan check requirements.	
For the issuance of each permit	\$73.75
Grading Bond	Amount set by Grading Ordinance
<u>Preliminary Grading Permit:</u>	
Pre-Inspection (up to 5 acres)	\$239.20
for each acre over 5 acres add	\$12.82
Grading Plan Check	
A. 0 to 20 acres (per acre)	\$299.66
Minimum	\$1,579.80
B. Over 20 acres	\$5,915.57
for each acre over 20 acres add	\$68.13

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<u>Service</u>	Fees per Resolution 24-41
<u>Preliminary Grading Permit (continued)</u>	
Inspection	
A. 0 to 20 acres	\$322.92
Minimum	\$1,829.29
B. Over 20 acres	\$6,458.42
for each acre over 20 acres add	\$58.34
<u>Precise Grading Permit :</u>	
Pre-Inspection (up to 5 acres)	\$239.20
for every acre over 5 acres add	\$12.82
Grading Plan Check (per acre)	\$1,017.06
Minimum	\$1,535.39
Maximum	\$15,353.97
Inspection (per acre)	\$2,303.96
Minimum	\$1,538.19
Maximum	\$34,609.16
<u>Stockpile/Underground Tank Removal:</u>	
Plan Check	\$601.93
Inspection	\$809.29
37. EACH GRADING PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT (per review, unless exempted by Chief Building Official)	\$954.79
38. WATER QUALITY MANAGEMENT PLAN REVIEW	\$2,254.73
39. Special Inspector New & Renewal (Deputy Inspector)	\$49.60

*Please see Schedule III for applicable Development Engineering and Public Works and Sustainability fees.