

SCHEDULE II
BUILDING & SAFETY FEES

Effective August 15, 2023

Penalty for Returned Checks:

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

	<u>2023 Fees</u>
<u>Permit Issuance Fees</u>	
All Commercial, New Residential Construction	\$61.23
Residential (other than New Residential Construction)	\$26.72

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 plan check fees will be refunded to the applicant. Fees other than building plan check fees are not subject to this refund.

New Commercial Buildings and Structures

Projects without interior improvements include unimproved shell buildings for any occupancy, warehouses, parking garages, roof structures and other structures without interior partitions/walls or architectural finishes, other than required fire-rated assemblies, life safety elements, and core restrooms.

Projects with interior improvements include buildings with interior partitions, architectural finishes, and electrical, mechanical, and plumbing systems.

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<u>Service</u>	<u>Fee</u>
1. NEW COMMERCIAL BUILDINGS AND STRUCTURES:	
A. 0 to 10,000 square feet <u>without</u> interior improvements	
Plan Check	\$0.45 per sq. ft.
Inspection	\$0.43 per sq. ft.
B. Over 10,000 to 60,000 square feet <u>without</u> interior improvements:	
Plan Check	\$4,500.00 + \$0.21 per sq. ft. over 10,000 sq. ft.
Inspection	\$4,313.65 + \$0.33 per sq. ft. over 10,000 sq. ft.
C. Over 60,000 square feet <u>without</u> interior improvements:	
Plan Check	\$15,000.00 + \$0.03 per sq. ft. over 60,000 sq. ft.
Inspection	\$17,532.90 + \$0.06 per sq. ft. over 60,000 sq. ft.
D. 0 to 10,000 square feet <u>with</u> interior improvements:	
Plan Check	\$0.58 per sq. ft.

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Inspection	\$0.58 per sq. ft.
 E. Over 10,000 to 60,000 square feet <u>with</u> interior improvements:	
Plan Check	\$5,800.00 + \$0.29 per sq. ft. over 10,000 sq. ft.
Inspection	\$5,844.30 + \$0.26 per sq. ft. over 10,000 sq. ft.
 F. Over 60,000 square feet <u>with</u> interior improvements:	
Plan Check	\$20,300.00 + \$0.05 per sq. ft. over 60,000 sq. ft.
Inspection	\$18,700.00 + \$0.13 per sq. ft. over 60,000 sq. ft.
Minimum Plan Check	\$1,200.00
Minimum Inspection	\$900.00
 2. COMMERCIAL HIGH RISE BUILDINGS FIVE STORIES OR GREATER (Includes parking structures)	
Plan Check	\$0.17 per sq. ft.
Inspection	\$0.17 per sq. ft.

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3. RESIDENTIAL SINGLE FAMILY DWELLINGS / DETACHED CONDOMINIUMS AND DETACHED APARTMENTS (Includes plumbing, mechanical & electrical fees)	
Inspection	\$0.47 per sq. ft.
Model plan check including custom homes	\$0.62 per sq. ft.
Production plan check	\$0.05 per sq. ft.
4. APARTMENTS AND ATTACHED CONDOMINIUMS (Includes plumbing, mechanical, electrical fees)	
Inspection	\$0.35 per sq. ft.
Model plan check	\$0.34 per sq. ft.
Production plan check	\$0.03 per sq. ft.
5. HOTELS AND MOTELS (Includes plumbing, mechanical, electrical fees)	
Inspection	\$0.35 per sq. ft.
Plan Check	\$0.34 per sq. ft.
Production Plan Check	\$0.03 per sq. ft.

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6. PATIO COVERS, TRELLIS, CARPORTS, MISCELLANEOUS RESIDENTIAL STRUCTURES	
Inspection	\$0.56 per sq. ft.
Minimum Inspection – Each Residential Job	\$80.15
Minimum Inspection – Each Commercial Job	\$187.02
Plan Check	\$0.49 per sq. ft.
Minimum Plan Check – Each Residential Job	\$80.15
Minimum Plan Check – Each Commercial Job	\$225.42
7. RESIDENTIAL REMODEL AND ADDITIONS (plan check fees include plumbing, electrical and mechanical)	
Inspection	\$1.11 per sq. ft.
Minimum Inspection	\$90.17
Plan Check	\$0.78 per sq. ft.
Minimum Plan Check	\$80.15

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<u>Service</u>	<u>Fee</u>
8. SWIMMING POOLS AND SPAS	
Inspection	\$1.34 per sq. ft.
Minimum Inspection	\$90.17
Plan Check	\$0.38 per sq. ft.
Minimum Plan Check	\$80.15
9. FENCES	
Inspection - Commercial	\$0.42 per lineal ft.
Minimum Inspection – Commercial	\$180.19
Inspection – Residential	\$0.42 per lineal ft.
Minimum Inspection - Residential	\$180.19
Plan Check	\$0.25 per lineal ft.
Minimum Plan Check	\$187.76
10. RETAINING WALLS	
Inspection	\$1.59 per lineal ft.

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<u>Service</u>	<u>Fee</u>
Minimum Inspection	\$329.41
Plan Check	\$1.92 per lineal ft.
Minimum Plan Check	\$320.30
Maximum Plan Check	\$856.15

11. TENANT IMPROVEMENTS

A. 0 to 8,000 square feet

Inspection	\$400.75 + \$0.37 per sq. ft.
Plan Check	\$376.00 + \$0.28 per sq. ft.

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

Inspection	\$3,350.73 + \$0.20 per sq. ft. over 8,000 sq. ft.
Plan Check	\$2,616.00 + \$0.22 per sq. ft. over 8,000 sq. ft.

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<u>Service</u>	<u>Fee</u>
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C. Over 20,000 square feet

Inspection	\$5,754.23 + \$0.19 per sq. ft. over 20,000 sq. ft.
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Plan Check	\$5,256.00 + \$ 0.03 per sq. ft. over 20,000 sq. ft.
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D. Restaurants

Inspection	\$369.70 + \$0.88 per sq. ft.
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Plan Check	\$83.49 \$0.77 per sq. ft.
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**12. SKYLIGHTS, WINDOWS,
DOORS, SATELLITE
DISHES**

Inspection – Each Residential Job	\$80.15
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Inspection – Each Commercial Job	\$265.50
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Plan Check – Each Residential Job	\$80.15
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Plan Check – Each Commercial Job	\$243.79
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**13. COMMERCIAL
MISCELLANEOUS
STRUCTURES STORAGE
RACKS, FLAGPOLES,
SPRAY BOOTHS, ABOVE
GROUND TANKS,
EQUIPMENT
FOUNDATIONS,
FOUNTAIN STRUCTURES,
SKYLIGHTS**

Plan Check – Each Commercial Job	\$352.33
Inspection– Each Commercial Job	\$360.38

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<u>Service</u>	<u>Fee</u>
14. SIGNS	
Plan Check – each sign type	\$93.88
Inspection– each sign	\$60.06
15. RE-ROOFING	
Inspection – Each Residential Job	\$215.40
Inspection – Each Commercial Job	\$315.59
Plan Check - Each Residential/Commercial job requiring calculations	\$243.79
16. DEMOLITION (INTERIOR AND ENTIRE BUILDINGS) When not included as part of a Tenant Improvement Permit	
Inspection	\$243.79 per building
Plan Check	\$243.79 per building
17. SEISMIC REINFORCEMENT	
Inspection	20% of Tenant Improvement rates based on building square footage

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Plan Check	20% of Tenant Improvement rates based on building square footage

18. PARKING LOTS

Restriping/Resurfacing Plan Check	\$563.27
Restriping/Resurfacing Inspection	\$0.10 per sq. ft.
Minimum Inspection – Combined Total	\$270.51
Maximum Inspection – Combined Total	\$679.61

**19. MINIMUM FEES FOR
MISCELLANEOUS WORK
(MIN. ONE HOUR),
INCLUDING
PRELIMINARY PLAN
REVIEW AND REVISIONS**

Inspection	\$180.19 per hour
Plan Check	\$187.76 per hour

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<u>Service</u>	<u>Fee</u>
RE-INSPECTION FEE	\$180.19 per hour
PRELIMINARY PLAN CHECK REVIEW	
Per Hour	\$187.76
Minimum (1/2 hour)	\$93.88
EACH PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT	\$901.69 per review
(When required by the Chief Building Official)	
PLAN CHECK REVISIONS:	
Hourly Rate	\$187.76 per hour

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 \$187.76, 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.

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20. ENERGY AND PHYSICALLY DISABLED ACCESS ENFORCEMENT SURCHARGE – STATE MANDATED	
Inspection	
A. For each 1,000 sq. ft., or fraction thereof, up to 4,000 sq. ft.	\$61.78
B. For each 1,000 sq. ft., or fraction thereof, over 4,000 sq. ft.	\$31.73
Plan Check	65% of Inspection Fee
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	\$13.00 for each \$100,000 of valuation
Minimum Fee	\$0.55

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<u>Service</u>	<u>Fee</u>	
B. Commercial	\$30.80	for each \$100,000 of valuation
Minimum Fee	\$0.55	
23. SPECIAL INSPECTIONS	\$362.35	each
24. SPECIAL EVENTS	\$325.61	per event
25. TEMPORARY CERTIFICATE OF OCCUPANCY PER 30 DAYS	\$450.85	
26. ENERGY PROGRAM OUTSOURCE INSPECTOR CERTIFICATION	\$71.81	
27. VARIANCE APPLICATION	\$632.85	
Variance - Homeowner	\$262.86	
Special Inspector Renewal (Deputy Inspector)	\$46.62	
28. APPEAL BOARD APPLICATION	\$2,084.12	deposit +
	\$190.63	per hour
29. CODE ENFORCEMENT FINES AND FEES	\$200.38	per hour for time expended after 30 days
30. WATER QUALITY INSPECTION	\$198.67	
31. SIGN REMOVAL AND STORAGE	\$21.72	per sign

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32. LEAF BLOWER TESTING AND TRAINING	\$53.43 per unit
Retest	\$26.72 each retest
Operator Training	\$3.34 per operator for training
33. AGRICULTURAL SALES	\$260.49 each
34. ENCROACHMENT FEE *	\$356.74
* Add \$323.67 for traffic control plan check, if required.	

<u>Type</u>	<u>Plan Check Fee</u>	<u>Inspection Fee</u>
Curb & Gutter	\$150.21	\$5.20 per linear ft.
Minimum	\$150.21	\$150.28

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<u>Type</u>	<u>Plan Check Fee</u>	<u>Inspection Fee</u>
Driveway - Commercial	\$165.31	\$542.69
Driveway - Residential	\$165.31	\$250.47
Excavation & Roadway Paving	\$223.75	\$362.35
Miscellaneous Construction	\$112.65	\$200.38 per hour
Road Closure	\$150.21	\$362.35
Sidewalk	\$112.65	\$362.35
Curb Core	\$35.07	\$80.15
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		\$98.52
Tree Removal per tree in excess of 5 trees on any parcel		\$13.36 per tree
Tree Removal Maximum		\$1,085.57
Minimum Encroachment Inspection		\$150.28

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<u>Service</u>	<u>Fees</u>
35. RIGHT-OF-WAY IMPROVEMENTS	
<i>Right-of-way inspection fees are based on acreage calculated to the nearest one hundredth (0.01) of an acre.</i>	
Pre-Inspection (When required by the Chief Building Official)	\$200.38 per acre for first 3 acres + \$100.74 per acre over 3 acres
Inspection	\$3,886.60 per acre \$1,519.02 minimum
Utility Trench	\$3.19 per linear foot \$189.71 minimum
Service Connection	\$150.21

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36. PARK AND LANDSCAPE IMPROVEMENTS

A. 0 to 10 acres

Inspection \$2,504.70 per acre

B. Over 10 acres

Inspection \$25,047.00 +
\$489.43 per acre over 10 acres

Minimum Landscape Inspection \$868.32

37. BRIDGES

Inspection

3,000 sq. ft. or less \$21,196.44

Over 3,000 sq. ft. \$21,196.44 +
\$1.23 per sq. ft.

38. 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 \$61.78

Grading Bond Amount Set by
Grading Ordinance

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Preliminary Grading Permit:

Pre-Inspection	\$200.38 + \$11.60 per acre over 5 acres
Grading Inspection	
A. 0 to 20 acres	\$270.51 per acre \$1,654.74 Minimum
B. Over 20 acres	\$5,410.15 + \$52.78 per acre over 20 acres
Grading Plan Check	
A. 0 to 20 acres	\$280.53 per acre \$1,429.06 Minimum
B. Over 20 acres	\$5,351.11 + \$61.63 per acre over 20 acres

Precise Grading Permit:

Pre-Inspection (When required by the Chief Building Official)	\$200.38 + \$11.60 each acre over 5 acres
Grading Inspection	\$2,084.12 per acre \$1,391.42 minimum \$31,306.75 maximum

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Grading Plan Check	\$920.02 per acre
	\$1,388.89 minimum
	\$13,888.90 maximum

**Stockpile/Underground Tank
Removal:**

Inspection	\$677.94
Plan Check	\$544.50

**39. EACH GRADING PLAN CHECK
SUBMITTAL BEGINNING WITH THE FOURTH
SUBMITTAL OF A PROJECT (Unless
exempted by Chief Building Official)**

\$863.69 per
review

**40. WATER QUALITY
MANAGEMENT PLAN REVIEW**

\$2,031.96 per review

**41. Special Inspector Renewal
(Deputy Inspector)**

\$27.83