

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA # *B-8

Urgent Routine

AGENDA DATE March 31, 2009

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Set a Public Hearing on April 28, 2009, at 9:15 a.m. to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Building Permits

STAFF RECOMMENDATIONS:

Set a public hearing on April 28, 2009 at 9:15 a.m. to introduce and waive the first reading of an ordinance to establish new fees and amend existing fees for building permits.

FISCAL IMPACT:

If the proposed fee adjustments are approved, minor increases in revenues would help offset direct costs for providing services by the Department of Planning and Community Development Building Permits Division. Based on the current level of building permit activity from July 2008, and projected through June 2009, the modifications as proposed would increase anticipated revenue for Fiscal Year 2009-2010 by approximately \$119,000.

BOARD ACTION AS FOLLOWS:

No. 2009-193

On motion of Supervisor Monteith, Seconded by Supervisor Grover
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Grover, Monteith, and Chairman DeMartini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST: Christine Ferraro
CHRISTINE FERRARO TALLMAN, Clerk

DISCUSSION:

On May 20, 2003, the Board of Supervisors approved an increase to the building permit fee structure. These adopted fees were based on modified 2001 Uniform Building Code evaluation tables, but did not reach the charge out levels recommended in those tables. In fact, the adopted fees were also lower than those recommended in the 1994 Uniform Building Code evaluation tables. Prior to the 2003 revision, fees were at the 1988 level.

The current fee structure is six years old, and those fees are lower than those recommended in the 1994, 1997, and 2001 Uniform Building Code and California Building Codes.

The current adopted codes are the 2007 California Building Code. There is no similar evaluation table in the current codes with which to compare the current proposal. However, the proposed building permit fees will remain less than those recommended in the 1994 Uniform Building Code, and operating costs (such as salaries, benefits, vehicle costs, office material and equipment) are at Fiscal Year 2008-2009 costs.

The authority to prescribe fees for permits, certificates, or other forms or documents required or authorized is found in the Health and Safety Code, Section 17951 (a), (b) and (c).

Health and Safety Code, Section 17951 (b) provides the authority for the governing body of any county or city, to prescribe fees to defray the costs of enforcement required by local enforcement agencies. Subsection (c) however, limits fees to the amount reasonably required to administer or process these permits, certificates, or other forms or documents, or to defray the costs of enforcement.

In the past, fees have not defrayed the amount required to administer or process building permits, certificates, other forms and documents or the cost of enforcement, except during those years when the volume of permits was exceptionally large compared to the staff available to process them.

The Department of Planning and Community Development Building Permits Division's current fiscal year budget is \$2.3 million, with estimated revenue by years end projected to be approximately \$1.6 million. This does not take into account other potential revenue sources including services provided to other County programs. Cost cutting efforts have been ongoing within the Building Permits Division throughout the year and will continue in order to bring actual expenses more into line with actual revenues.

The Department recently completed a user fee study which resulted in a proposed methodology designed to provide full cost recovery for services provided and was based on the most recent Fiscal Year 2007-2008 permit activity and existing staffing levels. However, due to the current economic conditions, and uncertain future permit activity, the Department is not requesting a complete modification of methodologies nor the adjustments necessary to defray the entire costs for administering and enforcement of the Building Codes. As such, the Department is requesting only a gradual 3% increase to the current building permit fee schedule that was approved by the Board of

Supervisors in 2003, as well as the establishment of two new fees, and an adjustment of one established fee. Labor charges are also modified to reflect current fully burdened weighted labor rates.

With approval by the Board of Supervisors in December 2005, additional staff was hired and the One-Stop Shop was created, which included the ability for customers to obtain "over-the counter" project reviews from Building, Planning, DER, Public Works, and Fire at the same counter. The One-Stop Shop model had proven to be very beneficial for customers. However, in March 2008, the Department reduced staff by twelve positions due to decreasing revenues brought about by a decline in building activity. Subsequently, the Department has modified the delivery of the One-Stop Shop, resulting in occasionally longer wait times for customers. However, the modified One-Stop Shop is still functioning, and the plan is to continue the existing level of service.

If this fee adjustment request is approved, and the additional revenue projections are realized, the modified One-Stop Shop will be able to continue at current levels of service, but only if existing staffing levels remain available. If the Department is faced with additional staff reductions or modified work hours due to continued declining revenues, the One-Stop Shop will not be able to continue at the same level of service. It is possible that over-the-counter reviews would no longer be available on a same day basis.

In addition to the above 3% adjustment, the following changes and new fee types have been incorporated into the fee structure.

1. County Code Section 16.50.150 defines the duties and responsibilities of the Flood Plain Administrator, which include the responsibility to review all development permits to ensure compliance with local, State, and Federal standards including Federal Emergency Management Agency (FEMA) flood plain requirements. Additionally, staff is often requested to provide determinations of Floodway elevations or for compliance with various State, Federal or local flood zone standards. This service has been provided free to customers through telephone, counter visits, or written requests (including e-mails).

The Building Permits Division currently has a single staff member (Senior Engineering Technician) who has been trained to provide this service, as well as other Flood Plain Administrator duties. There is currently no revenue stream identified to support these responsibilities. The Division proposes to add a Flood Plain Administrator fee to Building Permits, Encroachment Permits and Land Use applications in an effort to cover direct costs of providing this service.

Based on current fully-burdened weighted labor rate, Flood Plain Administrator duties should be charged at \$76.23 per hour. Assuming an average of approximately three quarters of an hour of review time per permit, the Department proposes to collect \$60.00 per Building Permit application for Flood Plain Administrator tasks as a minimum up-front charge. Any additional time required beyond the $\frac{3}{4}$ of an hour will necessitate notification to the applicant for the review to proceed. This additional time will be billed at the fully burdened

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weighted labor rate collectable prior to issuance of the Building Permit. The Planning and Community Development Department Planning Division intends to add individual Flood Plain Administrator charges based on the complexity of the various land use applications.

Based on the Fiscal Year 2008-2009 permit issuance to date, the Department would anticipate the Flood Plain Administrator fee to generate approximately \$40,000 from Building Permits, \$10,170 from Planning Applications and \$2,000 from Encroachment Permits. The total annual cost for the Senior Engineering Technician position is approximately \$100,000.

The position is also responsible for providing general review of Building Permits for the Public Works Department, and a portion of the fees collected for Public Works review are also used to offset the direct costs of this position.

2. The Building Permits Division relies on up-to-date, accurate data provided by the Department of Public Works' Geographical Information System (GIS) Division. The Department's Application Specialist III is also responsible for maintaining the Assessor's Parcel, Zoning, General Plan, and other GIS layers on a County-wide basis. A new fee for GIS Usage and General Maintenance at a cost of 2% has been added to the fee schedule to help cover costs related to on-going maintenance and development of critical GIS resources.

The 2% would be based on the total of all Building Permits Division fees for each building permit, excluding all external Department fees and the Public Facilities Impact Fee. The fee would be split between the Department of Public Works GIS Division and the Department of Planning and Community Development. Based on Fiscal Year 2008-2009 permit issuance to date, it is estimated that the 2% GIS fee to generate approximately \$28,000 in Fiscal Year 2009-2010.

3. The request for adjustments to other existing fees is for the Planning Division's review of building permit applications when required. Currently, this fee is \$75.00 and the request is that it be adjusted to \$80.00 for each plan review as a minimum charge. Any additional time required beyond the $\frac{3}{4}$ of an hour will necessitate notification to the applicant for the review to proceed. This additional time will be fully burdened weighted labor rate collectable prior to issuance of the Building Permit.
4. No changes are proposed for the Departments of Environmental Resources or Public Works review of Building Permits except to acknowledge that the fees are minimum charges and that additional time spent beyond one hour will be billed at the fully burdened weighted labor rate collectable prior to issuance of the Building Permit.

Attached Exhibit "A" Schedule of Fees for Building Permits and Inspections provides more detailed information of the fees. Hourly rate charges will be at the fully burden hourly rate for services provided. The fee schedule indicated for mobile homes (private property) is mandated by Title 25 Mobile Home Park Act.

The Department's first priority is to provide the best quality of service to their customers. The Department continually evaluates their customers' needs through the use of County customer survey comments.

The proposed fee increase of 3% along with the other proposed fee adjustments specifically addresses increases in the cost of doing business since 2003 and is primarily due to increases in operating costs. The additional new fees will help to defray direct costs of providing both Flood Plain Administrator and GIS services.

Building Permits as a division of the Department of Planning and Community Development is self-funded. The division operates as a special revenue fund and as such, the proposed adjustments would have no impact on the County General Fund. The Building Permits Division's only source of revenue is the fee charged for building permits, grading permits and other related services. The Department anticipates taking a phased approach to eventually ensuring that the fee structure is designed to cover all direct and indirect costs of providing these services.

The division has met with the Building Industry Association on March 24, 2009 to review the proposed fee changes and additions. Mr. Madison, Executive Vice President, stated that he would review the proposal, and if there were any concerns, he would advise the division of such. Any customer feedback received will be incorporated into the staff report to conduct the public hearing as appropriate.

POLICY ISSUES:

The Board should determine if this action is consistent with its priorities of striving to provide a safe community and efficient delivery of public service.

STAFFING IMPACT:

Approval of the proposed fee increases would not create any additional staffing impact, but rather, will allow the Department to maintain a Flood Plain Administrator.

ATTACHMENTS:

- Exhibit A Schedule Of Fees For Building Permits And Inspection
- Exhibit B Valuation Table
- Exhibit C Building Permit Fees
- Exhibit D Example Building Permit Fee Illustrations
- Exhibit E Draft Ordinance

EXHIBIT "A"

STANISLAUS COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SCHEDULE OF FEES FOR BUILDING PERMITS AND INSPECTION

PERMIT FEES

The fee for each permit shall be as set forth in this document and Exhibit "B" and "C". The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

The building official shall use the most current building valuation data found in the "Building Safety Journal" published by the International Code Council (ICC). The recommended regional modifier provided by ICC shall adjust the valuations.

An application-processing fee of \$30.00 will be collected for all building department permits.

PLAN REVIEW FEES

When plans or other data are required to be submitted by Section 106 of the adopted California Building Code, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be 65 percent (65%) of the building permit fee as shown in Exhibit "B".

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 108 of the adopted California Building Code and are in addition to the permit fees.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the hourly rate shown in the Stanislaus County Schedule of Fees Plan Checking and Inspections.

MASTER PLAN REVIEW

The full plan check fee will be collected on the original review of master plans. All subsequent permits pulled using a pre-approved plan will be assessed a plan check fee equal to 50 percent (50%) of the full plan check fee. Master plans will only apply to one subdivision.

EXPIRATION OF PLAN REVIEW

By Section 105.3.2 California Building Code applications for which no permits have been issued within 180 days following the date of application, shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant upon receipt of the plan check fee or destroyed by the Building Official. The Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. In order to renew action on an application after expiration, the applicant may be required to submit new plans and the applicant will pay a new plan review fee.

OTHER FEES

A fee for each inspection and permit other than those previously mentioned, shall be paid to the Building Permits Division in accordance with the following:

1. For each inspection and report on the advisability of moving a dwelling or other structure requiring a permit and inspection: The fee shall be \$105.00 in County and \$159.00 out of County.
2. After-hour inspections: Whenever a special or unusual condition exists, inspections may be arranged for after hours, Saturdays, Sundays, or holidays by applying with the Building Permits Division, a minimum of 24 hours in advance of the time for such special inspection. An additional fee will be charged at the rate of \$128.00 per hour, with a minimum charge of \$384.00. This fee is to be paid to the Building Permits Division prior to the inspection being made.
3. The fee for mobile home set-up permits on private property shall be as stipulated in the Mobile Home Parks Act, Title 25 of the California Administrative Code Section 1020.1. (Excluding the re-inspection fee). The re-inspection fee is based on our approved re-inspection fee. The fee's indicated in Section 1020.1 to include inspection of utilities, sewage and setup.
 - a) Mobile home application processing fee \$30.00
 - b) Mobile home plan check fee based on three quarter of an hour \$64.00
(Additional plan check time with half-hour minimum) \$42.00
4. For any mobile home to be placed on a permanent foundation, the fee for the permanent foundation system shall be:
 - a) Single Wide \$77.00
 - b) Double Wide \$98.00
 - c) Triple Wide \$118.00
5. For each general inspection of any site or structure as to compliance with applicable codes and ordinances, the fee shall be \$105.00. Add \$46.00 for each additional unit more than a duplex.

6. For plan reviews by the Planning Department that are related to the issuance of a building permit and requires either a plan check or an inspection to verify compliance, the fee shall be \$80.00 minimum charge, with all costs beyond 1 hour chargeable at the current fully burdened weighted labor rate.
7. For plan reviews by the Public Works Department that are related to the issuance of a building permit and requires either a plan check or an inspection to verify compliance, the fee shall be \$60.00 minimum charge, with all costs beyond ¾ of an hour chargeable at the current fully burdened weighted labor rate.
8. For plan reviews by the Department of Environmental Resources that are related to the issuance of a building permit and requires either a plan check or an inspection to verify compliance, the fee shall be \$40.00 minimum charge, with all costs beyond ½ hour chargeable at the current fully burdened weighted labor rate.
9. For plan reviews or field inspection performed by the County Flood Plain Administrator, the fee shall be \$60.00 minimum charge, with all costs beyond ¾ of an hour chargeable at the current fully burdened weighted labor rate.
10. A GIS Usage and Maintenance fee of 2% to be imposed on each building permit application. This fee will be based off of the building permit fee portion of the building permit. This amount will be collected at the time of permit application submittal.

DEMOLITION PERMIT..... \$33.00

GRADING PERMITS

The minimum grading permit fee shall not be less than the County’s actual cost of inspection and plan check computed at the following weighted hourly rate:

1. \$30.00 permit application processing.
2. \$85.00 per hour for field inspection with a minimum charge of \$64.00 per required inspection.
3. \$85.00 per hour for plan checks, with a minimum one-half hour charge of \$42.50.

BUILDING INSPECTION FEES – MECHANICAL

The permit fees for installation of mechanical equipment shall be as follows:

For each piece of mechanical equipment requiring an inspection \$11.80

The minimum mechanical fee for each permit shall not be less than the County's actual cost of inspection and plan check computed at the following weighted hourly rate:

- 1. \$30.00 permit application processing
- 2. \$85.00 per hour for field inspection with a minimum charge of \$64.00 per required inspection
- 3. \$85.00 per hour for plan checks, with a minimum one-half hour charge of \$42.50.

BUILDING INSPECTION FEES – ELECTRICAL

The permit fees for installation of electrical equipment shall be as follows:

For each electrical motor, generator, transformer, machine fixture or device requiring an inspection \$11.80

New electrical services, replacement of electrical services, temporary electrical services, and pump installations..... \$68.00

For an electrical service greater than 1,000 amps..... \$114.00

The minimum electrical fee for each permit shall not be less than the County's actual cost of inspection and plan check computed at the following weighted hourly rate:

- 1. \$30.00 permit application processing
- 2. \$85.00 per hour for field inspection with a minimum charge of \$64.00 per required inspection
- 3. \$85.00 per hour for plan check, with a minimum one-half hour charge of \$42.50.

BUILDING INSPECTION FEES – PLUMBING

The permit fees for installation of plumbing shall be as follows:

For each fixture or trap or device requiring an inspection \$5.00

The minimum plumbing fee for each permit shall not be less than the County's actual cost of inspection and plan check computed at the following weighted hourly rate:

- 1. \$30.00 for the issuance of each permit
- 2. \$85.00 per hour for field inspection with a minimum charge of \$64.00 per required inspection
- 3. \$85.00 per hour for plan checks, with a minimum one-half hour charge of \$42.50.

BUILDING INSPECTION FEES – MISCELLANEOUS PERMITS

The minimum fee for each permit shall not be less than the County's actual cost of inspection and plan check computed at the following weighted hourly rate:

1. \$30.00 permit application processing
2. \$85.00 per hour for field inspection with a minimum charge of \$64.00 per required inspection
3. \$85.00 per hour for plan checks, with a minimum one-half hour charge of \$42.50.

RE-INSPECTION FEE

A re-inspection fee will be charged after the third inspection request of the same item(s), if this item(s) are not corrected by this third inspection. The fee will be at the following rate:

1. First re-inspection fee:\$85.00
2. Second re-inspection fee for same item(s):\$170.00
3. Third re-inspection fee for same item (s)\$255.00

MICROFILM FEES

A microfilm fee shall be collected for all building permits at the following rate:

1. Counter Permit (No Plans).....\$3.00
2. Residential.....\$5.00
3. Commercial.....\$5.00
- *plus a per sheet cost on plans* \$1.00

RESEARCH FEES

A research fee shall be collected for all research requests at the weighted hourly rate of \$53.00 per hour. The deposit shall be a non-refundable minimum charge of one-half hour or \$26.50. The deposit shall be collected at the time of the written request and before any research work can begin. Any remaining balance due shall be collected upon completion of the research.

COMPLETION DEPOSITS

A completion guarantee deposit shall be posted with the Building Official for the following:

When the application proposes to relocate an existing structure that is to be used for human occupancy the amount of the guarantee shall not be less than \$2.00 per square foot for the structure, nor less than \$1,000.00

The guarantee deposit shall be in the form of a Time Certificate of Deposit or an "Assigned Passbook" account.

The construction for which the guarantee deposit is posted shall be completed within one year. On a showing of good cause the construction time may be extended by the Building Official for an additional period not to exceed one year. In case of non-compliance of work within the one year, the Building Permits Division may use the guarantee deposit to either complete the work or demolish the unfinished structure.

The guarantee deposit, or unused portion thereof, will be returned to the depositor upon final inspection and acceptance of the work performed.

INVESTIGATION FEES – WORK WITHOUT A PERMIT

Whenever any work has commenced for which a permit is required by the adopted code without first obtaining said permit, an investigation fee shall be imposed.

Any, investigation fee in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The minimum investigation fee shall be equal to the amount of the permit fee required. The payment of any investigation fee shall not exempt any person from compliance with all other provisions of the adopted code, nor from any penalty prescribed by law.

FEE REFUNDS

The Building Official may authorize the refund of any fee paid hereunder, which was erroneously paid or collected. The Building Official may authorize the refund of not more than 80 percent (80%) of the permit fee paid when work has not commenced.

The Building Official may authorize the refund of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid, is withdrawn, or cancelled before any plan review has begun.

The Building Official shall not authorize the refund of any fee paid except upon written application filed by the original permittee no later than 180 days after the date of fee payment. The required microfilm charge shall be retained.

Building Valuation Data

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated and printed at six-month intervals, with the next update in August 2009. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 108.2 of the 2006 *International Building Code* (IBC) whereas Section 108.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 108.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy

group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. To this end, the table containing the regional cost modifiers was last printed in the October 2003 issue and has been discontinued.

PERMIT FEE MULTIPLIER

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

PERMIT FEE

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB Area: 1st story = 8,000 sq. ft.
Height: 2 stories 2nd story = 8,000 sq. ft.

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$143.24/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$143.24/sq. ft x 0.0075 = \$17,188

Important Points

- In most cases the BVD does not apply to additions, alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect

Building Valuation Data (continued)

accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period

(1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).

- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs^{a, b, c, d}

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
	Assembly, theaters, without stage	188.37	181.65	176.97	168.72	157.73	152.50	162.70	142.19	136.23
A-2	Assembly, nightclubs	160.35	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
A-2	Assembly, restaurants, bars, banquet halls	159.35	154.84	149.87	145.10	135.40	132.56	139.99	122.59	119.41
A-3	Assembly, churches	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
A-3	Assembly, general, community halls, libraries, museums	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.93
A-4	Assembly, arenas	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B	Business	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
E	Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
F-1	Factory and industrial, moderate hazard	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
F-2	Factory and industrial, low hazard	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
H-1	High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	N.P.
H234	High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	53.24
H-5	HPM	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
I-1	Institutional, supervised environment	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
I-2	Institutional, hospitals	271.13	265.33	260.35	253.27	239.63	N.P.	247.66	223.51	N.P.
I-2	Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	N.P.	166.08	143.05	N.P.
I-3	Institutional, restrained	185.16	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
I-4	Institutional, day care facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
M	Mercantile	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
R-1	Residential, hotels	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
R-2	Residential, multiple family	136.97	131.44	127.26	121.11	111.35	107.63	122.34	98.47	93.65
R-3	Residential, one- and two-family	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.95
R-4	Residential, care/assisted living facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
S-1	Storage, moderate hazard	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
S-2	Storage, low hazard	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
U	Utility, miscellaneous	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

a. Private Garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15.00 per sq. ft.

c. For shell only buildings deduct 20 percent.

d. N.P. = not permitted

Electronic files of the latest Building Valuation Data can be downloaded from the Code Council website at www.iccsafe.org/cs/techservices

EXHIBIT "C"
BUILDING PERMIT FEES

<u>TOTAL VALUATION</u>	<u>FEES</u>
\$1.00 to \$500.00	\$19.78
\$501.00 to \$2,000.00	\$19.78 for the first \$500.00 plus \$2.64 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$59.33 for the first \$2,000.00 plus \$11.86 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$332.24 for the first \$25,000.00 plus \$8.56 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$546.48 for the first \$50,000.00 plus \$5.93 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$843.11 for the first \$100,000.00 plus \$4.61 for additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,688.87 for the first \$500,000.00 plus \$3.95 for each additional \$1,000.00 or fraction thereof, to an including \$1,000,000.00
\$1,000,001.00 and up	\$4,666.48 for the first \$1,000,000.00 plus \$2.63 for each additional \$1,000.00 or fraction thereof

EXHIBIT "D"

EXAMPLE

PARTIAL BUILDING PERMIT FEE ILLUSTRATION

<u>ITEM</u>	<u>CURRENT FEE</u>	<u>NEW FEE</u>
Single Family Residence		
1000 square feet w/2 car garage.....	\$1220.00	\$1257.00
1500 square feet w/2 car garage.....	\$1486.00	\$1530.00
2000 square feet w/2 car garage.....	\$1732.00	\$1783.90
2500 square feet w/2 car garage.....	\$1978.00	\$2037.30
3000 square feet w/2 car garage.....	\$2195.00	\$2260.80
3500 square feet w/2 car garage.....	\$2437.00	\$2510.00
Permit Fee		
Application Processing Fee.....	\$25.00	\$30.00
Modular Home Private Property		
Application Processing Fee.....	\$20.00	\$30.00
Plan Check	\$60.00	\$64.00
(Additional plan check time with half-hour minimum).....		\$42.00

All other fee's for mobile home set-up permits on private property shall be as stipulated in the Mobile Home Parks Act, Title 25 of the California Administrative Code, Section 1020.1, excluding their re-inspection fee. The re-inspection fee is to be based on our approved re-inspection fee. The fee's indicated in Section 1020.1 to include inspection of utilities, sewage and setup.

EXHIBIT "D"

EXAMPLE

PARTIAL BUILDING PERMIT FEE ILLUSTRATION (cont'd)

<u>ITEM</u>	<u>CURRENT FEE</u>	<u>NEW FEE</u>
Other Fees		
Relocation of Structures (within county).....	\$102.00	\$105.00
Relocation of Structures (into county).....	\$120.00	\$123.50
After hours inspection.....	\$90.00 per hr (Minimum charge of \$384.00)	\$92.50
Rehabilitation compliance inspection.....	\$102.00	\$105.00
Demolition Permit.....	\$32.00	\$ 33.00
Microfilm (counter permit no plans).....	\$3.00	\$3.00
Microfilm (residential).....	\$5.00	\$5.00
Microfilm (commercial).....	\$5.00 (Plus a per sheet cost on plans of \$1.00)	\$5.00
Research Fees.....	\$34.00 per hr	\$53.00

**BUILDING PERMIT & ASSOCIATED FEES FOR A
Tenant Improvement- Convert Warehouse to Office 1187 Sq. Ft.**

	Current Existing Fee	% of Total	New 3% Increase	% of Total
Building Permit Application	25.00		30.00	
Building Permit (Valuation)	488.96		503.63	
Plan Check	317.82		327.36	
Electrical Equipment/Items	57.50		60.00	
Mechanical Equipment/Items	23.00		24.00	
Plumbing Fixtures	25.00		25.00	
Commercial	15.00		15.00	
Building Permits Division Sub-Total	952.28	21.60%	984.99	21.62%
DER Fee	40.00		40.00	
Flood Plain Administrator Fee	0.00		60.00	
Geographical Information System	0.00		10.07	
Building Standards (State Fee)	2.00		2.00	
General Plan Update Fee	57.27		57.27	
Planning Plan Review Fee	75.00		80.00	
Stan Co Fire Plan Check	110.00		110.00	
Stan Co Fire Inspection Fee	210.60		210.60	
Other Departments Sub-Total	454.87	10.32%	569.94	12.51%
Total Permit	1,407.15		1,554.93	
County Impact Fee	3,001.37	68.08%	3,001.37	65.87%
Total Payment	4,408.52	100.00%	4,556.30	100.00%

**BUILDING PERMIT & ASSOCIATED FEES FOR A
New AG Building 2400 Sq. Ft.**

	Current Existing Fee	% of Total	New 3% Increase	% of Total
Building Permit Application	25.00		30.00	
Building Permit (Valuation)	497.28		512.20	
Plan Check	323.23		332.93	
Electrical Equipment/Items	23.00		24.00	
Electrical Service	66.00		85.00	
Commercial	11.00		11.00	
Building Permits Division Sub-Total	945.51	19.76%	995.13	19.89%
Flood Plain Administrator Fee	0.00		60.00	
Geographical Information System	0.00		10.24	
General Plan Update Fee	57.75		57.27	
Planning Plan Review Fee	75.00		80.00	
Stan Co Public Works	60.00		60.00	
Stan Co Fire Plan Check	110.00		110.00	
Stan Co Fire Inspection Fee	115.10		210.60	
Building Standards (State)	2.00		2.00	
Strong Motion (State)	9.48		9.48	
Salida Fire (Fire Fee)	408.00		408.00	
Other Departments Sub-Total	837.33	17.50%	1,007.59	20.13%
Total Permit	1,782.84		2,002.72	
County Impact Fee	3,001.57	62.74%	3,001.57	59.98%
Total Payment	4,784.41	100.00%	5,004.29	100.00%

**BUILDING PERMIT & ASSOCIATED FEES FOR A
3,343 Sq. Ft. Dwelling w/ 1,353 Sq. Ft. Garage & 737 Sq. Ft. Patio**

	Current Existing Fee	% of Total	New 3% Increase	% of Total
Building Permit Application	25.00		30.00	
Building Permit (Valuation)	1,880.32		2,258.38	
Plan Check	1,221.21		1,467.95	
Electrical Service <1000Kva	66.00		68.00	
Electrical Equipment/Item's	345.00		355.00	
Mechanical Equipment/Item's	115.00		118.00	
Plumbing Equipment/Item's	160.00		165.00	
Residential Microfiche	5.00		5.00	
Building Permits Division Sub-Total	3,817.53	14.46%	4,467.33	16.45%
Geographical Information System	0.00		45.17	
Flood Plain Administrator Fee	0.00		60.00	
Strong Motion Tax (State Fee)	33.69		33.69	
Building Standards (State Fee)	14.00		14.00	
General Plan Update	431.29		431.29	
Public Works Plan Review	60.00		60.00	
Planning Plan Review	75.00		80.00	
DER Plan Review	40.00		40.00	
Septic System (New)	535.00		535.00	
Septic System Admin.	17.00		17.00	
Stan Co Fire Plan Check	220.00		220.00	
Stan Co Fire Inspection	160.98		160.98	
Woodland Ave Fire District	1,690.56		1,690.56	
Sheriff Fee	339.00		339.00	
Other Departments Sub-Total	3,616.52	13.70%	3,726.69	13.72%
Total Permit	7,434.05		8,194.02	
County Impact Fee	9,041.45	34.24%	9,041.45	33.28%
Total Payment	16,475.50		17,235.47	
School Fees (Salida)	9,928.71	37.60%	9,928.71	36.55%
Total	26,404.21	100.00%	27,164.18	100.00%

ORDINANCE NO. C.S. _____

AN ORDINANCE TO ESTABLISH NEW FEES AND AMEND THE CURRENT BUILDING PERMIT FEES

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

Section 1: The Board of Supervisors hereby adopts the Building Permits 2009 Fee Schedule, attached as Exhibit A and incorporated by reference, a copy of which is on file with the Clerk of the Board of Supervisors and is available for public inspection and copying in that office in accordance with the California Public Records Act.

Section 2. This ordinance shall take effect thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against the same in the Modesto Bee, a newspaper published in the County of Stanislaus, State of California.

Upon motion of Supervisor _____, seconded by Supervisor _____, the foregoing resolution was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, the _____ day of _____, 2009, by the following called vote:

AYES: Supervisors:
NOES: Supervisors:
ABSENT: Supervisors:

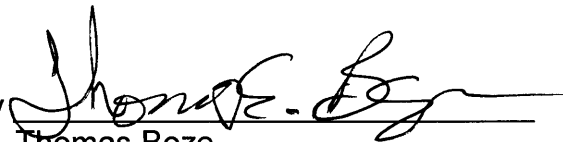
Jim DeMartini, Chairman of the Board of Supervisors of the County of Stanislaus, State of California

ATTEST:

CHRISTINE FERRARO TALLMAN
CLERK OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF STANISLAUS, STATE OF CALIFORNIA

By _____
Assistant Clerk of the Board

APPROVED AS TO FORM:
JOHN P. DOERING
COUNTY COUNSEL

By 

Thomas Boze

~~Assistant~~ County Counsel

Deputy

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on April 28, 2009, at 9:15 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider:

- A. Approval to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Building Permits (for further information, contact Dennis Wister, Chief Building Official, Stanislaus County Department of Planning and Community Development at (209) 525-6557 or at 1010 10th Street, Suite 3400, Modesto, CA)
- B. Approval to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Planning Services (for further information, Kirk Ford, Director of the Planning and Community Development Department at (209) 525-6330 or at 1010 10th Street, Suite 3400, Modesto, CA)
- C. Approval to Introduce and Waive the First Reading of an Ordinance to Amend Existing Juvenile Hall Daily Fee and Juvenile Justice Daily Support Fee for the Stanislaus County Probation Department (for further information, contact Karen Curci, Probation Department Administrative Services Manager, at (209) 525-4556 or at 2215 Blue Gum Ave Modesto, CA.
- D. Approval to Introduce and Waive the First Reading of an Ordinance to Amend Stanislaus County Code Section 7.32.110 Voluntary Surrender and to Adopt the 2009 Fee Schedule in accordance with Stanislaus County Code Chapter 7.50 Animal Services Fees (for further information, contact Annette Patton, Deputy Director of the Stanislaus County Department of Animal Services at (209) 342-1787 or at 2846 Finch Road, Modesto, CA.

ADDITIONAL NOTICE IS GIVEN that the proposed Ordinances and Fee Schedules will be available for review on April 17, 2009, in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA.

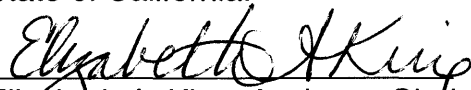
NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to one or more of the above items is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: March 24, 2009

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California.

BY:


Elizabeth A. King, Assistant Clerk

**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of **THE MODESTO BEE**, printed in the City of **MODESTO** , County of **STANISLAUS** , State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS** , State of California, Under the date of **February 25, 1951, Action No. 46453**; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

Apr 17, 2009, Apr 23, 2009

NOTICE OF PUBLIC HEARINGS
NOTICE IS HEREBY GIVEN that on April 28, 2009, at 9:15 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider: (A) Approval to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Building Permits (for further information, contact Dennis Wister, Chief Building Official, Stanislaus County Department of Planning and Community Development at (209) 525-6557 or at 1010 10th Street, Suite 3400, Modesto, CA); (B) Approval to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Planning Services (for further information, Kirk Ford, Director of the Planning and Community Development Department at (209) 525-6330 or at 1010 10th Street, Suite 3400, Modesto, CA); (C) Approval to Introduce and Waive the First Reading of an Ordinance to Amend Existing Juvenile Hall Daily Fee and Juvenile Justice Daily Support Fee for the Stanislaus County Probation Department (for further information, contact Karen Curci, Probation Department Administrative Services Manager, at (209) 525-4556 or at 2215 Blue Gum Ave Modesto, CA); (D) Approval to Introduce and Waive the First Reading of an Ordinance to Amend Stanislaus County Code Section 7.32.110 Voluntary Surrender and to Adopt the 2009 Fee Schedule in accordance with Stanislaus County Code Chapter 7.50 Animal Services Fees (for further information, contact Annette Patton, Deputy Director of the Stanislaus County Department of Animal Services at (209) 342-1787 or at 2846 Finch Road, Modesto, CA. ADDITIONAL NOTICE IS GIVEN that the proposed Ordinances and Fee Schedules will be available for review on April 17, 2009, in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA. NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to one or more of the above items is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: March 24, 2009. ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Assistant Clerk

Pub Dates April 17, 23, 2009

I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at

MODESTO, California on

April 23rd, 2009

(Signature)

