



CITY of MILPITAS

Building Inspection Division

RE-ADJUSTED FEE SCHEDULE

Including Certain Plan Review Fees for Planning and Engineering Divisions

EFFECTIVE SEPTEMBER 1, 2004

Adopted July 2004

***Revised July 1, 2006**

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Fee Schedule

Part I

RESIDENTIAL

A. Notes for Residential Fees

1. **Total Permit Fee:** The total permit fee is the sum of the plan check fee, inspection fee and other applicable charges or fees. Mechanical, electrical and plumbing plan review fees are included in plan check fees.
2. **Minimum Fee:** The minimum fee is the fee shown for 100 sq. ft. or as indicated.
3. **Increment Fee:** The increment fee is per 100 sq. ft. or fraction thereof.
4. **Projects Larger Than 100 sq. ft. or as Indicated:** The fee is the sum of (1) the fee shown for the nearest sq. ft. (less than the project total) plus (2) the product of each additional 100 sq. ft. multiplied by the increment fee.
5. **Single-Family and Two- Family fees:** All fees noted for single -family residential are also applicable to two-family residential
6. **Multi-Family Residential:** See Part 2, Commercial/Industrial Fee Schedule (Hotels, Motels & Multi-Family Residential) for plan check and inspection fees.
7. **New Single-Family and Multi-Family Residential Electrical, Mechanical and Plumbing Fees:** Fees are \$ 96 plus \$ 0.12/sf and \$ 0.08/sf respectively for each of these permits per Parts 7 (Electrical), 8 (Mechanical), and 9 (Plumbing). These square footage include both the MPE plan check and inspection. These square footage do not include issuance fees.
8. **Tract or Repetitive Construction Fees:**
Plan Check Fees: 25% of original single-family or multi-family fee
Inspection Fee: As noted on the published schedules

Example of Plan Check Fee:

Objective: Find the plan check fee for a 1,200 sq. ft. Custom 1-Story Residence, wood

- Solution:
- a. Closest sq. ft. less than 1,200 is 1,000. Plan check fee base is thus \$1,311.00
 - b. Increment above 1,000 sq. ft. is 200 sq. ft. Incremental price is \$87.00 per 100 sq. ft., so product is $2 \times \$87 = \174.00
 - c. Total plan check fee is $\$1,311 + \$174 = \$1,485.00$

**Fee Schedule
Part I
RESIDENTIAL**

B. New Residential

Custom One-Story

Sq Ft	Plan Check Fee	increments	Inspection Fee	increments
1,000	\$1,311	\$87	\$1,920	\$140
1,500	\$1,746	\$78	\$2,622	\$126
2,000	\$2,137	\$70	\$3,254	\$114
2,500	\$2,489	\$63	\$3,822	\$102
3,000	\$2,806	\$57	\$4,334	\$92
4,000	\$3,376	\$51	\$5,255	\$83
5,000	\$3,890	\$46	\$6,084	\$75
10,000	\$6,200	\$42	\$9,815	\$67
15,000	\$8,279	\$38	\$13,173	\$56

Custom Two-Story

Sq Ft	Plan Check Fee	increments	Inspection Fee	increments
1,000	\$1,442	\$96	\$2,112	\$154
1,500	\$1,920	\$86	\$2,884	\$139
2,000	\$2,351	\$77	\$3,579	\$125
2,500	\$2,738	\$70	\$4,205	\$113
3,000	\$3,087	\$63	\$4,768	\$101
4,000	\$3,714	\$56	\$5,781	\$91
5,000	\$4,279	\$51	\$6,693	\$82
10,000	\$6,820	\$46	\$10,797	\$74
15,000	\$9,107	\$40	\$14,490	\$59

Tract Models One-Story

Sq Ft	Plan Check Fee	increments	Inspection Fee	increments
1,000	\$1,380	\$93	\$2,040	\$141
1,500	\$1,843	\$83	\$2,747	\$127
2,000	\$2,259	\$75	\$3,384	\$115
2,500	\$2,634	\$67	\$3,957	\$103
3,000	\$2,971	\$61	\$4,473	\$93
4,000	\$3,578	\$55	\$5,401	\$84
5,000	\$4,124	\$49	\$6,236	\$75
6,000	\$4,616	\$29	\$6,988	\$60

Fee Schedule Part I RESIDENTIAL

Tract Models Two-Story

Sq Ft	Plan Check Fee	increments	Inspection Fee	increments
1,000	\$1,518	\$102	\$2,244	\$156
1,500	\$2,027	\$92	\$3,022	\$140
2,000	\$2,485	\$82	\$3,722	\$126
2,500	\$2,897	\$74	\$4,353	\$113
3,000	\$3,268	\$67	\$4,920	\$102
4,000	\$3,936	\$60	\$5,941	\$92
5,000	\$4,537	\$54	\$6,860	\$83
6,000	\$5,078	\$43	\$7,687	\$65

C. Remodel/Addition

One-Story

	Sq Ft	Plan Check Fee	increments	Inspection Fee	increments
*	100	\$145		\$168	
*	200	\$232		\$308	
*	300	\$319		\$448	
	400	\$580	\$124	\$839	\$200
	500	\$704	\$112	\$1,039	\$180
	1,000	\$1,263	\$101	\$1,938	\$162
	1,500	\$1,766	\$91	\$2,747	\$146
	2,000	\$2,218	\$82	\$3,476	\$131
	2,500	\$2,626	\$81	\$4,131	\$118
	3,000	\$3,036	\$67	\$4,721	\$108

Two-Story

	Sq Ft	Plan Check Fee	increments	Inspection Fee	increments
*	200	\$290		\$504	
*	300	\$386		\$648	
	400	\$687	\$137	\$1,131	\$205
	500	\$824	\$123	\$1,336	\$185
	1,000	\$1,439	\$111	\$2,259	\$166
	1,500	\$1,992	\$100	\$3,090	\$150
	2,000	\$2,490	\$90	\$3,838	\$135
	2,500	\$2,938	\$81	\$4,511	\$121
	3,000	\$3,341	\$71	\$5,117	\$116

* These fees are reduced by 30 %

Fee Schedule Part I RESIDENTIAL

D. Combination Permits

Combination Permit Type	Plan Check Fee	MPE Combined Fee	Inspection Fee	Total Fee
Attached Garage-1 to 3 cars	\$414	\$0	\$240	\$654
Bathroom Remodel	\$120	\$100	\$240	\$460
Kitchen Remodel	\$120	\$100	\$240	\$460
Kitchen + 1 Bath Remodel	\$180	\$120	\$360	\$660
Stnd Patio Encl/Sun Room	\$180	\$120	\$305	\$605
Engrd Patio Encl/Sun Room	\$210	\$120	\$305	\$635
Garage conversion	\$180	\$120	\$305	\$605
Green House	\$180	\$0	\$305	\$485
Patio Cover	\$180	\$0	\$305	\$485
Detached Garage or Shed	\$180	\$60	\$305	\$545
Skylight or Window Installation	\$120	\$0	\$240	\$360
Additional Bathroom	\$0	\$100	\$240	\$340

E. Miscellaneous Construction

Permit Type	Plan Check Fee	MPE Combined Fee	Inspection Fee	Total Fee
Fences more than 6' high	\$120	\$0	\$120	\$240
Sound Wall	\$276	\$0	\$360	\$636
Structural Roof Conversions	\$.40/sf	\$0	\$.60/sf	\$ 1.00/sf
AC Condenser Replacement	\$0	\$0	\$141	\$141
Furnace Replacement	\$0	\$0	\$141	\$141
Water Heater Replacement	\$0	\$0	\$141	\$141
Solar Panels (PV)	\$138	\$141	\$120	\$399
Solar Panels (PV) without structural design		\$141		\$141

Note:

1. Fee listed above for Fence more than 6 feet high is limited to single-family and two-family residences

F. Miscellaneous Fees

- ◆ Change of Address (Request by applicant, per address) \$320
- ◆ Microfilming
 - Document size 8 1/2 x 11
 - 1st 10 documents \$1/ea
 - additional documents \$.50/ea
 - Drawing Sheet Size 17" x 22" or larger \$4/each
- ◆ Extension of Plan Check \$25
- ◆ Extension of Building Permit \$25
- ◆ Records Research \$20
- ◆ Records Research with Documentation, per Address \$40

Fee Schedule Part I RESIDENTIAL

F. Miscellaneous Fees

- ◆ Report of Monthly or Yearly Building Permit Activity (no charge to public agencies) \$35
- ◆ Reprinting of lost Building Permit cards \$20
- ◆ Alternative Materials or Methods of Construction \$320
- ◆ Strong Motion instrumentation and Seismic Hazard Mapping Fees (State Fees):
 - Category 1-Residential, 1st to 3rd Story: Valuation x 0.0001= Fee (Min. Fee is \$.50)
 - Category 2-All Other Buildings: Valuation x 0.00021= Fee (Min. Fee is \$.50)
- ◆ *Permitting Automation Fee 2.5% of total permit fee

G. Other Plan Check, Inspection and Permit Fees

- ◆ Plan Check, Title 24 Energy Conservation 10% of Plan Check Fee
- ◆ After Hours Plan Check (2 hr. min.) \$360
- ◆ After Hours Inspection (2 hr. min.) \$360
- ◆ Plan Check Revisions (1 hr. min.) \$138
- ◆ Resale Inspection \$260
- ◆ Fire Damage Inspection (2 hr. min.) \$240
- ◆ Inspection Investigation Fee (construction w/o permits, per MMC) 100% of Inspection Fee
- ◆ Reinspection \$90
- ◆ Demolition Permit \$120
- ◆ Residential Re-roofing Permit, Single-Family \$320
- ◆ Residential Re-roofing Permit, Multi-Family (per each building) \$450

H. Hourly Rates, Special Services and Fee Adjustments

- ◆ **Planning Division** (for projects that have not established a Private Job account)
 - Review of modifications to single-family residential projects, not in hillside areas \$69
 - Review of modifications to single-family residential projects, hillside areas \$138
 - All other permit application reviews (1/2 hr. minimum) \$ 138/hr
- ◆ **Engineering Division** (for projects that have not established a Private Job account)
 - Review of modifications to single-family residential projects \$100
 - All other permit application reviews \$138/hr
- ◆ **Building Inspection Division:**
Fees Based on Hourly Rates: When the nature of work precludes assessment of fees based on the square footage method, plan check fees and/or inspections shall be charged on an hourly rate basis.

Hourly Rates: When hourly rates are used to assess fees, the rates shall be as follows:

Clerical and Permit Technician	\$82/hr
Building Inspector	\$120/hr
Plan Checker	\$120/hr
Plan Check Engineer	\$138/hr

**Fee Schedule
Part I
RESIDENTIAL**

H. Hourly Rates, Special Services and Fee Adjustments

Overtime Hourly Rates: When plan checks or inspections are performed on an overtime basis request of an applicant, overtime rates shall be as follows:

Clerical and Permit Technician	\$123/hr
Building Inspector	\$180/hr
Plan Checker	\$180/hr
Plan Check Engineer	\$207/hr

◆ **Special Services and Fee Adjustments**

Special Services: When the Building Inspection Division provides requested or necessary services that are not included in this Fee Schedule, the Chief Building Official may assess and collect such fees that are reasonably necessary to defray the cost of such services.

Fee Adjustments: In instances where the strict application of fees from this schedule would constitute a substantial inequity to an applicant or to the City, the Chief Building Official shall be authorized to adjust such fees on a case-by-case basis. Any such adjustments shall be recorded in writing and entered into the appropriate files.

Fee Schedule
Part 2
COMMERCIAL/INDUSTRIAL

A. Notes for Commercial/Industrial Fees:

1. **Total Permit Fee:** The total permit fee is the sum of the plan check fee, inspection fee and other applicable fees. Mechanical, electrical and plumbing review fees are not included in plan check fees.
2. **Minimum Fee:** The minimum fee is the fee shown for 1,000 sq. ft.
3. **Increment Fee:** The increment fee is per 100 sq. ft. or fraction thereof.
4. **Projects Larger Than 1000 sq. ft. or as Indicated:** The fee is the sum of (1) the fee shown for the nearest sq. ft. (less than the project total) plus (2) the product of each additional 100 sq. ft. multiplied by the increment fee.
5. **Issuance Fee:** When more than one specialty permit (mechanical, electrical and plumbing) is concurrently issued to one applicant, only one issuance fee of \$ 96.00 will be charged.
6. **Electrical, Mechanical and Plumbing Fees, Hotels and Motels:** These fees shall be tabulated using a unit count of fixtures, equipment, appliances and items from Parts 7, 8 and 9 Schedules.
7. **Fee Selection:** For the purpose of selecting appropriate fees in this schedule, the main exterior wall materials shall be used to determine whether fees for "wood" (Type V bldgs), "concrete" (type III bldgs), or "steel" (Type II bldgs) are to be used. Fees for improvements to existing buildings shall be likewise be based on the main exterior wall material.

Example of Plan Check Fee:

Objective: Find the plan check fee for a 1,200 sq. ft. Commercial or Industrial Shell Building project with wood construction. (see bold cells.)

Solution: a. Closest sq. ft. less than 1,200 is 1,000. Plan check fee base is thus \$2,085.00

b. Increment above 1,000 sq. ft. is 200 sq. ft. Incremental price is \$52.00 per 100 sq. ft., so product is $2 \times \$52 = \104.00

c. Total plan check fee is $\$2,085 + \$104 = \$2,189.00$

**Fee Schedule
Part 2
COMMERCIAL/INDUSTRIAL**

B. NEW SHELL BUILDINGS

SHELL																		
	WOOD			CONCRETE			STEEL			WOOD			CONCRETE			STEEL		
SQ. FT.	Plan Check Fee	increments		Plan Check Fee	increments		Plan Check Fee	increments		Inspection Fee	increments		Inspection Fee	increments		Inspection Fee	increments	
1,000	\$ 2,085	\$ 52		\$ 2,404	\$ 60		\$ 2,384	\$ 57		\$ 952	\$ 20		\$ 809	\$ 16		\$ 669	\$ 12	
5,000	\$ 4,177	\$ 47		\$ 4,810	\$ 54		\$ 4,647	\$ 51		\$ 1,757	\$ 18		\$ 1,451	\$ 14		\$ 1,162	\$ 11	
10,000	\$ 6,531	\$ 42		\$ 7,516	\$ 49		\$ 7,192	\$ 46		\$ 2,662	\$ 16		\$ 2,172	\$ 13		\$ 1,718	\$ 10	
15,000	\$ 8,650	\$ 38		\$ 9,951	\$ 44		\$ 9,483	\$ 41		\$ 3,477	\$ 15		\$ 2,822	\$ 12		\$ 2,218	\$ 9	
20,000	\$ 10,557	\$ 34		\$ 12,143	\$ 39		\$ 11,544	\$ 37		\$ 4,210	\$ 13		\$ 3,406	\$ 11		\$ 2,668	\$ 8	
35,000	\$ 15,705	\$ 31		\$ 18,062	\$ 36		\$ 17,111	\$ 33		\$ 6,190	\$ 12		\$ 4,985	\$ 9		\$ 3,883	\$ 7	
50,000	\$ 20,339			\$ 23,388			\$ 22,120			\$ 7,973			\$ 6,405			\$ 4,976		

C. TENANT or INTERIOR IMPROVEMENT

OFFICE-T.I.																		
	WOOD			CONCRETE			STEEL			WOOD			CONCRETE			STEEL		
SQ. FT.	Plan Check Fee	increments		Plan Check Fee	increments		Plan Check Fee	increments		Inspection Fee	increments		Inspection Fee	increments		Inspection Fee	increments	
1,000	\$ 713	\$ 29		\$ 739	\$ 34		\$ 739	\$ 34		\$ 1,068	\$ 19		\$ 927	\$ 16		\$ 914	\$ 13	
5,000	\$ 1,871	\$ 26		\$ 2,085	\$ 30		\$ 2,085	\$ 30		\$ 1,846	\$ 17		\$ 1,553	\$ 14		\$ 1,447	\$ 12	
10,000	\$ 3,174	\$ 23		\$ 3,599	\$ 27		\$ 3,599	\$ 27		\$ 2,720	\$ 16		\$ 2,257	\$ 13		\$ 2,046	\$ 11	
15,000	\$ 4,346	\$ 21		\$ 4,961	\$ 25		\$ 4,961	\$ 25		\$ 3,508	\$ 14		\$ 2,891	\$ 11		\$ 2,585	\$ 10	
20,000	\$ 5,401	\$ 19		\$ 6,188	\$ 22		\$ 6,188	\$ 22		\$ 4,216	\$ 13		\$ 3,461	\$ 10		\$ 3,071	\$ 9	
35,000	\$ 8,251	\$ 17		\$ 9,499	\$ 20		\$ 9,499	\$ 20		\$ 6,129	\$ 11		\$ 5,001	\$ 9		\$ 4,381	\$ 8	
50,000	\$ 10,815			\$ 12,479			\$ 12,479			\$ 7,851			\$ 6,388			\$ 5,561		

**Fee Schedule
Part 2
COMMERCIAL/INDUSTRIAL**

C. TENANT or INTERIOR IMPROVEMENT

CHURCH-T.I.												
SQ. FT.	WOOD		CONCRETE		STEEL		WOOD		CONCRETE		STEEL	
	Plan Check Fee	increments	Plan Check Fee	increments	Plan Check Fee	increments	Inspection Fee	increments	Inspection Fee	increments	Inspection Fee	increments
1,000	\$ 1,451	\$ 62	\$ 1,602	\$ 65	\$ 1,597	\$ 64	\$ 1,434	\$ 42	\$ 1,177	\$ 39	\$ 920	\$ 36
5,000	\$ 3,945	\$ 56	\$ 4,190	\$ 58	\$ 4,155	\$ 58	\$ 3,117	\$ 38	\$ 2,740	\$ 35	\$ 2,358	\$ 32
10,000	\$ 6,752	\$ 51	\$ 7,103	\$ 52	\$ 7,032	\$ 52	\$ 5,011	\$ 34	\$ 4,498	\$ 32	\$ 3,977	\$ 29
15,000	\$ 9,278	\$ 45	\$ 9,724	\$ 47	\$ 9,621	\$ 47	\$ 6,716	\$ 31	\$ 6,081	\$ 28	\$ 5,433	\$ 26
20,000	\$ 11,552	\$ 41	\$ 12,083	\$ 42	\$ 11,952	\$ 42	\$ 8,250	\$ 28	\$ 7,505	\$ 26	\$ 6,744	\$ 24
35,000	\$ 17,690	\$ 37	\$ 18,453	\$ 38	\$ 18,244	\$ 38	\$ 12,392	\$ 25	\$ 11,351	\$ 23	\$ 10,284	\$ 21
50,000	\$ 23,215		\$ 24,185		\$ 23,908		\$ 16,120		\$ 14,812		\$ 13,469	

RESTAURANT-T.I.												
SQ. FT.	WOOD		CONCRETE		STEEL		WOOD		CONCRETE		STEEL	
	Plan Check Fee	increments	Plan Check Fee	increments	Plan Check Fee	increments	Inspection Fee	increments	Inspection Fee	increments	Inspection Fee	increments
1,000	\$ 1,526	\$ 76	\$ 1,570	\$ 84	\$ 1,570	\$ 84	\$ 1,616	\$ 53	\$ 1,479	\$ 50	\$ 1,453	\$ 45
5,000	\$ 4,562	\$ 68	\$ 4,928	\$ 76	\$ 4,928	\$ 76	\$ 3,747	\$ 48	\$ 3,489	\$ 45	\$ 3,272	\$ 41
10,000	\$ 7,977	\$ 61	\$ 8,706	\$ 68	\$ 8,706	\$ 68	\$ 6,143	\$ 43	\$ 5,751	\$ 41	\$ 5,319	\$ 37
15,000	\$ 11,051	\$ 55	\$ 12,106	\$ 61	\$ 12,106	\$ 61	\$ 8,301	\$ 39	\$ 7,786	\$ 37	\$ 7,162	\$ 33
20,000	\$ 13,817	\$ 50	\$ 15,166	\$ 55	\$ 15,166	\$ 55	\$ 10,242	\$ 35	\$ 9,618	\$ 33	\$ 8,820	\$ 30
35,000	\$ 21,287	\$ 45	\$ 23,427	\$ 50	\$ 23,427	\$ 50	\$ 15,484	\$ 31	\$ 14,563	\$ 30	\$ 13,297	\$ 27
50,000	\$ 28,010		\$ 30,863		\$ 30,863		\$ 20,202		\$ 19,014		\$ 17,326	

**Fee Schedule
Part 2
COMMERCIAL/INDUSTRIAL**

C. TENANT or INTERIOR IMPROVEMENT

EDUCATION T.I.												
	WOOD		CONCRETE		STEEL		WOOD		CONCRETE		STEEL	
SQ. FT.	Plan Check Fee	increments	Plan Check Fee	increments	Plan Check Fee	increments	Inspection Fee	increments	Inspection Fee	increments	Inspection Fee	increments
1,000	\$ 1,405	\$ 54	\$ 1,434	\$ 59	\$ 1,449	\$ 62	\$ 1,603	\$ 51	\$ 1,453	\$ 45	\$ 1,203	\$ 44
5,000	\$ 3,574	\$ 49	\$ 3,808	\$ 53	\$ 3,930	\$ 56	\$ 3,640	\$ 46	\$ 3,272	\$ 41	\$ 2,953	\$ 39
10,000	\$ 6,013	\$ 44	\$ 6,479	\$ 48	\$ 6,722	\$ 50	\$ 5,932	\$ 41	\$ 5,319	\$ 37	\$ 4,921	\$ 35
15,000	\$ 8,209	\$ 40	\$ 8,883	\$ 43	\$ 9,234	\$ 45	\$ 7,995	\$ 37	\$ 7,162	\$ 33	\$ 6,692	\$ 32
20,000	\$ 10,185	\$ 36	\$ 11,046	\$ 39	\$ 11,496	\$ 41	\$ 9,852	\$ 33	\$ 8,820	\$ 30	\$ 8,287	\$ 29
35,000	\$ 15,520	\$ 32	\$ 16,888	\$ 35	\$ 17,601	\$ 37	\$ 14,864	\$ 30	\$ 13,297	\$ 27	\$ 12,591	\$ 26
50,000	\$ 20,322		\$ 22,145		\$ 23,096		\$ 19,375		\$ 17,326		\$ 16,466	

CLINICS T.I.												
	WOOD		CONCRETE		STEEL		WOOD		CONCRETE		STEEL	
SQ. FT.	Plan Check Fee	increments	Plan Check Fee	increments	Plan Check Fee	increments	Inspection Fee	increments	Inspection Fee	increments	Inspection Fee	increments
1,000	\$ 1,356	\$ 70	\$ 1,380	\$ 74	\$ 1,380	\$ 74	\$ 1,663	\$ 62	\$ 1,408	\$ 59	\$ 1,279	\$ 57
5,000	\$ 4,164	\$ 63	\$ 4,357	\$ 67	\$ 4,357	\$ 67	\$ 4,132	\$ 56	\$ 3,768	\$ 53	\$ 3,573	\$ 52
10,000	\$ 7,323	\$ 57	\$ 7,707	\$ 60	\$ 7,707	\$ 60	\$ 6,909	\$ 50	\$ 6,423	\$ 48	\$ 6,153	\$ 46
15,000	\$ 10,166	\$ 51	\$ 10,722	\$ 54	\$ 10,722	\$ 54	\$ 9,409	\$ 45	\$ 8,812	\$ 43	\$ 8,476	\$ 42
20,000	\$ 12,725	\$ 46	\$ 13,436	\$ 49	\$ 13,436	\$ 49	\$ 11,659	\$ 40	\$ 10,963	\$ 39	\$ 10,566	\$ 38
35,000	\$ 19,633	\$ 41	\$ 20,763	\$ 44	\$ 20,763	\$ 44	\$ 17,733	\$ 36	\$ 16,769	\$ 35	\$ 16,210	\$ 34
50,000	\$ 25,851		\$ 27,356		\$ 27,356		\$ 23,200		\$ 21,995		\$ 21,290	

**Fee Schedule
Part 2
COMMERCIAL/INDUSTRIAL**

C. TENANT or INTERIOR IMPROVEMENT

RETAIL STORES-T.I.																		
SQ. FT.	WOOD			CONCRETE			STEEL			WOOD			CONCRETE			STEEL		
	Plan Check Fee	increments		Plan Check Fee	increments		Plan Check Fee	increments		Inspection Fee	increments		Inspection Fee	increments		Inspection Fee	increments	
1,000	\$ 999	\$ 31		\$ 1,033	\$ 37		\$ 1,017	\$ 34		\$ 1,132	\$ 31		\$ 1,133	\$ 31		\$ 875	\$ 28	
5,000	\$ 2,233	\$ 28		\$ 2,508	\$ 33		\$ 2,376	\$ 31		\$ 2,368	\$ 28		\$ 2,381	\$ 28		\$ 1,991	\$ 25	
10,000	\$ 3,622	\$ 25		\$ 4,168	\$ 30		\$ 3,905	\$ 28		\$ 3,759	\$ 25		\$ 3,785	\$ 25		\$ 3,246	\$ 23	
15,000	\$ 4,871	\$ 22		\$ 5,662	\$ 27		\$ 5,281	\$ 25		\$ 5,011	\$ 23		\$ 5,049	\$ 23		\$ 4,376	\$ 20	
20,000	\$ 5,996	\$ 20		\$ 7,007	\$ 24		\$ 6,520	\$ 22		\$ 6,138	\$ 20		\$ 6,186	\$ 20		\$ 5,393	\$ 18	
35,000	\$ 9,032	\$ 18		\$ 10,637	\$ 22		\$ 9,864	\$ 20		\$ 9,179	\$ 18		\$ 9,257	\$ 18		\$ 8,138	\$ 16	
50,000	\$ 11,765			\$ 13,904			\$ 12,874			\$ 11,917			\$ 12,021			\$ 10,609		

MANUFACTURE NON-HAZARDOUS-T.I.																		
SQ. FT.	WOOD			CONCRETE			STEEL			WOOD			CONCRETE			STEEL		
	Plan Check Fee	increments		Plan Check Fee	increments		Plan Check Fee	increments		Inspection Fee	increments		Inspection Fee	increments		Inspection Fee	increments	
1,000	\$ 950	\$ 22		\$ 1,220	\$ 21		\$ 1,221	\$ 21		\$ 1,072	\$ 20		\$ 815	\$ 17		\$ 807	\$ 16	
5,000	\$ 1,826	\$ 20		\$ 2,051	\$ 19		\$ 2,061	\$ 19		\$ 1,877	\$ 18		\$ 1,495	\$ 15		\$ 1,433	\$ 14	
10,000	\$ 2,812	\$ 18		\$ 2,987	\$ 17		\$ 3,007	\$ 17		\$ 2,782	\$ 16		\$ 2,260	\$ 14		\$ 2,137	\$ 13	
15,000	\$ 3,699	\$ 16		\$ 3,829	\$ 15		\$ 3,858	\$ 15		\$ 3,597	\$ 15		\$ 2,949	\$ 12		\$ 2,771	\$ 11	
20,000	\$ 4,498	\$ 14		\$ 4,587	\$ 14		\$ 4,624	\$ 14		\$ 4,330	\$ 13		\$ 3,569	\$ 11		\$ 3,341	\$ 10	
35,000	\$ 6,654	\$ 13		\$ 6,633	\$ 12		\$ 6,692	\$ 12		\$ 6,310	\$ 12		\$ 5,243	\$ 10		\$ 4,881	\$ 9	
50,000	\$ 8,595			\$ 8,474			\$ 8,554			\$ 8,093			\$ 6,750			\$ 6,268		

**Fee Schedule
Part 2
COMMERCIAL/INDUSTRIAL**

C. TENANT or INTERIOR IMPROVEMENT

MANUFACTURE HAZARDOUS-T.I.												
SQ. FT.	WOOD		CONCRETE		STEEL		WOOD		CONCRETE		STEEL	
	Plan Check Fee	increments	Plan Check Fee	increments	Plan Check Fee	increments	Inspection Fee	increments	Inspection Fee	increments	Inspection Fee	increments
1,000	\$ 1,532	\$ 27	\$ 1,804	\$ 27	\$ 1,804	\$ 27	\$ 1,282	\$ 15	\$ 1,037	\$ 14	\$ 916	\$ 14
5,000	\$ 2,628	\$ 25	\$ 2,868	\$ 24	\$ 2,868	\$ 24	\$ 1,869	\$ 13	\$ 1,593	\$ 13	\$ 1,464	\$ 12
10,000	\$ 3,860	\$ 22	\$ 4,065	\$ 22	\$ 4,065	\$ 22	\$ 2,529	\$ 12	\$ 2,219	\$ 11	\$ 2,081	\$ 11
15,000	\$ 4,969	\$ 20	\$ 5,143	\$ 19	\$ 5,143	\$ 19	\$ 3,124	\$ 11	\$ 2,782	\$ 10	\$ 2,636	\$ 10
20,000	\$ 5,967	\$ 18	\$ 6,112	\$ 17	\$ 6,112	\$ 17	\$ 3,659	\$ 10	\$ 3,288	\$ 9	\$ 3,136	\$ 9
35,000	\$ 8,663	\$ 16	\$ 8,730	\$ 16	\$ 8,730	\$ 16	\$ 5,103	\$ 9	\$ 4,656	\$ 8	\$ 4,484	\$ 8
50,000	\$ 11,088		\$ 11,087		\$ 11,087		\$ 6,403		\$ 5,887		\$ 5,698	

D. NEW BUILDINGS

THEATER												
SQ. FT.	WOOD		CONCRETE		STEEL		WOOD		CONCRETE		STEEL	
	Plan Check Fee	increments	Plan Check Fee	increments	Plan Check Fee	increments	Inspection Fee	increments	Inspection Fee	increments	Inspection Fee	increments
1,000	\$ 1,548	\$ 55	\$ 1,572	\$ 59	\$ 1,572	\$ 59	\$ 1,468	\$ 48	\$ 1,196	\$ 42	\$ 1,077	\$ 43
5,000	\$ 3,747	\$ 49	\$ 3,946	\$ 53	\$ 3,946	\$ 53	\$ 3,401	\$ 43	\$ 2,895	\$ 38	\$ 2,779	\$ 38
10,000	\$ 6,222	\$ 45	\$ 6,617	\$ 48	\$ 6,617	\$ 48	\$ 5,575	\$ 39	\$ 4,806	\$ 34	\$ 4,695	\$ 34
15,000	\$ 8,449	\$ 40	\$ 9,021	\$ 43	\$ 9,021	\$ 43	\$ 7,531	\$ 35	\$ 6,527	\$ 31	\$ 6,420	\$ 31
20,000	\$ 10,454	\$ 36	\$ 11,184	\$ 39	\$ 11,184	\$ 39	\$ 9,292	\$ 32	\$ 8,075	\$ 28	\$ 7,971	\$ 28
35,000	\$ 15,867	\$ 32	\$ 17,026	\$ 35	\$ 17,026	\$ 35	\$ 14,046	\$ 29	\$ 12,255	\$ 25	\$ 12,161	\$ 25
50,000	\$ 20,738		\$ 22,283		\$ 22,283		\$ 18,325		\$ 16,018		\$ 15,932	

**Fee Schedule
Part 2
COMMERCIAL/INDUSTRIAL**

D. NEW BUILDINGS

GAS STATION												
	WOOD		CONCRETE		STEEL		WOOD		CONCRETE		STEEL	
SQ. FT.	Plan Check Fee	increments	Plan Check Fee	increments	Plan Check Fee	increments	Inspection Fee	increments	Inspection Fee	increments	Inspection Fee	increments
1,000	\$ 1,321	\$ 64	\$ 1,393	\$ 77	\$ 1,412	\$ 80	\$ 1,686	\$ 66	\$ 1,603	\$ 73	\$ 1,434	\$ 64
5,000	\$ 3,879	\$ 58	\$ 4,464	\$ 69	\$ 4,627	\$ 72	\$ 4,318	\$ 59	\$ 4,508	\$ 65	\$ 3,985	\$ 57
10,000	\$ 6,756	\$ 52	\$ 7,920	\$ 62	\$ 8,244	\$ 65	\$ 7,279	\$ 53	\$ 7,775	\$ 59	\$ 6,854	\$ 52
15,000	\$ 9,345	\$ 47	\$ 11,030	\$ 56	\$ 11,499	\$ 59	\$ 9,944	\$ 48	\$ 10,716	\$ 53	\$ 9,437	\$ 46
20,000	\$ 11,676	\$ 42	\$ 13,829	\$ 50	\$ 14,428	\$ 53	\$ 12,343	\$ 43	\$ 13,362	\$ 48	\$ 11,761	\$ 42
35,000	\$ 17,968	\$ 38	\$ 21,387	\$ 45	\$ 22,338	\$ 47	\$ 18,819	\$ 39	\$ 20,508	\$ 43	\$ 18,036	\$ 38
50,000	\$ 23,632		\$ 28,189		\$ 29,457		\$ 24,647		\$ 26,939		\$ 23,684	

PARKING STRUCTURES												
	WOOD		CONCRETE		STEEL		WOOD		CONCRETE		STEEL	
SQ. FT.	Plan Check Fee	increments	Plan Check Fee	increments	Plan Check Fee	increments	Inspection Fee	increments	Inspection Fee	increments	Inspection Fee	increments
1,000	\$ 1,476	\$ 42	\$ 1,804	\$ 52	\$ 1,756	\$ 43	\$ 1,651	\$ 38	\$ 1,627	\$ 34	\$ 1,346	\$ 26
5,000	\$ 3,162	\$ 38	\$ 3,866	\$ 46	\$ 3,473	\$ 39	\$ 3,171	\$ 34	\$ 2,972	\$ 30	\$ 2,400	\$ 24
10,000	\$ 5,058	\$ 34	\$ 6,184	\$ 42	\$ 5,405	\$ 35	\$ 4,882	\$ 31	\$ 4,485	\$ 27	\$ 3,585	\$ 21
15,000	\$ 6,765	\$ 31	\$ 8,271	\$ 38	\$ 7,143	\$ 31	\$ 6,421	\$ 28	\$ 5,848	\$ 25	\$ 4,652	\$ 19
20,000	\$ 8,301	\$ 28	\$ 10,150	\$ 34	\$ 8,708	\$ 28	\$ 7,806	\$ 25	\$ 7,073	\$ 22	\$ 5,612	\$ 17
35,000	\$ 12,448	\$ 25	\$ 15,221	\$ 30	\$ 12,932	\$ 25	\$ 11,546	\$ 22	\$ 10,383	\$ 20	\$ 8,205	\$ 16
50,000	\$ 16,181		\$ 19,785		\$ 16,734		\$ 14,913		\$ 13,362		\$ 10,538	

**Fee Schedule
Part 2
COMMERCIAL/INDUSTRIAL**

D. NEW BUILDINGS

HOTEL/MOTEL/MULTI-FAMILY																		
	WOOD			CONCRETE			STEEL			WOOD			CONCRETE			STEEL		
SQ. FT.	Plan Check		increments	Plan Check		increments	Plan Check		increments	Inspection		increments	Inspection		increments	Inspection		increments
	Fee			Fee			Fee			Fee			Fee			Fee		
1,000	\$ 1,674	\$ 78		\$ 2,060	\$ 97		\$ 2,059	\$ 97		\$ 1,656	\$ 82		\$ 1,420	\$ 83		\$ 1,301	\$ 83	
5,000	\$ 4,786	\$ 70		\$ 5,958	\$ 88		\$ 5,953	\$ 88		\$ 4,937	\$ 74		\$ 4,728	\$ 74		\$ 4,622	\$ 75	
10,000	\$ 8,287	\$ 63		\$ 10,345	\$ 79		\$ 10,335	\$ 79		\$ 8,629	\$ 66		\$ 8,451	\$ 67		\$ 8,357	\$ 67	
15,000	\$ 11,438	\$ 57		\$ 14,292	\$ 71		\$ 14,278	\$ 71		\$ 11,951	\$ 60		\$ 11,801	\$ 60		\$ 11,719	\$ 61	
20,000	\$ 14,274	\$ 51		\$ 17,845	\$ 64		\$ 17,826	\$ 64		\$ 14,942	\$ 54		\$ 14,816	\$ 54		\$ 14,744	\$ 54	
35,000	\$ 21,930	\$ 46		\$ 27,438	\$ 58		\$ 27,408	\$ 57		\$ 23,015	\$ 48		\$ 22,956	\$ 49		\$ 22,914	\$ 49	
50,000	\$ 28,821			\$ 36,071			\$ 36,032			\$ 30,282			\$ 30,283			\$ 30,266		

NOTES:

- Occupancies not noted will be classified to the closest category of building use noted above.
- Fees for all projects larger than 50,000 sq. ft. will be determined by the following valuation table:

Total Valuation	Inspection Fee	Plan Check Fee	Mechanical, Plumbing & Electrical Fee
\$ 500,001 and Up	\$ 8,900.00 for the first \$ 500,001.00, plus \$ 12.80 for each additional \$ 1,000.00 or fraction thereof	14% of Inspection fee	See Parts 7,8 & 9

Fee Schedule

Part 2

COMMERCIAL/INDUSTRIAL

E. Miscellaneous Construction (Sq. Ft.)

- ◆ Roof equipment
 - \$516 first piece of equipment
 - \$258 each additional piece of equipment
- ◆ Equipment Installation, tank farm \$258 (first) and \$129 (others)
- ◆ Racks > 6', per type
 - \$258 first rack
 - \$129 each additional rack
- ◆ Roof Screen \$516
- ◆ Fences \$516
- ◆ Monument Sign \$258

Note: Above structures and others not listed:

- Plan Check Engineer hourly rate (1 hr. min.) \$138
- Building Inspector hourly rate (1 hr. min.) \$120

F. Other Plan Check, Inspection and Permit Fees

- ◆ Plan Check, Title 24 Energy Conservation 10% of Plan Check fee
- ◆ After Hours Plan Check (2 hr. min.) \$414
- ◆ After Hours Inspection (2 hr. min.) \$360
- ◆ Certificate of Occupancy Inspection \$260
- ◆ Courtesy Inspection under a Temporary Permit (2 hr. min.) \$240
- ◆ Fire Damage Inspection \$240
- ◆ Inspection Investigation Fee (construction w/o permits per MMC) 100% of permit fee
- ◆ Reinspection \$90
- ◆ Wall Mounted Sign \$190
- ◆ Christmas Tree Lot Permit \$120
- ◆ Demolition Permit \$120
- ◆ Temporary Building Permit \$400

G. Miscellaneous Fees

- ◆ Change of Address (Request by applicant per address) \$320
- ◆ Microfilming
 - 8 1/2 x 11, 1st 10 \$1/ea
 - 8 1/2 x 11, 11 + \$.50/ea
 - Drawing Sheet Size 17" x 22" or larger \$4/ea
- ◆ Extension of Plan Check \$25
- ◆ Extension of Building Permit \$25
- ◆ Records Research \$20
- ◆ Records Research with Documentation, per Address \$40
- ◆ Report of Monthly Building Permit Activity (no charge to public agencies) \$35
- ◆ Alternative Materials or Methods of Construction Request \$320
- ◆ Reprinting lost Building Permit Cards \$20
- ◆ Strong Motion instrumentation and Seismic Hazard Mapping Fees (State Fee):
 - Category 1 - Residential, 1st to 3rd Story: Valuation x 0.0001= Fee (Minimum Fee is \$.50)
 - Category 2 - All Other Buildings: Valuation x 0.00021= Fee (Minimum Fee is \$.50)

Fee Schedule

Part 2

COMMERCIAL/INDUSTRIAL

G. Miscellaneous Fees

- ◆ Disabled Access Exception Request \$276
- ◆ Faithful Performance Bond - Execution \$220
- ◆ *Permitting Automation Fee 2.5% of total permit fee

H. Hourly Rates, Special Services and Fee Adjustments

- ◆ **Planning Division** (for projects that have not established a Private Job account)
 - Permit application review \$138/hr (\$70 min. charge)
- ◆ **Engineering Division** (for projects that have not established a Private Job account)
 - Commercial and Industrial permit application review \$138/hr (\$100 min. charge)

- ◆ **Building Inspection Division**

Fees Based on Hourly Rates: When the nature of work precludes assessment of fees based on the square footage method, plan check fees and/or inspections shall be charged on an hourly rate basis

Hourly Rates: When hourly rates are used to assess fees, the rates shall be as follows:

Clerical and Permit Technician	\$82/hr
Building Inspector	\$120/hr
Plan Checker	\$120/hr
Plan Check Engineer	\$138/hr

Overtime Hourly Rates: When plan checks or inspections are performed on a overtime basis at request of an applicant, overtime rates shall be as follows:

Clerical and Permit Technician	\$123/hr
Building Inspector	\$180/hr
Plan Checker	\$180/hr
Plan Check Engineer	\$207/hr

- ◆ **Special Services and Fee Adjustments**

Special Services: When the Building Inspection Division provides requested or necessary services that are not included in this Fee Schedule, the Chief Building Official may assess and collect such fees that are reasonably necessary to defray the cost of such services.

Fee Adjustments: In instances where the strict application of fees from this schedule would constitute a substantial inequity to an applicant or to the City, the Chief Building Official shall be authorized to adjust such fees on a case-by-case basis. Any such adjustments shall be recorded in writing and entered into the appropriate files.

Fee Schedule Parts 3-9

3. Grading

- ♦ **Plan Check**
Grading Plan Check (1 hr. min.) \$138/hr

- ♦ **Inspection**
0 - 10,000 Cubic Yards \$396
10,001 - 100,000 Cubic Yards:
\$396 plus \$52 for each additional 10,000 cy or fraction thereof
Over 100,000 Cubic Yards:
\$864 plus \$26 for each additional 10,000 cy or fraction thereof
- ♦ *Permitting Automation Fee 2.5% of total permit fee

4. Site Improvements

- ♦ **Plan Check**
Site Improvement Plan Check (2 hr. min.) \$276

- ♦ **Inspection**

<u>sq.ft.</u>	<u>sq.ft.</u>	<u>\$/sq.ft.</u>
0	50,000	\$0.140
50,001	100,000	\$0.080
100,001	500,000	\$0.030
500,001	1,000,000	\$0.023
1,000,001	2,000,000	\$0.019
2,000,001	and up	\$0.017

- ♦ Storm Drain Permit per project \$120
- ♦ *Permitting Automation Fee 2.5% of total permit fee

5. Pools or Spas

- ♦ Pool or Spa Plan Check (1 hr. minimum) \$138/hr
- ♦ Swimming Pool - Private \$300
- ♦ Swimming Pool - Public \$420
- ♦ Spa -separate \$180
- ♦ Private Pool and Spa together \$420
- ♦ *Permitting Automation Fee 2.5% of total permit fee

6. Re-Roofing

- ♦ Single-Family Residential, each building \$320
- ♦ Multi-Family, Residential, each building \$450
- ♦ Commercial/Industrial, each building \$580
- ♦ *Permitting Automation Fee 2.5% of total permit fee

7. Electrical

- ♦ See Schedule A, Part 7

8. Mechanical

- ♦ See Schedule A, Part 8

9. Plumbing

- ♦ See Schedule A, Part 9

Fee Schedule

Part 7

ELECTRICAL

Schedule A

	Fee
◆ Electrical Permit Issuance	\$96
◆ Plan Check Fee	\$ 138/hr
◆ Permit Fee, New Residential Construction, Single-Family	\$0.12/sq. ft.
◆ Permit Fee, New Residential Construction, Mutli-Family	\$0.08/sq. ft.
◆ Receptacle Outlets and/or Switches - first 20	\$58
◆ Receptacle Outlets and/or Switches - each additional 20	\$45
◆ Lighting Fixtures, Sockets - first 20	\$58
◆ Lighting Fixtures, Sockets - each additional 20	\$45
◆ Pole/Platform-Mounted/Theatrical Fixtures, each	\$26
◆ Circuit Breaker, Panel/Subpanel - first 2	\$45
◆ Electrical Range, each	\$26
◆ Cook Top/Oven each	\$26
◆ Dryer, each	\$26
◆ Air Conditioner, each	\$26
◆ Water Heater, each	\$26
◆ Heater, each	\$26
◆ Residential Appliance Self-Contained - under 1 HP, KW, KVA, each	\$26
◆ Sign, lighting systems from one branch circuit	\$96
◆ Services - not over 200 amps, each (new or change)	\$58
◆ Services - 201 amps - 1000 amps, each (new or change)	\$96
◆ Services - over 1000 amperes, each (new or change)	\$140
◆ Power Apparatus - each	\$45
◆ Miscellaneous Apparatus, Conduits & Conductors, each	\$45
◆ X-Ray unit, each	\$26
◆ Welder Outlet, each	\$26
◆ Temporary Power Pole, each	\$45
◆ Temporary Meter Set, each	\$45
◆ Swimming Pool/Spa	\$140
◆ Elevator, each	\$96
◆ Cellular Floors per 100 ft	\$58
◆ Trolley/Plug-in Busways per 100 ft	\$58
◆ Floor Duct per 100 lineal foot	\$58
◆ Power Duct per 100 ft	\$26
◆ Special Circuitry, per circuit	\$45
◆ Carnivals, Circuses - Electrical-driven Rides, each	\$26
◆ Carnivals, Circuses - Mechanical-driven Rides, each	\$26
◆ Electrical System of Area & Boot Lighting, each	\$26
◆ *Permitting Automation Fee	2.5% of total permit fee

**Fee Schedule
Part 8
MECHANICAL**

Schedule A	Fee
◆ Mechancial Permit Issuance	\$96
◆ Plan Check Fee	\$ 138/hour
◆ Permit Fee, New Residential Construction, Single Family and Two-family	\$0.12/sq. ft.
◆ Permit Fee, New Residential Construction, Multi Family	\$0.08/sq. ft.
◆ Install Non-floor Furnace	\$70
◆ Install or Replace - Suspended Heater	\$58
◆ Install or Replace - Recess Wall Heater	\$45
◆ Install or Replace - Floor-mounted Heater	\$45
◆ Install, Relocate, Replace Vent (not in Permit)	\$45
◆ Install Hood Serviced by Mechanical Exhaust - Residential	\$26
◆ Install Hood Serviced by Mechanical Exhaust - Commercial	\$70
◆ Duct Work Extended from Existing System, each	\$45
◆ Install Industrial-type Incinerator	\$70
◆ Install/Replace Boiler - First One	\$45
◆ Install/Replace Boiler - Each additional	\$26
◆ Install/Replace AC Unit 0-5 ton <2000 CFM - first	\$45
◆ Install/Replace AC Unit 0-5 ton <2000 CFM - each additional	\$32
◆ Install/Replace AC Unit Over 5 ton >2000 CFM - first	\$96
◆ Install/Replace AC Unit Over 5 ton >2000 CFM - each additional	\$45
◆ Install/Replace Fire or Fire/Smoke Dampers - 5 (or portion of)	\$45
◆ Exhaust & Product Conveyor Systems -each	\$45
◆ Non-portable Evaporative Cooler	\$45
◆ Ventilation Fan Connected to Single Duct, Bath Fan	\$26
◆ Ventilation System, not HVAC	\$26
◆ Other Regulated Appliance	\$45
◆ Heating/Ventilation /Exhaust - Single-Family, per sq. ft	0.20
◆ Process Piping	
For each hazardous process piping system (HPP) of one to four outlets	\$58
For each HPP piping system of five or more outlets, per outlet	\$26
For each non-hazardous process piping system (NPP) of one to four outlets	\$58
For each NPP piping system of five or more outlets, per outlet	\$26
◆ *Permitting Automation Fee	2.5% of total permit fee

**Fee Schedule
Part 9
PLUMBING**

	Fee
Schedule A	
♦ Plumbing Permit Issuance	\$96
♦ Plan Check Fee	\$138/hr
♦ Permit Fee, New Residential Construction, Single-Family	\$0.12/sq. ft.
♦ Permit Fee, New Residential Construction, Multi-Family	\$0.08/sq. ft.
.....	
♦ Plumbing Fixtures - 5 traps (or portion of)	\$58
♦ Building Sewer (New or Replacement)	\$58
♦ Rain Water System per Drain/Overflow - 5 (or portion of)	\$58
♦ Water Heater and Vent	\$70
♦ Gas Piping System - (each appliance)	\$58
♦ Industrial Waste Pre-Treatment System	\$96
♦ Grease Trap	\$58
♦ Grease Interceptor	\$70
♦ Water System Installation	\$58
♦ Repair/Alteration of Drain/Vent	\$58
♦ Landscape Sprinkler System	\$58
♦ Landscape Reclaim Water, per valve	\$140
♦ Backflow Protection - First 5	\$45
♦ Backflow Protection - Each Additional 5 (or portion of)	\$26
♦ Reclaim Water System, No Irrigation	\$140
♦ Swimming Pool/Spa	\$96
♦ Private Sewage Disposal System	\$45
♦ * Permitting Automation Fee	2.5% of total permit fee