

## DEVELOPMENT SERVICES

### Seismic Hazards Mapping Program Fee (SMIP)

For residential construction of three stories and less (Category 1), the permit fee is \$13.00 per \$100,000. For all other construction (Category 2), the permit fee is \$28.00 per \$100,000. This fee is required by the State of California to identify and map zones of particular seismic hazards. Five percent of the fee is retained by the Town to be used solely for earthquake preparedness.

### Capital Improvement Tax (Construction)

Based on \$0.18 for each square foot of building addition or alteration, which increases floor area of an existing building.

### Underground Utility Tax (Utilities)

Based on \$0.18 for each square foot of building addition or alteration, which increases floor area of existing building.

### Park Fund Tax (Parks)

Based on \$0.04 for each square foot of building addition or alteration, which increases floor area of an existing building.

## **Building Division**

### Building Permit Fees

<b>38</b>	Fee for issuing/reinstating a Building Permit	\$67.00
<b>39</b>	Additional Building Permit Fee	\$37.00
<b>40</b>	Demolition Permit	Residential: \$326.00
		Commercial: \$570.00

### Building Permit Fees for New Construction and Addition

The fee for each building permit shall be based upon the 1997 Uniform Building Code as amended by the 2010 California Building Code.

A building valuation regional modifier of 2.32 shall be used in conjunction with the Building Valuation Data provided in the publication, Building Valuation Data, published by the International Code Council – February 2012. Hillside Homes shall use a modifier of 3.246 and Commercial Office Tenant Improvements shall use a modifier of 1.16. The Building Valuation Data will be increased yearly by the Engineering News Record (ENR) Annual Building Cost Index (BCI) for every year thereafter.

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### Building Permit Fees for New Construction and Addition

	<b>Total Valuation</b>	<b>Fee</b>
<b>41</b>	\$1.00 to \$500.00	\$40.00
<b>42</b>	\$501.00 to \$2,000.00	\$40.00 for the first \$500.00 plus \$5.24 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
<b>43</b>	\$2,001.00 to \$25,000.00	\$119.00 for the first \$2,001.00 plus \$24.10 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
<b>44</b>	\$25,001.00 to \$50,000.00	\$673.00 for the first \$25,001.00 plus \$17.38 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
<b>45</b>	\$50,001.00 to \$100,000.00	\$1,107.00 for the first \$50,001.00 plus \$12.06 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
<b>46</b>	\$100,001.00 to \$500,000.00	\$1,711.00 for the first \$100,001.00 plus \$9.63 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
<b>47</b>	\$500,001.00 to \$1,000,000.00	\$5,566.00 for the first \$500,001.00 plus \$8.17 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
<b>48</b>	\$1,000,001.00 and over	\$9,654.00 for the first \$1,000,001.00 plus \$5.42 for each additional \$1,000.00 or fraction thereof

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### Building Permit Fees for Remodels, Alterations, and Repairs

The Building Official shall establish the valuation of said improvements, and fees will be assessed as per Valuation Schedule above.

### Special Services & Inspections

<b>49</b>	Inspection outside normal business hours (4 hr. minimum)	\$235.00/hr.
<b>50</b>	Re-inspection fees	\$195.00/hr.
<b>51</b>	Inspections for which no fee is specifically indicated (2 hr. minimum)	\$195.00/hr.
<b>52</b>	Additional plan review required by changes, additions or revisions to plans (1 hr. minimum)	\$186.00/hr.
<b>53</b>	For use of outside consultants for plan checking and/or inspections	Actual Cost
<b>54</b>	Services for which no fee is specifically indicated (1/2 hr. minimum)	\$195.00/hr.
<b>55</b>	Permit/Plan check time extension (per permit) (applies to permits that have not expired)	\$96.00
<b>56</b>	Express plan review or initial review (1 hr. minimum)	\$195.00/hr.
<b>57</b>	Application for Appeals to the Building Board Review	\$334.00
<b>58</b>	Temporary Certificate of Occupancy	\$1,343.00

### Plan Review Fee

A plan review fee shall be charged at the time of filing application. This fee is separate from and shall be in addition to the building permit fee. This fee is calculated at sixty-five percent (65%) of the building permit fee as per the valuation schedule starting on page 8.

### Other Miscellaneous Factors to Determine Construction Valuation

<b>59</b>	Convert Garage to habitable space	\$144.00/sq.ft.
<b>60</b>	Convert unfinished basement or attic to habitable	\$155.00/sq.ft.
<b>61</b>	Pools/Spas (gunite)	\$93.00/sq.ft.
<b>62</b>	Siding - aluminum/vinyl/wood	\$39.00/sq.ft.
<b>63</b>	Antennas & Towers	Const. Value as applied under valuation schedule
<b>64</b>	Commercial Awning or Canopy	Aluminum \$39.00/sq.ft. Canvas \$29.00/sq.ft.

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### Other Miscellaneous Factors to Determine Construction Valuation (continued)

<b>65</b>	Fence or Freestanding Wall (over 6 feet tall)	Wood or metal \$61.00/sq.ft.
		Masonry \$104.00/sq.ft.
<b>66</b>	Decks/Balcony	\$58.00/sq.ft.
<b>67</b>	Wood Deck	\$25.00/sq.ft.
<b>68</b>	Re-roofs	\$3.46/sq.ft.
<b>69</b>	Retaining Walls	\$131.00/sq.ft.

### Special Systems Fees

<b>70</b>	Emergency generation, wind power, special HVAC systems, etc.	Plan Review (1 hr. minimum) \$186.00/hr.
		Field Inspection (2 hr. minimum) \$195.00/hr.
<b>71</b>	Photovoltaic - Roof & Ground Mounted - Residential	Plan Review (1/4 hr. minimum) \$186.00/hr.
		Field Inspection (1 hr. minimum) \$195.00/hr.
<b>72</b>	Photovoltaic - Roof & Ground Mounted - Commercial	Plan Review (1 hr. minimum) \$186.00/hr.
		Field Inspection (2 hr. minimum) \$195.00/hr.

### Electrical Permit Fees

<b>73</b>	Fee for issuing/reinstating an Electrical Permit	\$67.00
<b>74</b>	Additional Electrical Permit Fee	\$30.00
<b>75</b>	New Residential Construction (new buildings only, including garages)	\$.12 sq. ft
<b>76</b>	Commercial Construction	\$.09 sq. ft

### Plan Review & Re-inspection Fees

<b>77</b>	Plan review fee	25% of Electrical Permit Fee
<b>78</b>	Additional plan review	\$186.00/hr.
<b>79</b>	Re-inspection fee	\$195.00/hr.

## DEVELOPMENT SERVICES

### System Fee Schedule

<b>80</b>	Private swimming pools	\$78.00
<b>81</b>	Public swimming pools	\$141.00
<b>82</b>	Temporary power poles	\$96.00
<b>83</b>	Temporary distribution system & temporary lighting	\$47.00
<b>84</b>	Installation of illuminated signs (each)	\$123.00

*For alterations to existing pools, use Unit Fee Schedule fees beginning on page 10.*

### Unit Fee Schedule

<b>85</b>	Receptacle, switch, and lights	\$2.32
<b>86</b>	Residential appliances/new circuits (cook top, oven, range, disposals, clothes dryers, or other motor operated appliances not exceeding one horsepower)	\$7.45
<b>87</b>	Nonresidential appliances/new circuits (medical & dental devices, food, beverage, drinking fountains, laundry machines, or other similar equipment) NOTE: for other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Generators/Motors	\$9.58
<b>88</b>	Photovoltaic system (residential)	\$90.00
<b>89</b>	Solar systems (including controls)	\$90.00
<b>90</b>	Power apparatus (generators, transformers, A/C, heat pumps, or baking equipment)	Up to 10 KV, each \$20.00 Over 10 KV not over 50 KV, each \$39.00 Over 50 KV and not over 100 KV, each \$78.00 Over 100 KV, each \$103.00
<b>91</b>	Motors	Up to 10 hp \$20.00 Up to 25 hp \$39.00 Up to 55 hp \$78.00 Over 55 hp \$113.00
<b>92</b>	Transformers	Up to 5 KVA \$20.00 Up to 10 KVA \$39.00 Up to 50 KVA \$65.00 Over 50 KVA \$95.00
<b>93</b>	Busways/conduits (per 100 ft)	\$9.58

## DEVELOPMENT SERVICES

### Unit Fee Schedule (continued)

<b>94</b>	Service equipment	200 amps or less \$96.00
		201 to 999 amps \$132.00
		Sub-panels \$47.00
<b>95</b>	Installation of spas or saunas	\$47.00

### Other Electrical Fees

<b>96</b>	Duplicate job card	\$30.00
<b>97</b>	Permit extension (applies to permits that have not expired)	\$96.00

### Mechanical Permit Fees

<b>98</b>	Fee for issuing/reinstating a Mechanical Permit	\$67.00
<b>99</b>	Additional Mechanical Permit Fee	\$30.00
<b>100</b>	New Residential Construction (new buildings only, including garages)	\$.12 sq. ft
<b>101</b>	Commercial Construction	\$.09 sq. ft

### Plan Review & Re-inspection Fees

<b>102</b>	Plan review fee	25% of Mechanical Permit Fee
<b>103</b>	Additional plan review	\$186.00/hr.
<b>104</b>	Re-inspection fee	\$195.00/hr.

### Unit Fee Schedule

<b>105</b>	Installation of each heating system, A/C, boiler, compressor, or air handler	\$47.00
<b>106</b>	Each duct repair or alteration	\$14.00
<b>107</b>	Each fireplace appliance	\$39.00
<b>108</b>	Each ventilating fan	\$14.00
<b>109</b>	Installation of separate flue or vents not included with the installation of an appliance	\$14.00
<b>110</b>	Installation of each hood with mechanical exhaust	Residential \$39.00 Commercial \$141.00
<b>111</b>	Each new or repair of gas piping system	\$86.00
<b>112</b>	Each additional gas outlet	\$28.00
<b>113</b>	Installation of evaporative cooler	\$39.00

## DEVELOPMENT SERVICES

### Other Mechanical Fees

<b>114</b>	Duplicate job card	\$30.00
<b>115</b>	Permit extension (applies to permits that have not expired)	\$96.00

### Plumbing Permit Fees

<b>116</b>	Fee for issuing/reinstating a Plumbing Permit	\$67.00
<b>117</b>	Additional Plumbing Permit Fee	\$30.00
<b>118</b>	New Residential Construction (new buildings only, including garages)	\$.12 sq. ft
<b>119</b>	Commercial Construction	\$.09 sq. ft

### Plan Review & Re-inspection Fees

<b>120</b>	Plan review fee	25% of Plumbing Permit Fee
<b>121</b>	Additional plan review	\$186.00/hr.
<b>122</b>	Re-inspection fee	\$195.00/hr.

### System Fee Schedule

<b>123</b>	Private swimming pools (including heater, water piping, or gas piping)	\$113.00
<b>124</b>	Public swimming pools (including heater, water piping, or gas piping)	\$170.00
<b>125</b>	Lawn sprinkler system on one meter	\$47.00
<b>126</b>	Each new or repair of gas piping system	\$86.00
<b>127</b>	Each drainage, sewer system	\$47.00
<b>128</b>	Radiant floor heating system	\$141.00

### Unit Fee Schedule

<b>129</b>	Each plumbing fixture or trap or set of fixtures on one trap	\$14.00
<b>130</b>	Each sewer cleanout, backflow device	\$14.00
<b>131</b>	Each septic system abatement	\$141.00
<b>132</b>	Rainwater systems - per drain (inside building)	\$14.00
<b>133</b>	Each water heater, water softener	\$39.00
<b>134</b>	Each grease interceptor (750 gallon capacity)	\$96.00
<b>135</b>	Each grease trap (1-4 fixtures)	\$54.00
<b>136</b>	Residential water re-piping	\$141.00

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### Unit Fee Schedule (continued)

<b>137</b>	Each ejector/sump pump	\$47.00
<b>138</b>	Each vacuum breaker/hose bib	\$14.00
<b>139</b>	Each water piping system repair or replacement	\$29.00
<b>140</b>	Each additional gas outlet	\$29.00

### Other Plumbing Fees

<b>141</b>	Duplicate job card	\$30.00
<b>142</b>	Permit extension (applies to permits that have not expired)	\$96.00

### Other Building Fees

<b>143</b>	Duplicate Inspection Card	\$37.00
<b>144</b>	NPDES Inspection Fee (Charged on all building permits with the potential to generate non-point source storm water runoff during construction)	\$86.00
<b>145</b>	SB 1186 Accessibility Fee	\$4.00

### Building Fee Refunds

Request must be received within 1 year of original payment date. Subject to approval by the Chief Building Official.

- Building Permit - 80% provided no work or inspections have been completed; 0% if any work or inspections have been completed.
- Subtrade Permit - 80% provided no work or inspections have been completed; 0% if any work or inspections have been completed.
- PV Permits - 80% provided no work or inspections have been completed; 0% if any work or inspections have been completed.
- Building Plan Check - 80% if cancelled or withdrawn before any plan check review has begun; 0% if any plan check review has begun.
- Microfilm/Laserfiche - 80% of actual cost minus refund request page.
- Planning Plan Check - 0%
- Computer services (4%) - 0%
- Issuance Fee - 0%
- Credit Card processing fee - 0%
- Title 24 Fee - 0%
- Capital Improvement Tax - 100%
- Utility Tax - 100%

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### Building Fee Refunds (continued)

- Park Tax - 100%
- Storm Drain (ENG) - 100%
- Road Impact Basin - 100%
- Seismic Tax (SMIP) 5% - 100%
- Seismic Tax (SMIP) 95% - 100%
- General Plan Update - 100%
- NPDES - 80% provided no work or inspections have been completed; 0% if any work or inspections have been completed.
- Building Standards - 0%
- Itemized items - 100%
- Online permits such as water heaters, furnace, and electrical permits - 100%

### State of California Title 24 Part 2 Energy and Accessibility Code and Regulation Plan Review and Inspection Fees

A surcharge shall be added to the building permit fee for the cost to plan review and inspect for compliance with State of California Title 24 Regulations. This fee is calculated at fifteen percent (15%) of the building permit fee. This fee is applied whenever a plan review is assessed.

### State of California Mandated Building Standards Fee – SB 1473

A surcharge shall be added to all building permits at the rate of four dollars (\$4) per one hundred thousand dollars (\$100,000) in valuation, with appropriate fractions thereof, but not less than one dollar (\$1). These funds will be available to the California Building Standards Commission, the Department of Housing and Community Development, and the Office of the State Fire Marshall for expenditure in carrying out the provisions of the State Building Standards Law and provisions of State Housing Law that relate to building standards. Up to ten percent (10%) shall be retained for related administrative costs and for code enforcement education.