

## **Community Development Internal Fee Schedules 2023**

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

- A. *Planning: Fees for processing development cases that 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, ninety-six dollars and eighty-eight cents (\$196.88) per hour. If applicable, transportation plan review shall be based on the cost of two-hundred, thirty-six dollars and twenty cents (\$236.20) 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, ninety-six dollars and eighty-eight cents (\$196.88) per hour.*

Project specific expenditures (i.e., City Attorney services, postage for mailing public notices, advertising) 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, eighty-seven dollars and seventy-six cents (\$187.76) per hour.
- C. Engineering: Fees for all Development Engineering services shall be based on a cost of two-hundred, sixty-three dollars and eleven cents (\$263.11) 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, eighty dollars and nineteen cents (\$180.19) per hour. Development Engineering/Traffic Inspection services shall be based on a cost of two-hundred, six dollars and seventy-eight cents (\$206.78) per hour.

**SCHEDULE I**  
**PLANNING AND DEVELOPMENT ENGINEERING FEES**

Effective August 15, 2023

**HOURLY CHARGES**

	<b>Case Type</b>	<b><u>Fee Per Hour</u></b>	<b><u>Initial Deposit</u></b>	<b><u>Minimum Balance</u></b>
	City-Led Environmental Review	\$196.88	\$30,000	\$10,000
	General Plan Amendment	\$196.88	\$10,000	\$2,000
	Conditional Use Permit (PCPU)	\$196.88	\$10,000	\$2,000
	Accessory Dwelling Unit	\$196.88	\$1,500	\$300
	Zone Change	\$196.88	\$10,000	\$2,000
	Annexation	\$196.88	\$10,000	\$2,000
	Concept Plan	\$196.88	\$10,000	\$2,000
	Master Plan	\$196.88	\$10,000	\$2,000
	Development Agreement	\$196.88	\$10,000	\$2,000
	Tentative Parcel Map	\$196.88	\$4,000	\$1,000
	Tentative Tract Map	\$196.88	\$4,000	\$1,000
	Park Plan	\$196.88	\$4,000	\$1,000
	Park Design	\$196.88	\$1,500	\$300
	Playground Plan	\$196.88	\$1,500	\$300
	Sexually Oriented Business	\$196.88	\$3,000	\$600
	Pre-Application	\$196.88	\$3,000	\$300
	Street Name Change	\$196.88	\$3,000	\$600
	Conditional Use Permit (PCPM) Minor	\$196.88	\$3,000	\$600
	Variance	\$196.88	\$3,000	\$300
	Major Code Compliance/Grading (GPPE)	\$196.88	\$1,500	\$300
	Sign Program	\$196.88	\$3,000	\$600
	Administrative Relief	\$196.88	\$3,000	\$600
	Minor Modification of an Application	\$196.88	\$3,000	\$600
	Final Map	\$196.88	\$500	\$200
	Research Letter including Setback Deviation requests	\$196.88	\$500	\$200
	Minor Modification to Approved Sign Program	\$196.88	\$200	

**SCHEDULE I**

	<b>Case Type</b>	<b><u>Fee Per Hour</u></b>	<b><u>Initial Deposit</u></b>	<b><u>Minimum Balance</u></b>
	Project Entitlement	\$196.88		
	Project Specific Expenses (i.e. City Attorney Fees, Advertising expenses, Postage Expenses)	At Cost		
	Appeal of Decision to the City Council or Planning Commission	\$196.88	\$284	
	Transportation plan review	\$236.20		
	Appeal Fee for Determination to Deny or Rescind Sidewalk Vending Permit	\$393.76	\$284	
	Structural Address Addition/Change Fee	\$196.88	\$500	\$200
	Affordable Housing Implementing Documents Preparation and Review	\$196.88	\$3,000	\$600

**FLAT FEES:**

<b>Code</b>	<b>Case Type</b>	<b>Current Fee</b>
	Affordable Housing Monitoring	\$54.09
	Address/Change of Address - Residential/Commercial/Industrial for first unit	\$196.88
	Address/Change of Address - Residential/Commercial/Industrial per unit after first unit	\$64.97
	Address - Non-Structural (meters, cable, boxes, etc...) for first unit	\$78.75
	Address - Non-Structural (meters, cable, boxes, etc...) per unit after first unit	\$39.38
	Minor Building Permits	\$98.44
	Residential Alteration (RRA)	\$246.10
	Industrial Tenant Improvement (Base Fee)	\$196.88
	Industrial Tenant Improvements (Base Fee for Planning Areas 13, 32, 34, 35, 36)	\$295.32
	Non-Residential Addition (CASF)	\$393.76
	Sign Permit	\$172.27

**SCHEDULE I**

	<b>Case Type</b>	<b>Current Fee</b>
	Use Determination	\$590.64
	Zoning Confirmation	\$393.76
	Temporary Banner Permit	\$39.38
	Temporary Banner Permit - Inspection Fee	\$74.81
	Parking Lot Restriping Permit	\$246.10
	Pushcart Permit	\$147.66
	Reverse Vending Machine Permit	\$147.66
	Agricultural Sales Permit	\$147.66
	Renewal of Agricultural Sales Permit	\$98.44
	Block Party/Barrier Permit	\$98.44
	Manufactured Structure	\$196.88
	Planning Cash Bond	\$670.16
	In-Lieu Park Fee	Based on appraisal of the land
	Tree Removal	\$196.88
	Cannabis Testing Lab Permit	\$10,106.35
	Renewal of Cannabis Testing Lab Permit	\$4,068.78
	Cannabis Testing Laboratory Inspection	\$2,850.03
	Renewal of Residential Accessory Use Permit	\$98.44
	Sidewalk Vending Permit	\$246.10
	Residential Accessory Use Permit	\$196.88
	Residential Accessory Use Permit Inspection	\$205.25
	<b>Code Enforcement</b>	
	Administrative Cite, first violation	\$100.00
	Administrative Cite, second violation w/in 1 year	\$200.00
	Administrative Cite, each subsequent violation within 1 year	\$500.00

**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.

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<u>Service</u>	<u>Fee</u>
<b>1. NEW COMMERCIAL BUILDINGS AND STRUCTURES:</b>	
<b>A. 0 to 10,000 square feet <u>without</u> interior improvements</b>	
Plan Check	\$0.45 per sq. ft.
Inspection	\$0.43 per sq. ft.
<b>B. Over 10,000 to 60,000 square feet <u>without</u> interior improvements:</b>	
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.
<b>C. Over 60,000 square feet <u>without</u> interior improvements:</b>	
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.
<b>D. 0 to 10,000 square feet <u>with</u> interior improvements:</b>	
Plan Check	\$0.58 per sq. ft.

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<u>Service</u>	<u>Fee</u>
Inspection	\$0.58 per sq. ft.
<b>E. Over 10,000 to 60,000 square feet <u>with</u> interior improvements:</b>	
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.
<b>F. Over 60,000 square feet <u>with</u> interior improvements:</b>	
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
<b>2. COMMERCIAL HIGH RISE BUILDINGS FIVE STORIES OR GREATER (Includes parking structures)</b>	
Plan Check	\$0.17 per sq. ft.
Inspection	\$0.17 per sq. ft.

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<u>Service</u>	<u>Fee</u>
<b>3. RESIDENTIAL SINGLE FAMILY DWELLINGS / DETACHED CONDOMINIUMS AND DETACHED APARTMENTS (Includes plumbing, mechanical &amp; electrical fees)</b>	
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.
<b>4. APARTMENTS AND ATTACHED CONDOMINIUMS (Includes plumbing, mechanical, electrical fees)</b>	
Inspection	\$0.35 per sq. ft.
Model plan check	\$0.34 per sq. ft.
Production plan check	\$0.03 per sq. ft.
<b>5. HOTELS AND MOTELS (Includes plumbing, mechanical, electrical fees)</b>	
Inspection	\$0.35 per sq. ft.
Plan Check	\$0.34 per sq. ft.
Production Plan Check	\$0.03 per sq. ft.



**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<u>Service</u>	<u>Fee</u>
<b>6. PATIO COVERS, TRELLIS, CARPORTS, MISCELLANEOUS RESIDENTIAL STRUCTURES</b>	
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
<b>7. RESIDENTIAL REMODEL AND ADDITIONS</b> (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

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<u>Service</u>	<u>Fee</u>
<b>8. SWIMMING POOLS AND SPAS</b>	
Inspection	\$1.34 per sq. ft.
Minimum Inspection	\$90.17
Plan Check	\$0.38 per sq. ft.
Minimum Plan Check	\$80.15
<b>9. FENCES</b>	
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
<b>10. RETAINING WALLS</b>	
Inspection	\$1.59 per lineal ft.

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<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.

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<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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**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<u>Service</u>	<u>Fee</u>
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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

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

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

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<u>Service</u>	<u>Fee</u>
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

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

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



**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<u>Service</u>	<u>Fee</u>
<b>20. ENERGY AND PHYSICALLY DISABLED ACCESS ENFORCEMENT SURCHARGE – STATE MANDATED</b>	
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
<b>21. AUTOMATION FEE</b>	10% of all Building, Grading, Electrical, Plumbing, Mechanical plan check application and inspection permit fees. Exception: Residential remodel projects.
<b>22. STRONG MOTION INSTRUMENTATION PROGRAM (S.M.I.P) FEE</b>	
State Mandated	
A. Residential	\$13.00 for each \$100,000 of valuation
Minimum Fee	\$0.55

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

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

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<u>Service</u>	<u>Fee</u>
<b>32. LEAF BLOWER TESTING AND TRAINING</b>	\$53.43 per unit
Retest	\$26.72 each retest
Operator Training	\$3.34 per operator for training
<b>33. AGRICULTURAL SALES</b>	\$260.49 each
<b>34. ENCROACHMENT FEE *</b>	\$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

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<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

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

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

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

**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

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

**Preliminary Grading Permit:**

<b>Pre-Inspection</b>	\$200.38 + \$11.60 per acre over 5 acres
<b>Grading Inspection</b>	
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
<b>Grading Plan Check</b>	
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:**

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

**SCHEDULE II**  
**BUILDING & SAFETY FEES**

Effective August 15, 2023

<b>Grading Plan Check</b>	\$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



**SCHEDULE III**  
**PUBLIC WORKS AND TRANSPORTATION RELATED**  
**FEES**

Effective August 15, 2023

<b><u>Case Type</u></b>	<b><u>Fee</u></b>
<b>Traffic Signals/Systems</b>	
1. Signal New/Modification Inspection (Controller/Cabinet)	\$4,851.39
2. Signal New/Modification Plan Check	\$5,191.84
3. Traffic Signal USA Alert	\$210.70 per intersection
4. Landscape USA Alert	\$84.02
5. Bicycle Locker Fee* (\$50.00 deposit per locker)	\$60.00 annually
6. Overstay parking fee at Electric Vehicle charging stalls	\$0.17 per minute
*Bicycle Locker Fee not subject to CPI increase	
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 1, of the Developer Processing and Inspection Fees Resolution.)	

**SCHEDULE IV**  
**OTHER FEES OR CHARGES STIPULATED BY SEPARATE**  
**CITY COUNCIL ORDINANCE OR RESOLUTION**

Effective August 15, 2023

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

**2. SLURRY SEAL FEES FOR ROAD WEAR AND TEA** (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	\$0.04 per sq. ft.
Buildings over 50,000 sq. ft.	\$0.07 per sq. ft.
Maximum per project	\$4,550.00

**SCHEDULE IV**  
**OTHER FEES OR CHARGES STIPULATED BY SEPARATE**  
**CITY COUNCIL ORDINANCE OR RESOLUTION**

Effective August 15, 2023

B. High Rise Buildings over 5 stories or 55 feet high	\$0.21 per sq. ft.
Maximum per project	\$4,550.00
C. Tenant Improvements	\$0.01 per sq. ft.
D. New Residential Detached Units	\$0.04 per sq. ft.
New Maximum Fee per unit	\$65.00
Remodels or Additions	\$0.04 per sq. ft.
Maximum Fee per unit	\$65.00
E. Residential Attached Apartment, Condominium, and Townhouses	\$0.04 per sq. ft.
Maximum Fee per unit	\$65.00
<b>3. IRVINE BUSINESS COMPLEX FEES</b> <b>(Zoning Ordinance Sections 9-36-14</b> <b>and 9-36-15)</b>	
<b>4. PARK FEE (Municipal Code Section 5-</b> <b>5-1004.E2)</b>	

SCHEDULE V  
ELECTRICAL, MECHANICAL AND PLUMBING FEES  
 (Effective August 15, 2023)

**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 (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
1. For the issuance of each permit	\$61.78	\$26.72
2. Each self-contained factory wired approved unit such as cooking appliances, home appliances, heaters, vegetable cases, drinking fountains, heating appliances etc.	\$23.85	\$12.62
3. Fixtures:		
First 20 fixtures, each	\$3.04	\$1.64
Each additional fixture	\$1.55	\$0.78
4. Each pole mounted fixture including base	\$30.98	\$16.39
5. Power Apparatus:		
Generators, motors, transformers, rectifiers, synchronous converters, capacitors, industrial heating, cooking or baking equipment, and other apparatus as follows:		
6. Rating in horsepower (HP), kilowatts (KW) or kilovolt amps (KVA)		
Less than 1	\$13.66	\$7.25

SCHEDULE V  
ELECTRICAL, MECHANICAL AND PLUMBING FEES  
 (Effective August 15, 2023)

<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
1.1 to 10	\$32.79	\$17.37
10.1 to 50	\$54.36	\$28.74
50.1 to 100	\$108.73	\$57.47
100.1 to 500	\$161.02	
Over 500	\$161.02	

*Fees include all switches, circuit breakers, relays & other directly related control equipment.*

7. Temporary Generator including switchgear modifications	\$444.26	
8. <b>Service/Meter:</b>		
9. Services, 600 volts or less, 0 to 200 amps and 200 to 400 amps, per meter	\$108.73	\$57.47
10. Services, 600 volts or less, 401 to 800 amps and 801 to 1200 amps, per meter	\$271.76	\$143.74
11. Services, 600 volts or less, over 1200 amps, per meter	\$540.93	
12. High voltage substations over 600 volts	\$1,087.04	
13. <b><u>Outlets J Box, Irrigation Controller:</u></b>	\$3.04	\$1.64
14. First 20 outlets, each		

SCHEDULE V  
ELECTRICAL, MECHANICAL AND PLUMBING  
FEES (Effective August 15, 2023)

<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
15. Each additional outlet	\$1.56	\$0.78
16. Each multiple appliance outlet assembly	\$21.68	\$11.45
<b>17. <u>Signs and High Potential Gas Tubing Lighting:</u></b>		
18. One sign and one transformer	\$50.34	\$26.67
19. Each additional sign and one transformer at the same location (same building)	\$14.64	\$8.00
20. Each extra transformer, flasher or time clock	\$14.64	\$8.00
21. Each additional sign and one transformer on same lot	\$50.34	\$26.67
22. Each sign and one transformer moved to the same new location	\$50.34	\$26.67
23. Each additional sign and transformer moved to the same new location	\$25.24	\$13.31
24. For altering or changing letters of an existing sign	\$25.24	\$13.31
25. For converting of each sign or decorative outlet tubing	\$25.24	\$13.31
<b>26. <u>Temporary Service:</u></b>		
27. Non-occupied temporary electrical service (each meter)	\$542.69	\$287.47
28. Temporary work with service (existing occupancy, each meter)	\$162.44	\$85.19
29. For service supplying a temporary power pole with meter, pedestal, or piggy back	\$162.44	\$85.19
30. For a system of distribution and utilization poles for temporary construction power, each pole	\$54.36	\$28.74

SCHEDULE V  
ELECTRICAL, MECHANICAL AND PLUMBING  
FEES (Effective August 15, 2023)

<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
<b>31. Bus Ways:</b>		
<b>32.</b> For trolley and plug-in type bus ways, each 100 ft. or fraction thereof	\$54.31	\$28.74
<b>33. Panel Boards/Switchboard:</b>		
<b>34.</b> 400 amps or less	\$100.69	\$53.25
<b>35.</b> 401 to 1200 amps	\$201.28	\$106.50
<b>36.</b> Over 1200 amps: First section	\$201.28	\$106.50
<b>37.</b> Over 1200 amps: Each additional section	\$100.69	\$53.25
<b>38.</b> Over 600 volts: First Section	\$461.31	
<b>39.</b> Over 600 volts: Each Additional Section	\$230.63	
<b>40.</b> Minimum Inspection Fee	\$100.19	\$53.43
<b>41. Solar Panels per System:</b>		
<b>42.</b> Inspection	\$278.30	\$250.47
<b>43.</b> Model Plan Check	\$1,070.22	\$337.96 + \$11.70 per kW over 15 kW
<b>44.</b> Production Plan check	\$1,070.22	

SCHEDULE V  
ELECTRICAL, MECHANICAL AND PLUMBING  
FEES (Effective August 15, 2023)

**Fee Schedule (Electrical Permits)**

**Commercial**

**Residential**

**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 the  
Electrical  
Permit Fee

30% of the  
Electrical  
Permit Fee

Minimum

\$61.78

\$61.78



SCHEDULE V  
ELECTRICAL, MECHANICAL AND PLUMBING  
FEES (Effective August 15, 2023)

**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.

<b><u>Fee Schedule (Mechanical Permits)</u></b>	<b><u>Commercial</u></b>	<b><u>Residential</u></b>
1. For the issuance of each permit	\$61.78	\$26.71
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	\$196.43	\$100.34
3. More than 100,000 BTU to and including 500,000 BTU	\$249.48	\$127.49
4. More than 500,000 BTU to and including 1,000,000 BTU	\$264.67	\$135.25
5. More than 1,000,000 BTU to and including 2,000,000 BTU	\$310.03	\$158.41
6. More than 2,000,000 BTU	\$385.62	
7. For each evaporative cooler other than portable type	\$45.40	\$30.13
8. For each environmental vent system	\$45.40	\$30.13

SCHEDULE V  
ELECTRICAL, MECHANICAL AND PLUMBING  
FEES (Effective August 15, 2023)

<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
9. For each product conveying vent system	\$45.40	\$30.13
10. For the installation of each Type I or Type II commercial hood or grease exhaust duct or exhaust fan	\$45.40	\$30.13
11. For installation of each register/ outlet/or grille	\$2.20	\$1.53
12. For each ventilating system which is not a portion of any heating or air conditioning system authorized by a permit (commercial)	\$45.40	\$30.13
13. For the installation of each hood which is served by mechanical exhaust, including the attached fans and ducts	\$45.40	\$30.13
14. For the installation or relocation of each commercial/industrial type incinerator	\$151.21	
15. For the installation or relocation of each domestic type incinerator		\$100.46
16. For the installation or relocation or each cooling coil	\$37.84	\$25.13
17. For the installation or relocation of each reheat coil	\$45.40	\$25.13
18. For the installation or relocation of each fire protection devices; fire damper or smoke damper or combo smoke or fire damper ceiling radiation damper or corridor damper or smoke detector duct type or smoke detector area type	\$40.70	\$33.14
One to five	\$29.36	\$20.18
Over five, each additional	\$7.21	\$6.70

**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 factor 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 (Effective August 15, 2023)

<b><u>Fee Schedule (Mechanical Permits)</u></b>	<b><u>Commercial</u></b>	<b><u>Residential</u></b>
19. 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	\$192.60	\$127.93
20. Incidental gas piping	\$80.43	\$36.17
21. For the installation or relocation of each electrical strip heater or suspended heater or recessed wall heater or floor-mounted unit heater, including vent	\$45.40	\$30.13
22. For the installation, relocation or replacement of each heating appliance or fireplace or appliance vent or chimney listed or metal chimney unlisted	\$45.40	\$30.13
23. For the installation or relocation of each boiler or AC refrigerant compressor or each absorption system	\$192.60	\$127.93
24. For each air handling unit, to and including 2,000 cubic feet per minute	\$75.65	\$50.21
25. For each air handling unit over 2,000 cubic feet per minute and including 10,000 cubic feet per minute	\$90.68	\$60.26
26. For each air handling unit over 10,000 cubic feet per minute	\$192.60	\$127.93
27. Residential air conditioning system		\$200.91
28. Minimum Inspection Fee	\$100.19	\$53.43

SCHEDULE V  
ELECTRICAL, MECHANICAL AND PLUMBING  
FEES (Effective August 15, 2023)

**Fee Schedule (Mechanical Permits)**

**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 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 may be required of the installer for each such additional inspection trip.

Additional Inspection Trip:	\$180.19	\$180.19
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**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 the mechanical permit fee	30% of the mechanical permit fee
Minimum	\$61.78	\$61.78

**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 (Effective August 15, 2023)

<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
1. Permit issuance	\$61.78	\$26.71
2. For each plumbing fixture or trap, including water, drainage piping devices	\$29.50	\$20.18
3. For each dishwasher	\$29.50	\$15.53
4. For each garbage disposal	\$29.50	\$15.53
5. For each building sewer	\$58.71	\$40.35
6. For each cesspool	\$58.71	\$40.35
7. For each private sewage disposal system	\$244.79	\$168.31
8. For each water heater and/or vent/ thermal expansion tank	\$48.96	\$33.67
9. For each gas piping of one to five outlets	\$68.57	\$47.10
10. For each gas piping system of six or more outlets, per outlet	\$4.95	\$3.43
11. Rainwater system, per drain or subsurface drainage system or each sump pump	\$58.71	\$40.35

SCHEDULE V  
ELECTRICAL, MECHANICAL AND PLUMBING  
FEES (Effective August 15, 2023)

<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
12. For each interceptor, or clarifier or separator including its trap and vent	\$58.71	\$40.35
13. For installation, alteration, or repair of water piping and/or water treating equipment, including water softeners, booster pump	\$58.71	\$40.35
14. For repair or alteration of sewer or waste vent piping or each sewage ejector	\$244.79	\$168.31
15. For each commercial (nonresidential) lawn, gardening, or landscape sprinkling system, including backflow protection devices	\$254.59	
16. For vacuum breakers or backflow protective devices or pressure regulating valve or building drain or backwater valve or manhole, etc., or for installation on unprotected plumbing fixtures, including necessary water piping:		
1 to 5	\$29.36	\$20.18
Over 5, each additional	\$7.21	\$6.70
17. For each yard water distribution system water and sewer private only starts at easement and needs IRWD approval, per linear foot and each yard recycled water, per linear foot	\$2.20	\$3.29
18. For each yard gas distribution system, per linear foot	\$3.29	\$3.29

SCHEDULE V  
ELECTRICAL, MECHANICAL AND PLUMBING  
FEES (Effective August 15, 2023)

<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
19. For each yard sewer collection system, per linear foot	\$3.29	\$3.29
20. For each gas pressure regulator	\$29.36	\$20.18
21. Swimming pool piping	\$58.97	\$40.33
22. Solar water heating panels per system	\$847.70	\$521.79
22. Minimum inspection fee	\$100.19	\$53.43

**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 may be required of the installer for each such additional inspection trip.

Additional Inspection Trip:	\$180.19	\$180.19
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SCHEDULE V  
ELECTRICAL, MECHANICAL AND PLUMBING  
FEES (Effective August 15, 2023)

<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
<b><u>PLUMBING PLAN CHECK FEES</u></b>		

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

The applicant shall pay a plan check fee	30% of the plumbing permit fee	30% of the plumbing permit fee
Minimum	\$61.78	\$61.78

**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.



**SCHEDULE VI**  
**BUSINESS LICENSE FEES**

The City Council hereby approves and authorizes the Community Development Department, Public Works & Transportation Department, and Project Delivery & Sustainability Department to implement adjustments consistent with the Los Angeles-Long Beach-Anaheim Consumer Price Index (CPI) commencing on or after July 1, 2024, and on an annual basis each year for Schedules I, III, IV, VI, and VII. Each fee on Schedules II and V will increase over a three year period or until the amount of a fee reaches full cost recovery, whichever comes first, and subsequently thereafter, when a fee has reached full cost recovery, then it will increase by CPI. Such annual CPI increases shall include a zero percent floor with no decrease in fees.

<b>Business License</b>	<b>Fee</b>
Business License (5 or more employees)	\$92.00
State Mandated Fee for Each Paid Business License	\$4.00
Business License Certificate Amended for Business Name and Mailing Address	\$66.00
Business License Certificate Amended for Physical Location	\$46.00
Business License - Non-Sufficient Funds	\$25.00
Business License Late Fee (no existing license)	\$69.00
Business License Late Fee (renewals)	\$46.00
Business License Renewal	\$66.00
Reduced Business License Fee (4 employees or less)	\$66.00
Processing fee for refunds of denied business license	\$23.00
Replacement Fee for Business License Certificate	\$23.00

**SCHEDULE VI**

SCHEDULE VII  
DEVELOPMENT ENGINEERING AND OTHER PROJECT  
DELIVERY & SUSTAINABILITY RELATED FEES  
(Effective August 15, 2023)

<u>Case Type</u>	<u>Fee</u>
<b>Traffic Signals/Systems</b>	
1. Signal New/Modification Inspection (Controller/Cabinet)	\$4,851.39
2. Signal New/Modification Plan Check	\$5,191.84
<b>Right of Way Improvements*</b>	
3. Street Plan Check < 1 acre	\$2,607.31
Street Plan Check > or equal to 1 acre	\$3,234.02 + \$1,648.16 each additional acre
4. Storm Drain (18" Diameter & Above) Note: storm drains less than 18" diameter, no plan check fee required.	\$3.88 per LF up to 1000 LF + \$0.31 each additional LF after 1000 LF
5. Utility Trench Plan Check	\$205.65 per plan sheet \$538.42 minimum
<b>Grading Hydrology</b>	
6. Preliminary Plan Check – 0 to 20 acres	\$241.73 per acre \$987.83 minimum

**SCHEDULE VII  
DEVELOPMENT ENGINEERING AND OTHER PROJECT  
DELIVERY & SUSTAINABILITY RELATED FEES  
(Effective August 15, 2023)**

<u>Case Type</u>	<u>Fee</u>
7. Preliminary Plan Check – over 20 acres	\$4,720.82 plus \$24 per acre above 20
8. Precise Plan Check - 0 to 20 acres	\$352.90 per acre \$1,329.75 minimum
<b>Park &amp; Landscape Improvements **</b>	
9. Plan Check	\$1,834.76 per acre \$1,532.85 minimum
<b>Bridges</b>	
10. Plan Check - 3,000 sq. ft. or less	\$8,207.08
11. Plan Check – over 3,000 sf.	\$8,207.08 + 0.75 per sq. ft. > 3,000
<b>Other ***</b>	
12. Abandonment Plan Check	\$6,032.89
13. City Engineer Variance	\$1,015.24
14. Easement Deeds	\$4,099.06

**SCHEDULE VII  
DEVELOPMENT ENGINEERING AND OTHER PROJECT  
DELIVERY & SUSTAINABILITY RELATED FEES  
(Effective August 15, 2023)**

<u>Case Type</u>	<u>Fee</u>
15. Final Map Processing	
1-2 lots/parcel	\$7,026.95
3-4 lots/parcel	\$8,737.15
5-40 lots/parcel	\$8,737.15 + \$222.00 per lot > 5 lots
41-100 lots/parcel	\$16,718.09 + \$130.00 per lot > 41 lots
over 100 lots/parcel	\$24,509.01 + \$51.00 per lot > 101 lots
16. Lot Mergers/Lot Line Adjustments	\$4,707.89
17. Plan revisions after plan approved by City Engineer	\$919.09
18. Maintenance Agreement Fee	\$3,163.16
19. Automation Fee	10% of all Development Engineering and other related Public Works Fees.

**Sustainability/Environmental Programs**

20. Construction and Demolition Recycling Plan Fee	\$99.26 \$1.00 per sq. ft. deposit not to exceed \$50,000.00
21. Self-hauling permit fee for SB1383	\$127.12 per hour
22. Each Plan Check Submittal Beginning with the Fourth Submittal of a Project (When Required by City Engineer)	\$784.08

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

**SCHEDULE VII**  
**DEVELOPMENT ENGINEERING AND OTHER PROJECT**  
**DELIVERY & SUSTAINABILITY RELATED FEES**  
**(Effective August 15, 2023)**

\*\*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 1, of the Developer Processing and Inspection Fee Resolution.)