

CITY COUNCIL RESOLUTION NO. 13-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE REPLACING RESOLUTION 09-54 AND ESTABLISHING DEVELOPMENT PROCESSING AND INSPECTION FEES

WHEREAS, there are a number of services provided by the City in processing applications for the development of property in the City that are of primary benefit to the applicant; and

WHEREAS, the cost of these services should be borne primarily by the applicant receiving benefit from such services and so as to insure timely and effective processing of the applications; and

WHEREAS, the City can account for the actual costs of these services provided to the applicants; and

WHEREAS the City has caused to be conducted a cost study to determine the actual cost of providing various planning, building and safety, development engineering, and transportation development review, and this study recommended modifications to the City's existing fees to reflect the actual cost of providing these services; and

WHEREAS, the City Council conducted a duly noticed public hearing on April 23, 2013 to consider the proposed fee modifications.

NOW, THEREFORE, the City Council of the City of Irvine DOES HEREBY RESOLVE:

SECTION 1 Amount of Fees

Based upon the evidence presented to it, the City Council finds that the fees adopted by this Resolution do not exceed the reasonable cost of providing the services for which the fees are charged.

The processing fees for development proceedings in the City of Irvine shall be based on full processing costs, which are defined as the direct cost required to review, check, and inspect development applications submitted to the City for approval, plus applicable overhead costs. All costs for consultant services, inclusive of any applicable in-house administrative costs, for development applications that cannot be processed in-house shall be borne by the applicant. Applicable fees are detailed in Schedule I, II, III, IV, and V incorporated herein by this reference as it sets forth in full.

FLAT FEES - Where applicable, flat fees have been established for certain services where the average cost is subject to minimum fluctuation. These flat fees are included on schedules incorporated into this resolution.

HOURLY CHARGES - Where applicable, hourly charges shall be accumulated for development processing activities and the applicant shall pay all such costs prior to final action on the related project or as soon thereafter as such costs may be finally determined. The payment of such costs may be a condition of approval for any such application. If payment is not received within 7 working days after the invoice due date, all development processing activities will be suspended until payment is received.

Fees shall be charged according to the following development processing services provided:

- A. Planning: Fees for processing development cases which qualify for final approval at staff level and/or by the City of Irvine Zoning Administrator shall be based on a direct cost of One Hundred Twenty Eight Dollars and No Cents (\$128.00) per hour. If applicable, transportation plan review shall be based on the cost of One Hundred Forty Four Dollars and No Cents (\$144.00) per hour. All other development cases, including appeals of decisions made by staff or the Zoning Administrator, will be processed based on a cost of One Hundred Twenty Eight Dollars and No Cents (\$128.00) per hour.

Project specific expenditures such as City Attorney Services, postage for mailing public notices, advertising, etc., have been excluded from the hourly rates. Applicants will be directly billed for these costs on a project by project basis.

- B. Engineering: Fees for all Building & Safety engineering services shall be based on a cost of One Hundred Thirty Five Dollars and No Cents (\$135.00) per hour
- C. Engineering: Fees for all Development Engineering services shall be based on a cost of One Hundred Eleven Dollars and No Cents (\$111.00) per hour. City Attorney services, if applicable, shall be recovered from the applicant on a project by project basis beginning with the first plan check
- D. Inspection: Fees for Building and Safety inspection services shall be based on a cost of One Hundred Twenty Dollars and No Cents (\$120.00) per hour. Development Engineering/Traffic Inspection services shall be based on a cost of One Hundred Ten Dollars and No Cents (\$110.00) per hour.

SECTION 2. Deposits

In cases where an hourly rate is being charged, as opposed to a flat fee, each applicant shall place on deposit with the City the sum detailed by case type in Schedules I and III. Deposits have been estimated to represent the minimum amount required to process each case type. The costs of an individual case may be

significantly more than the initial deposit amount. Costs will be charged against the deposit up to the minimum deposit amount on account until the development case is closed and all costs have been paid. Any charges incurred in excess of the initial deposit will be billed on a monthly basis. A late fee and delinquent charges shall be levied against delinquent development processing charges as detailed in City Council Resolution 91-65.

The department Director or the designee may approve, on a case by case basis, a lower deposit for cases requiring a public hearing or a lower fee amount for cases handled administratively. However, the initial deposit may not be less than the required minimum balance for the case type as specified in Schedule I.

SECTION 3. Refunds

If the amount on deposit pursuant to Section 2 exceeds all accumulated costs at the time of the final action on subject application, the excess deposit shall be refunded to the applicant.

SECTION 4. Waiver of Fees

The City Manager or the designated administrative authority may approve a waiver of fees under the following circumstances:

1. Where the applicant is a nonprofit organization formed and operating for eleemosynary, civic, or educational purposes; or
2. Where the actual cost of processing an application is considered to be negligible.

SECTION 5. Annual Increases

The City will conduct a full cost and fee analysis and revise fees based on the results of the analysis every two to three years. Adjustments to reflect the year-to-year increase in the Consumer Price Index (CPI) for the Los Angeles/Riverside/Orange County area may be considered on an annual basis. The proposed fees along with the supporting data and calculations will be presented to the Finance Commission for review and to the City Council at a public hearing for review and action.

SECTION 6. Effective Date

The revised fees shall be applied to all invoices submitted or processed 60 days from the date of City Council approval.

PASSED AND ADOPTED by the City Council of the City of Irvine at a regular meeting held in April, 2013.

MAYOR OF THE CITY OF IRVINE

ATTEST:

CITY CLERK OF THE CITY OF IRVINE

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS
CITY OF IRVINE)

I, SHARIE APODACA, City Clerk of the City of Irvine, HEREBY DO CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the City Council of the City of Irvine, held in April, 2013.

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

CITY CLERK OF THE CITY OF IRVINE

PLANNING, BUILDING & SAFETY,
AND DEVELOPMENT ENGINEERING FEES

(Effective July 1, 2013)

1. Valuation for purposes of reporting shall be set on the basis of the International Code Council (ICC) published Building Valuation Data Table as published in the Building Safety Journal, or the RS Means Square Foot Costs Manual, where ICC data is not available not available. If data is not available, appeals concerning valuation may be heard and determined by the Chief Building Official
2. Building plan check and inspection costs are determined based upon staff time and cost data, which is documented on a daily basis. Plan check and inspection fees for each fee category are determined based on this data and the hourly rate established by the City Council.
3. No plan check or inspections fees are required for City funded capital improvement projects. These expenses will be charged directly against individual project budgets.
4. Where a fee is required, but where not specified for a specific circumstance, the Chief Building Official, City Engineer, or Deputy Director of Community Development shall determine and set the fee based on the expected City cost of providing plan review, case processing, inspection, or code enforcement services.
5. The cost of expedited or overtime services shall include regular fees plus the additional cost of providing the expedited or overtime service. Approval of requests for expedited or overtime services are at the discretion of the Chief Building Official, Deputy Director of Community Development, or City Engineer.
6. Where an applicant believes that unusual circumstances exist that make the scheduled fee inappropriate for a particular project, the following procedure shall apply:
 - a. The applicant shall request a modification of the scheduled fees for the project in writing to the Chief Building Official, Deputy Director of Community Development, or City Engineer
 - b. The applicant shall specify in the written request the unusual circumstances that make the scheduled fees inappropriate for the project and include any substantiating documentation.
 - c. The Chief Building Official, Deputy Director of Community Development, or City Engineer shall make written findings whether or not usual circumstances exist that make the scheduled fees inappropriate for the project.

PLANNING, BUILDING & SAFETY,
AND DEVELOPMENT ENGINEERING FEES

- d. If the Chief Building Official, Deputy Director of Community Development, or City Engineer finds unusual circumstances do exist that make the scheduled fees inappropriate for the project, the Chief Building Official, Deputy Director of Community Development, or City Engineer shall determine and set the fee based on the expected City cost of providing plan check, inspection, code enforcement or planning services.

7. Plan Review Payment

When a plan is required by the Administrative Authority to be submitted, a plan review fee shall be paid at the time of plan and specification submittal.

8. Penalty for Returned Checks

A penalty of \$25.00 shall be levied against all returned checks.

SCHEDULE I
PLANNING DEPOSITS AND FEES

HOURLY CHARGES:

	<u>Case Type</u>	<u>Fee Per Hour</u>	<u>Initial Deposit</u>	<u>Minimum Balance</u>
	Environmental Impact Report	\$128.00	\$30,000.00	\$10,000.00
z18	General Plan Amendment*	\$128.00	\$12,000.00	\$2,500.00
z23	Conditional Use Permit (PCPU)			
z22	Zone Change*			
z31	Annexations*			
z17	Concept Plan			
z19	Master Plan*	\$128.00	\$10,000.00	\$2,000.00
z34	Development Agreements*			
z20	Tentative Parcel Map*	\$128.00	\$4,000.00	\$1,000.00
z21	Tentative Tract Map			
z54	Tentative Map Extension			
z24	Park Plan			
z52	Sexually Oriented Business Permit/Renewal	\$128.00	\$3,000.00	\$600.00
z48	Pre-application*	\$128.00	\$1,500.00	\$300.00
z49	Street Name Change			
z36	Conditional Use Permit (PCPM) Minor*			
z26	Variance			
z37	Major Code Compliance/Grading (GPPE)*			
z25	Sign Program			
z53	Administrative Relief*			
	Minor Modification of an Application*			
z35	Final Map	\$128.00	\$500.00	\$200.00
z50	Research Letter			
z51	Minor Modification to Approved Sign Program	\$128.00	\$200.00	
	Project Entitlement	\$128.00	0	0
	Project Specific Expenses (i.e. City Attorney fees, advertising expenses, postage expenses)	At Cost	0	0
z33	Appeal of Decision to the City Council or Planning Commission*	\$128.00	\$245.00	

* \$144.00 per hour for transportation plan review, if applicable.

SCHEDULE I
PLANNING DEPOSITS AND FEES

FLAT FEES:

	<u>Case Type</u>	<u>Current Fee</u>
z14	Address/Change of Address	\$48.00 first unit
	Residential/Commercial Industrial	\$16.00 per unit after first unit
z14.1	Non-structural (meters, cable boxes, etc...)	\$32.00 first unit
		\$16.00 per unit after first unit
z1	Minor Building Permits	\$36.00
z2	Residential Alterations (RRA)	\$78.00
	Industrial Tenant Improvements	
z3	Base Fee	\$77.00
z4	Planning Areas 13, 32, 34, 35, 36	\$138.00
z2c	Non-Residential Additions (CASF)	\$138.00
z5	Sign Permit	\$123.00 per sign
z8	Use Determination	\$156.00
z13	Zoning Confirmation	\$116.00
z6	Temporary Banner Permit	\$18.00 per application + \$26 inspection fee
z9	Parking Lot Restriping Permit	\$158.00
z10	Pushcart Permit	\$86.00
z11	Reverse Vending Machine Permit	\$79.00
z12	Agricultural Sales Permit (see Building and Safety Fee Schedule for inspection fee)	\$113.00
z12r	Renewal of Agricultural Sales Permit	\$43.00
g16i	Block Party/Barrier Permit	\$27.00 for 8 barriers
z7	Manufactured Structure	\$77.00
z16	Planning Cash Bond	\$542.00

SCHEDULE I
PLANNING DEPOSITS AND FEES

	<u>Case Type</u>	<u>Current Fee</u>
z15	In-lieu Park Fee	Based on an appraisal of the land
z55	Tree Removal	\$56.00

SCHEDULE II
BUILDING & SAFETY FEES

Fees

Permit Issuance Fees

All Commercial, New Residential Construction	\$37.00
Residential (other than New Residential Construction)	\$16.00

Online Permit Issuance Incentive

Permits issued online	No Issuance Fee
-----------------------	-----------------

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

**SCHEDULE II
BUILDING & SAFETY FEES**

<u>Service</u>	<u>Fees</u>
1. NEW COMMERCIAL BUILDINGS AND STRUCTURES:	
sq. ft.= square foot/feet	
Projects without interior improvements include unimproved shell buildings for any occupancy, warehouses, parking garages, roof structures and other structures without interior partition walls or architectural finishes.	
Projects with interior improvements include buildings with interior partitions or architectural finishes for office, retail, manufacturing, research and development, assembly, worship, or other use.	
A. 0 to 10,000 square feet <u>without</u> interior improvements	
Plan Check	\$0.28 per sq. ft.
Inspection	\$0.26 per sq. ft.
B. Over 10,000 to 60,000 square feet <u>without</u> interior improvements:	
Plan Check	\$2,800.00 + \$0.13 per sq. ft. over 10,000 sq. ft.
Inspection	\$2,600.00 + \$0.16 per sq. ft. over 10,000 sq. ft.
C. Over 60,000 square feet <u>without</u> interior improvements:	
Plan Check	\$9,300.00 + \$0.02 per sq. ft. over 60,000 sq. ft.
Inspection	\$10,600.00 + \$0.03 per sq. ft. over 60,000 sq. ft.
D. 0 to 10,000 square feet <u>with</u> interior improvements:	
Plan Check	\$0.37 per sq. ft.
Inspection	\$0.35 per sq. ft.

**SCHEDULE II
BUILDING & SAFETY FEES**

<u>Service</u>	<u>Fees</u>
E. Over 10,000 to 60,000 square feet <u>with</u> interior improvements:	
Plan Check	\$3,700.00 + \$0.18 per sq. ft. over 10,000 sq. ft.
Inspection	\$3,500.00 + \$0.16 per sq. ft. over 10,000 sq. ft.
F. Over 60,000 square feet <u>with</u> interior improvements:	
Plan Check	\$12,700.00 + \$0.03 per sq. ft. over 60,000 sq. ft.
Inspection	\$11,500.00 + \$0.08 per sq. ft. over 60,000 sq. ft.
Minimum Plan Check	\$820.00
Minimum Inspection	\$560.00
2. COMMERCIAL HIGH RISE BUILDINGS FIVE STORIES OR GREATER (Includes parking structures)	
Plan Check	\$0.11 per sq. ft.
Inspection	\$0.10 per sq. ft.
3. RESIDENTIAL SINGLE FAMILY DWELLINGS / DETACHED CONDOMINIMUMS AND DETACHED APARTMENTS (Includes plumbing, mechanical & electrical fees)	
Inspection	\$0.28 per sq. ft.
Model plan check including custom homes	\$0.39 per sq. ft.
Production plan check	\$0.025 per sq. ft.
4. APARTMENTS AND ATTACHED CONDOMINIMUMS (Includes plumbing, mechanical, electrical fees)	

**SCHEDULE II
BUILDING & SAFETY FEES**

<u>Service</u>	<u>Fees</u>
Inspection	\$0.21 per sq. ft.
Model plan check	\$0.22 per sq. ft.
Production plan check	\$0.02 per sq. ft.
5. HOTELS AND MOTELS (Includes plumbing, mechanical, electrical fees)	
Inspection	\$0.21 per sq. ft.
Plan Check	\$0.22 per sq. ft.
Production Plan Check	\$0.02 per sq. ft.
6. PATIO COVERS, TRELLIS, CARPORTS, MISCELLANEOUS RESIDENTIAL STRUCTURES	
Inspection	\$0.33 per sq. ft.
Inspection, Commercial	\$0.33 per sq. ft.
Inspection, Residential	\$0.33 per sq. ft.
Minimum Inspection – Each Residential Job	\$48.00
Minimum Inspection – Each Commercial Job	\$112.00
Plan Check	\$0.31 per sq. ft.
Plan Check, Commercial	\$0.31 per sq. ft.
Plan Check, Residential	\$0.31 per sq. ft.
Minimum Plan Check – Each Residential Job	\$48.00
Minimum Plan Check – Each Commercial Job	\$135.00
7. RESIDENTIAL REMODEL AND ADDITIONS	
(plan check fees include plumbing, electrical and mechanical)	
A. Remodel	
Inspection	\$0.67 per sq. ft.
Minimum Inspection	\$54.00
Plan Check	\$0.49 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

<u>Service</u>	<u>Fees</u>
Minimum Plan Check	\$48.00
B. Additions	
Inspection	\$0.67 per sq. ft.
Minimum Inspection	\$54.00
Plan Check	\$0.49 per sq. ft.
Minimum Plan Check	\$48.00
8. SWIMMING POOLS AND SPAS	
Inspection, Commercial	\$0.80 per sq. ft.
Inspection, Residential	\$0.80 per sq. ft.
Minimum Inspection, Commercial	\$54.00
Minimum Inspection, Residential	\$54.00
Plan Check, Commercial	\$0.24 per sq. ft.
Plan Check, Residential	\$0.24 per sq. ft.
Minimum Plan Check, Commercial	\$48.00
Minimum Plan Check, Residential	\$48.00
9. FENCES	
Inspection, Commercial	\$0.04 per sq. ft.
Inspection, Residential	\$0.04 per sq. ft.
Minimum Inspection, Commercial	\$200.00
Minimum Inspection, Residential	\$217.00
Plan Check, Commercial	\$0.025 per sq. ft.
Plan Check, Residential	\$0.025 per sq. ft.
Minimum Plan Check, Commercial	\$190.00
Minimum Plan Check, Residential	\$190.00
10. RETAINING WALLS	
Inspection, Commercial	\$0.16 per sq. ft.
Minimum Inspection, Commercial	\$217.00
Plan Check, Commercial	\$0.19 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

<u>Service</u>	<u>Fees</u>
Minimum Plan Check, Commercial	\$211.00
Maximum Plan Check, Commercial	\$564.00
Inspection, Residential	\$0.16 per sq. ft.
Minimum Inspection, Residential	\$217.00
Plan Check , Residential	\$0.19 per sq. ft.
Minimum Plan Check, Residential	\$211.00
Maximum Plan Check, Residential	\$564.00

11. TENANT IMPROVEMENTS

A. 0 to 8,000 square feet

Inspection	\$0.14 per sq. ft.
Plan Check	\$0.13 per sq. ft.

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

Inspection	\$1,120.00 + 0.035 per sq. ft. over 8,000 sq. ft.
Plan Check	\$1,040.00 + 0.05 per sq. ft. over 8,000 sq. ft.

C. Over 20,000 square feet

Inspection	\$1,540.00 + 0.025 per sq. ft. over 20,000 sq. ft.
Plan Check	\$1,640.00 + 0.04 per sq. ft. over 20,000 sq. ft.
Inspection Minimum	\$120.00
Plan Check Minimum	\$135.00

**12. SKYLIGHTS, WINDOWS, DOORS,
ATELLITE DISHES**

Inspection – Each Residential Job	\$48.00
Inspection – Each Commercial Job	\$159.00

SCHEDULE II
BUILDING & SAFETY FEES

<u>Service</u>	<u>Fees</u>
Plan Check – Each Residential Job	\$48.00
Plan Check – Each Commercial Job	\$146.00
13. COMMERICAL MISCELLANEOUS STRUCTURES STORAGE RACKS, FLAGPOLES, SPRAY BOOTHS, ABOVE GROUND TANKS, EQUIPMENT FOUNDATIONS, FOUNTAIN STRUCTURES, SKYLIGHTS	
Plan Check – Each Commercial Job	\$211.00
Inspection– Each Commercial Job	\$217.00
14. SIGNS	
Plan Check – Each Commercial Job	\$84.00
Inspection– Each Commercial Job	\$108.00
15. RE-ROOFING	
Inspection – Each Residential Job	\$129.00
Inspection – Each Commercial Job	\$189.00
Plan Check - Each Residential job requiring calculations	\$146.00
Plan Check - Each Commercial job requiring calculations	\$146.00
16. DEMOLITION (INTERIOR AND ENTIRE BUILDINGS) When not included as part of a Tenant Improvement Permit	
Inspection, Residential	\$146.00 per building
Inspection, Commercial	\$146.00 per building
Plan Check, Residential	\$146.00 per building
Plan Check, Commercial	\$146.00 per building
17. SEISMIC REINFORCEMENT	
Inspection, Commercial	20% of Tenant Improvement rates based on building square footage
Inspection, Residential	20% of Tenant Improvement rates based on building square footage
Plan Check, Commercial	20% of Tenant Improvement rates based on building square footage

SCHEDULE II
BUILDING & SAFETY FEES

<u>Service</u>	<u>Fees</u>
Plan Check, Residential	20% of Tenant Improvement rates based on building square footage

18. PARKING LOTS

Restriping Inspection	\$0.65 per space
Resurfacing Inspection	\$0.06 per sq. ft.
Minimum Inspection – Combined Total	\$162.00
Maximum Inspection – Combined Total	\$407.00

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

Inspection, New Commercial	\$120.00 per hour
Inspection, New Residential	\$120.00 per hour
Inspection, Commercial	\$120.00 per hour
Inspection, Residential	\$120.00 per hour
Inspection, Grading	\$120.00 per hour
Plan Check, New Commercial	\$135.00 per hour
Plan Check, New Residential	\$135.00 per hour
Plan Check, Commercial	\$135.00 per hour
Plan Check, Residential	\$135.00 per hour
Plan Check, Grading	\$135.00 per hour

20. RE-INSPECTION FEE

Per Inspection, Commercial	\$120.00
Per Inspection, New Commercial	\$120.00

21. PRELIMINARY PLAN CHECK REVIEW

Per Hour	\$135.00
Minimum (1/2 hour)	\$67.50

SCHEDULE II
BUILDING & SAFETY FEES

<u>Service</u>	<u>Fees</u>
22. EACH PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT (When required by the Chief Building Official)	\$540.00 per review
Commercial	\$540.00 per review
Residential	\$540.00 per review
New Commercial	\$540.00 per review
New Residential	\$540.00 per review

23. PLAN CHECK REVISIONS:

Hourly Rate	\$135.00
-------------	----------

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 \$135.00, with a one-half 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.

24. ENERGY AND PHYSICALLY DISABLED ACCESS ENFORCEMENT SURCHARGE – STATE MANADATED EXCEPTION: PARKING STRUCTURES

Inspection	
A. <u>For each 1,000 sq. ft., or fraction thereof, up to 4,000 sq. ft.</u>	\$37.00
B. <u>For each 1,000 sq. ft., or fraction thereof, over 4,000 sq. ft.</u>	\$19.00
Plan Check	65% of Inspection Fee

SCHEDULE II
BUILDING & SAFETY FEES

<u>Service</u>	<u>Fees</u>
25. AUTOMATION FEE	5% of all Building, Grading, Electrical, Plumbing, Mechanical plan check application and inspection permit fees. <i>Exception:</i> Residential remodel projects.
26. STRONG MOTION INSTRUMENTATION PROGRAM (S.M.I.P) FEE State Mandated	
A. Residential	\$0.10 for each \$1,000 of valuation
Minimum Fee	\$0.50
B. Commercial	\$0.21 for each \$1,000 of valuation
Minimum Fee	\$0.50
27. MICROFILM	\$0.75 per plan page
28. SPECIAL INSPECTIONS	\$217.00 each
29. SPECIAL EVENTS	\$195.00 per event
30. TEMPORARY CERTIFICATE OF OCCUPANCY PER 30 DAYS	\$270.00
31. OCCUPANCY AND REAL ESTATE INSPECTIONS	Fee set by Building Official based on cost of service.
32. ENERGY PROGRAM OUTSOURCE INSPECTOR CERTIFICATION	\$43.00
33. VARIANCE APPLICATION	\$379.00
Variance - Homeowner	\$162.00
34. APPEAL BOARD APPLICATION	\$1,300.00 deposit + \$120 per hour

SCHEDULE II
BUILDING & SAFETY FEES

<u>Service</u>	<u>Fees</u>
35. INFORMATION BULLETIN MANUAL	
Initial Subscription	\$86.00
Annual Subscription Renewal	\$81.00
36. MAP DOCUMENT	
City Geographic Information System Maps Single Sheet Paper Maps of Existing Map Coverage Files	
Map Size up to and including 11" x 17"	\$21.00
Map Size up to and including 18" x 26"	\$32.00
Map Size up to and including 36" x 48"	\$43.00
Map Size up to and including 50" x 50"	\$54.00
37. CODE ENFORCEMENT FINES AND FEES	\$120.00 per hour for time expended after 30 days
38. TEMPORARY SIGNS AND BANNERS	\$26.00 each
39. SIGN REMOVAL AND STORAGE	\$13.00 per sign
40. LEAF BLOWER TESTING AND TRAINING	\$32.00 per unit
Retest	\$16.00 each retest
Operator Training	\$2.00 per operator for training
41. AGRICULTURAL SALES	\$156.00 each

SCHEDULE II
BUILDING & SAFETY FEES

<u>Service</u>	<u>Fees</u>
42. ENCROACHMENT FEE *	\$217.00
* Add \$217 for traffic control plan check, if required.	

<u>Type</u>	<u>Plan Check Fee</u>	<u>Inspection Fee</u>
Curb & Gutter	\$90.00	\$3.12 per linear ft.
Minimum	\$90.00	\$90.00
Driveway - Commercial	\$99.00	\$325.00
Driveway - Residential	\$99.00	\$150.00
Excavation & Roadway Paving	\$134.00	\$217.00
Miscellaneous Construction	\$68.00	Estimated by Chief Building Official (Based on \$120/hour inspection fee.)
Road Closure	\$90.00	\$217.00
Sidewalk	\$68.00	\$217.00
Curb Core	\$21.00	\$48.00
Overload Permit - Single	\$16.00	Per Calif. Dept. of Transportation
Overload Permit - Annual	\$90.00	Per Calif. Dept. of Transportation
Tree Removal up to 5 trees		\$59.00
Tree Removal per tree in excess of 5 trees on any parcel		\$8.00
Tree Removal Maximum		\$650.00

SCHEDULE II
BUILDING & SAFETY FEES

<u>Type</u>	<u>Plan Check</u> <u>Fee</u>	<u>Inspection</u> <u>Fee</u>
Minimum Encroachment Inspection		\$120.00
Block Party Inspection		\$25.00
Traffic Control Plan Check		\$217.00

<u>Service</u>	<u>Fees</u>
-----------------------	--------------------

43. RIGHT-OF-WAY IMPROVEMENTS

Right-of-way inspection fees are based on acreage calculated to the nearest one hundredth (0.01) of an acre.

Pre-Inspection (When required by the Chief Building Official)	\$120.00 per acre for first 3 acres + \$60.00 per acre over 3 acres
Inspection	\$2,441.00 per acre \$954.00 minimum
Utility Trench	\$2.02 per linear foot \$120.00 minimum
Service Connection	\$90.00

44. PARK AND LANDSCAPE IMPROVEMENTS

Park & Landscape Inspection fees are bases on acreage calculated to the nearest one hundredth (0.01) of an acre.

A. 0 to 10 acres

Inspections, Commercial	\$1,500.00 per acre
Inspection, New Commercial	\$1,500.00 per acre

B. Over 10 acres

SCHEDULE II
BUILDING & SAFETY FEES

<u>Service</u>	<u>Fees</u>
Inspections, Commercial	\$15,000.00
	+ \$260 per acre over 10 acres
Inspection, New Commercial	\$15,000.00
	+ \$260 per acre over 10 acres
Minimum Landscape Inspection, Commercial	\$518.50
Minimum Landscape Inspection, New Commercial	\$518.50

45. BRIDGES

Inspection	
3,000 sq. ft. or less	\$12,694.00
Over 3,000 sq. ft.	\$12,694.00 + \$0.65 per sq. ft.

46. 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	\$37.00
---------------------------------	---------

Grading Bond	Amount set by Grading Ordinance
--------------	------------------------------------

Preliminary Grading Permit:

Pre-Inspection	\$120.00
	+ \$6.10 per acre over 5 acres

Inspection

**SCHEDULE II
BUILDING & SAFETY FEES**

<u>Service</u>	<u>Fees</u>
A. 0 to 20 acres	\$162.00 per acre \$868.00 Minimum
B. Over 20 acres	\$3,240.00 + \$28.00 per acre over 20 acres
Grading Plan Check	
A. 0 to 20 acres	\$168.00 per acre \$868.00 Minimum
B. Over 20 acres	\$3,360.00 + \$39.00 per acre over 20 acres
<u>Precise Grading Permit:</u>	
Pre-Inspection (When required by the Chief Building Official)	\$120.00 + \$6.10 each acre over 5 acres
Inspection	\$1,300.00 per acre \$868.00 minimum \$19,530.00 maximum
Grading Plan Check	\$575.00 per acre \$868.00 minimum \$8,680.00 maximum
<u>Stockpile/Underground Tank Removal:</u>	
Inspection	\$406.00
Plan Check	\$336.00
EACH GRADING PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT (When required by Chief Building Official)	\$540.00 per review

SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES

<u>Case Type</u>	<u>Fee</u>	<u>Deposit after 3rd Plan Check</u>	<u>Minimum Balance</u>
Traffic Signals/Systems			
1. Signal New/Modification Inspection	\$4,091.00	\$0.00	\$0.00
2. Signal New/Modification Plan Check	\$3,429.00	\$1,500.00	\$750.00
3. System New/Modification Inspection (Controller/Cabinet)	\$1,087.00	\$0.00	\$0.00
Right of Way Improvements**			
4. Street Plan Check	\$1,345.00 per acre	\$1,500.00	\$750.00
min plan check <0.3 acre	\$850.00		
> or equal to 0.3 acres	\$2,177.00		
5. Storm Drain (18" Diameter & Above) Note: storm drains less than 18" diameter, no plan check fee required.	\$2.00 per LF up to 1,000' + \$0.16 ea. additional LF	\$1,500.00	\$750.00
6. Utility Trench Plan Check	\$106.00 per plan sheet \$426.00 minimum	\$600.00	\$300.00
7. Service Connection Plan Check	\$56.00	\$0.00	\$0.00
Grading Hydrology			
8. Preliminary Plan Check – 0 to 20 acres	\$125.00 per acre; \$624.00 minimum	\$1,500.00	\$750.00
9. Preliminary Plan Check – over 20 acres	\$2,500.00 + \$21.00 per acre above 20; \$3,760.00 maximum	\$1,500.00	\$750.00

SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES

<u>Case Type</u>	<u>Fee</u>	<u>Deposit after 3rd Plan Check</u>	<u>Minimum Balance</u>
10. Precise Plan Check	\$182.00 per acre;	\$1,500.00	\$750.00
	\$910.00 minimum;		
	\$4,160.00 maximum		
Park & Landscape Improvements ***			
11. Plan Check	\$1,247.00 per acre	\$1,500.00	\$750.00
Minimum Plan Check			
<0.25 acre	\$105.00		
> or equal to 0.25 acre	\$791.00		
Bridges			
12. Plan Check – 3,000 sf. Or less	\$7,106.00	\$1,500.00	\$750.00
13. Plan Check – over 3,000 sf.	\$7,106.00 + \$0.75 per SF >3,000	\$1,500.00	\$750.00
Other ***			
14. Abandonment Plan Check	\$4,976.00	\$1,500.00	\$750.00
15. City Engineer Variance	\$488.00	\$600.00	\$300.00
16. Easement Deeds	\$2,783.00	\$1,500.00	\$750.00
17. Final Map Processing			
1-2 lots/parcel	\$5,640.00	\$1,500.00	\$750.00
3 lots/parcel	\$6,922.00	\$1,500.00	\$750.00
4-40 lots/parcel	\$6,922.00 + \$154.00 per lot > 3 lots	\$1,500.00	\$750.00
41-100 lots/parcel	\$12,900.00 + \$103.00 per lot > 40 lots	\$1,500.00	\$750.00

SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES

<u>Case Type</u>	<u>Fee</u>	<u>Deposit after 3rd Plan Check</u>	<u>Minimum Balance</u>
over 100 lots/parcel	\$18,800.00 + \$51.00 per lot > 100 lots	\$1,500.00	\$750.00
18. Lot Mergers	\$3,508.00	\$1,500.00	\$750.00
Lot Line Adjustment	\$3,508.00	\$1,500.00	\$750.00
19. Plan revisions after plan approved by City Engineer	\$474.00	\$1,500.00	\$750.00
20. Transportation Model Runs (ITAM)	\$732.00	\$0.00	\$0.00
21. Traffic Signal USA Alert	\$109.00 per intersection	\$0.00	\$0.00
22. Landscape USA Alert	\$55.00	\$0.00	\$0.00

* After three plan checks an additional fee of \$111.00 per hour will be charged to the applicant.

** Includes: Miscellaneous Improvement (MC), Parcel Improvement Plan (PC) and Tract Improvement Plan (TC) submittals. Please see Schedule II for applicable Building & Safety fees.

*** Please see Schedule II for applicable Building & Safety fees.

Note: City Attorney Services, if applicable, shall be recovered from applicant beginning with the first Flat Fee or Hourly Rate plan check. (Reference page 2, Section C, of the Developer Fee Resolution.)

SCHEDULE IV
OTHER FEES OR CHARGES STIPULATED BY SEPARATE
CITY COUNCIL ORDINANCE OR RESOLUTION
AND NOT INCLUDED IN THIS SCHEDULE:

School District Fees (State Mandated)	Orange County Fire Authority Fees
Transportation Corridor Agency Fees	District 92-1 Fees
SB1473 Fees	Orange County Sanitation District Fees

IMPACT FEES:

1. SYSTEMS DEVELOPMENT CHARGE 1% of Valuation

- Stipulated by separate Municipal Code Section 2-9-601
- Valuation shall be determined on the basis of the International Code Council Building Valuation Data Table as published and updated semi-annually in the Building Safety Journal. Where data is not available, appeals concerning valuation may be heard and determined by the Chief Building Official.
- Applicable to new development except:
 - A. Alterations which do not increase the floor area of a structure
 - B. Additions to single-family residential dwellings which do not constitute the addition of a living unit as defined by the Building Code.

Circulation Element	0.5% of valuation
---------------------	-------------------

Non-Circulation Element	0.5% of valuation
-------------------------	-------------------

2. SLURRY SEAL FEES FOR ROAD WEAR AND TEAR

Stipulated by Municipal Code Section 6-3-320

- | | |
|---|---------------------|
| A. Commercial, Industrial, Hotel New Construction 5 stories or less | |
| Buildings 50,000 sq. ft. or less | \$ 0.03 per sq. ft. |
| Buildings over 50,000 sq. ft. | \$ 0.05 per sq. ft. |
| Maximum per project | \$ 3,500.00 |
| | |
| B. High Rise Buildings over 5 stories or 55 feet high | |
| Maximum per project | \$3,500.00 |
| | |
| C. Tenant Improvements | \$ 0.01 per sq. ft. |

SCHEDULE IV
OTHER FEES OR CHARGES STIPULATED BY SEPARATE
CITY COUNCIL ORDINANCE OR RESOLUTION
AND NOT INCLUDED IN THIS SCHEDULE:

D. New Residential Detached Units	\$ 0.03 per sq. ft.
New Maximum Fee per unit	\$50.00
Remodels or Additions	\$0.03 per sq. ft.
Maximum Fee per unit	\$50.00
 E. Residential Attached Apartment, Condominium, and Townhouses	 \$ 0.03 per sq. ft.
Maximum Fee per unit	\$ 50.00

3. IRVINE BUSINESS COMPLEX FEES

4. PARK FEE (Municipal Code Section 5-5-1004.E2)

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

ELECTRICAL PERMITS

1. The following fee schedule shall be used for all electrical work requiring permits, except for new residential structures. New residential electrical permit fees are incorporated into the building permit fees.
2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

<u>Fee Schedule</u>	<u>Commercial</u>	<u>Residential</u>
For the issuance of each permit	\$37.00	\$16.00
Each self-contained factory wired approved unit such as cooking appliances, home appliances, heaters, vegetable cases, drinking fountains, heating appliances, etc.	\$12.98	\$6.86
Radiant ceiling heat per room	\$8.18	\$4.34
Fixtures:		
First 20 fixtures, each	\$1.82	\$0.98
Each additional fixture	\$0.93	\$0.47
Each pole mounted fixture including base	\$18.55	\$9.81
Power Apparatus:		
Generators, motors, transformers, rectifiers, synchronous converters, capacitors, industrial heating, cooking or baking equipment, and other apparatus as follows:		
Rating in horsepower (HP), kilowatts (KW) or kilovolt amps (KVA)		
Less than 1	\$8.18	\$4.34
1 to 10	\$19.63	\$10.4
11 to 50	\$32.55	\$17.21
51 to 100	\$65.12	\$34.42
101 to 500	\$96.43	
Over 500	\$96.43	
Temporary Generator including switchgear modifications	\$266.05	

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

<u>Fee Schedule</u>	<u>Commercial</u>	<u>Residential</u>
<i>Fees include all switches, circuit breakers, relays & other directly related control equipment.</i>		
Services, 600 volts or less, not over 600 amps, per meter	\$65.12	\$34.42
Services, 600 volts or less, 601 through 1200 amps, per meter	\$162.75	\$86.08
Services, 600 volts or less, over 1200 amps, per meter	\$323.95	
High voltage substations over 600 volts	\$651.00	
<u>Outlets J Box, Irrigation Controller:</u>		
First 20 outlets, each	\$1.82	\$0.98
Each additional outlet	\$0.93	\$0.47
Each multiple appliance outlet assembly	\$12.98	\$6.86
<u>Signs and High Potential Gas Tubing Lighting:</u>		
One sign and one transformer	\$30.14	\$15.97
Each additional sign and one transformer at the same location (same building)	\$8.77	\$4.79
Each extra transformer, flasher or time clock	\$8.77	\$4.79
Each additional sign and one transformer on same lot	\$30.14	\$15.97
Each sign and one transformer moved to the same new location	\$30.14	\$15.97
Each additional sign and transformer moved to the same new location	\$15.12	\$7.97
For altering or changing letters of an existing sign	\$15.12	\$7.97
For converting of each sign or decorative outlet tubing	\$15.12	\$7.97

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

<u>Fee Schedule</u>	<u>Commercial</u>	<u>Residential</u>
<u>Temporary Service:</u>		
Non-occupied temporary electrical service (each meter)	\$325.00	\$172.16
Temporary work with service (existing occupancy, each meter)	\$97.28	\$51.02
For service supplying a temporary power pole with meter, pedestal, or piggy back	\$97.28	\$51.02
For a system of distribution and utilization poles for temporary construction power, each pole	\$32.55	\$17.21
<u>Temporary Construction Lighting:</u>		
500 lamps or less	\$18.09	\$9.54
Over 500 lamps	\$30.14	\$15.97
<u>Each Time Clock</u>	\$8.18	\$4.34
<u>Relocated Buildings:</u>		
Pre-lowering inspection	\$307.42	\$162.61
Building inspection (Use regular fee schedule)		
Under floor and cellular floors, each 100 feet or fraction thereof	\$18.09	\$9.54
Underground yard service not included elsewhere in schedule	\$591.23	\$312.78
<u>Bus ways:</u>		
For trolley and plug-in type bus ways, each 100 ft. or fraction thereof	\$32.53	\$17.21
<u>Switchboard changes or additions:</u>		
600 amps or less		
First section	\$60.30	\$31.88
Each additional section	\$42.20	\$22.31
Over 600 amps		
First section	\$120.54	\$63.78

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

<u>Fee Schedule</u>	<u>Commercial</u>	<u>Residential</u>
Each additional section	\$60.30	\$31.88
Over 600 volts		
First section	\$301.38	
Each additional section	\$150.67	
<u>Panel Boards</u>		
225 amps or less	\$60.30	\$31.88
Over 225 amps	\$90.41	\$47.82
<u>Swimming Pool:</u>		
Fees for underground raceway	\$12.82	\$6.86
<u>Special Equipment Inspection:</u>		
For equipment exempt from laboratory approval, at rate per hour of	\$156.60	\$156.60
Minimum Inspection Fee	\$60.00	\$32.00
Minimum, Commercial	\$60.00	
Minimum, New Commercial	\$60.00	
Minimum, Residential		\$32.00
Minimum, New Residential		\$32.00

Fees for Additional Inspections:

A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip.

Exception: The number of inspection trips will not be limited on progress jobs; provided, however, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the electrical work to be completed at any specific time

B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of \$60.00 may be required of the installer for each such additional inspection trip.

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

<u>Fee Schedule</u>	<u>Commercial</u>	<u>Residential</u>
---------------------	-------------------	--------------------

**ELECTRICAL PLAN CHECK
FEES**

A plan check fee shall be paid at the time of plan submittal

The applicant shall pay a plan check fee	30% of electrical permit fee	
Plan Check, Commercial	30% of electrical permit fee	
Plan Check, New Commercial	30% of electrical permit fee	
Plan Check Residential	30% of electrical permit fee	
Minimum	\$37.00	\$37.00
Minimum, Commercial	\$37.00	
Minimum, New Commercial	\$37.00	
Minimum, Residential		\$37.00
Minimum, New Residential		\$37.00

MECHANICAL PERMITS

1. The following fee schedule shall be used for all mechanical work requiring permits, except for new residential structures. For new residential structures, mechanical permit fees are incorporated into the building permit fees.
2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

<u>Fee Schedule</u>	<u>Commercial</u>	<u>Residential</u>
1. For the issuance of each permit	\$37.00	\$16.00
2. Up to and including 100,00 BTU for the installation or relocation of each force-air or gravity-type furnace or burner, including ducts and vents attached to each appliance	\$117.63	\$60.09
3. More than 100,000 BTU to and including 500,000 BTU	\$149.41	\$76.35

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

<u>Fee Schedule</u>	<u>Commercial</u>	<u>Residential</u>
4. More than 500,000 BTU to and including 1,000,000 BTU	\$158.51	\$81.00
5. More than 1,000,000 BTU to and including 2,000,000 BTU	\$185.67	\$94.87
6. More than 2,000,000 BTU	\$230.94	
7. For each evaporative cooler other than portable type	\$27.19	\$18.04
8. For each ventilating fan connected to a single duct	\$27.19	\$18.04
9. For each ventilating system which is not a portion of any heating or air conditioning system authorized by a permit (commercial)	\$27.19	\$18.04
10. For the installation of each hood which is served by mechanical exhaust, including the attached fans and ducts	\$27.19	\$18.04
11. For the installation or relocation of each domestic type incinerator	\$45.30	\$30.07
12. For installation of each outlet	\$1.32	\$0.92
13. For the installation or relocation of each commercial or industrial type incinerator	\$99.62	\$66.18
14. For the installation or relocation of each cooling coil	\$22.66	\$15.04
15. For the installation or relocation of each reheat coil	\$22.66	\$15.04
16. For the installation or relocation of each electric strip heater	\$22.66	\$15.04

Note: This fee for cooling coils, reheat coils, and electric strip heaters shall not apply to an air handling unit which is a portion of a factory assembled appliance, comfort cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in this Code

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

<u>Fee Schedule</u>	<u>Commercial</u>	<u>Residential</u>
17. For each appliance regulated by this Code, but not classed in other appliance categories or for which no other fee is listed in this Code	\$115.34	\$76.62
18. Incidental gas piping	\$48.17	\$21.66
19. For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater, including vent	\$27.19	\$18.04
20. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$115.34	\$76.62
21. For the installation or relocation of each boiler or compressor or each absorption system	\$115.34	\$76.62
22. For each air handling unit, to and including 2,000 cubic feet per minute	\$45.30	\$30.07
23. For each air handling unit over 2,000 cubic feet per minute and including 10,000 cubic feet per minute	\$54.30	\$36.09
24. For each air handling unit over 10,000 cubic feet per minute	\$115.34	\$76.62
25. Residential air conditioning system		\$120.32
26. Minimum Inspection Fee	\$60.00	\$32.00
Minimum, Commercial	\$60.00	
Minimum, New Commercial	\$60.00	
Minimum, Residential		\$32.00
Minimum, New Residential		\$32.00

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

Fee Schedule

Commercial

Residential

Fees for Additional Inspection:

- A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip

Exception: The number of inspection trips will not be limited on progress jobs; provided, however, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the mechanical work to be completed at any specific time.

- B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of \$60.00 may be required of the installer for each such additional inspection trip.

MECHANICAL PLAN CHECK FEES

A plan check fee shall be paid at the time of plan submittal

The applicant shall pay a plan check fee	30% of electrical permit fee	
Plan Check, Commercial	30% of electrical permit fee	
Plan Check, New Commercial	30% of electrical permit fee	
Plan Check Residential	30% of electrical permit fee	
Minimum	\$37.00	\$37.00
Minimum, Commercial	\$37.00	
Minimum, New Commercial	\$37.00	
Minimum, Residential		\$37.00
Minimum, New Residential		\$37.00

PLUMBING PERMITS

1. The following fee schedule shall be used for all plumbing work requiring permits, except for new residential structures. For new residential structures, plumbing permit fees are incorporated into the building permit fees.
2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

<u>Fee Schedule</u>	<u>Commercial</u>	<u>Residential</u>
1. Permit issuance	\$37.00	\$16.00
2. For each plumbing fixture or trap, including water, drainage piping and backflow protection devices	\$17.58	12.08
3. For each dishwasher	\$17.58	\$9.29
4. For each garbage disposal	\$17.58	\$9.29
5. For each building sewer	\$35.16	\$24.17
6. For each cesspool	\$35.16	\$24.17
7. For each private sewage disposal system	\$146.60	\$100.79
8. For each seepage pit added to an existing system	\$35.16	\$24.17
9. For each septic tank added to an existing system	\$35.16	\$24.17
10. For each disposal field system added to an existing system	\$35.16	\$24.17
11. For each pre-investigation of private sewage disposal system	\$123.13	\$84.66
12. For each water heater and/or vent	\$29.32	\$20.17
13. For each gas piping of one to five outlets	\$41.07	\$28.21
14. For each gas piping system of six or more outlets, per outlet	\$2.96	\$2.05
15. Rainwater system, per drain	\$35.16	\$24.17
16. For each industrial waste pre-treatment interceptor, including its trap and vent	\$35.16	\$24.17
17. For installation, alteration, or repair of water piping and/or water treating equipment, including water softeners	\$35.16	\$24.17
18. For repair or alteration of drainage or vent piping	\$146.60	\$100.79
19. For each residential lawn sprinkler system or any one meter, including backflow protection devices		\$24.17

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

<u>Fee Schedule</u>	<u>Commercial</u>	<u>Residential</u>
20. For each commercial (nonresidential) lawn, gardening, or landscape sprinkling system, including backflow protection devices	\$152.46	
21. For vacuum breakers or backflow protective devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures, including necessary water piping:		
1 to 5	\$17.58	\$12.08
Over 5, each additional	\$4.32	\$4.02
22. Temporary gas service	\$93.80	\$64.49
23. Temporary work with gas service (existing occupancies)	\$89.33	\$35.17
24. For each yard water distribution system, per linear foot	\$1.32	\$1.97
25. For each yard gas distribution system, per linear foot	\$1.97	\$1.97
26. For each yard sewer collection system, per linear foot	\$1.97	\$1.97
Inspection/Investigation, Commercial	\$120 per hour	
Inspection/Investigation, New Commercial	\$120 per hour	
Inspection/Investigation, Residential		\$120 per hour
27. For each gas pressure regulator	\$17.58	\$12.08
28. Swimming pool piping	\$35.16	\$24.15
29. Solar panels per system	\$507.67	\$312.48
30. Minimum inspection fee	\$60.00	\$32.00
Minimum, Commercial	\$60.00	
Minimum, New Commercial	\$60.00	
Minimum, Residential		\$32.00
Minimum, New Residential		\$32.00

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES

Fee Schedule

Commercial

Residential

Fees for Additional Inspections:

- A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip.

Exception: The number of inspection trips will not be limited on progress jobs; provided, however, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the plumbing work to be completed at any specific time

- B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of \$60.00 may be required of the installer for each such additional inspection trip.

PLUMBING PLAN CHECK FEES

A plan check fee shall be paid at the time of plan submittal

The applicant shall pay a plan check fee	30% of electrical permit fee	
Plan Check, Commercial	30% of electrical permit fee	
Plan Check, New Commercial	30% of electrical permit fee	
Plan Check Residential	30% of electrical permit fee	
Minimum	\$37.00	\$37.00
Minimum, Commercial	\$37.00	
Minimum, New Commercial	\$37.00	
Minimum, Residential		\$37.00
Minimum, New Residential		\$37.00

FIRE SPRINKLER FEES

Fire sprinklers and associated installations are plan checked and inspected by the Orange County Fire Authority (OCFA), and fees are collected by OCFA and are based on their fee schedule.