

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

DEPT: Planning and Community Development

BOARD AGENDA # \*B-7(b)

Urgent

Routine

AGENDA DATE March 30, 2010

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Set a Public Hearing on May 18, 2010 at 6:35 p.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 May 18, 2010 at 6:35 p.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 2009, and projected through June 2011, the modifications as proposed would increase anticipated revenue for Fiscal Year 2010-2011 by approximately \$35,000 to \$40,000.

BOARD ACTION AS FOLLOWS:

No. 2010-159

On motion of Supervisor O'Brien, Seconded by Supervisor Chiesa

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No. ORD-55-L-16

## **DISCUSSION**

The Department of Planning and Community Development Building Permits Division proposes to modify existing fees in five key areas:

1. Adopt current Industry Standard Multiplier and Valuation Tables;
2. Increase Deposits required for a Move-in Dwellings;
3. Modify fee calculations for Solar Panel Installations, including large Solar Farms;
4. 3% increase in Miscellaneous Fees to keep pace with the Consumer Price Index; and
5. Administrative Cost Recovery.

### **Valuation Tables and Multipliers**

On April 28, 2009, the Board of Supervisors approved an increase to the building permit fee structure. Stanislaus County Building Permit Fees are calculated based on the value of construction and a multiplier associated with the percentage of Departmental costs that must be obtained from Building Permit Fees. The Stanislaus County Building Permits Division is 100% funded by fees and does not use any General Fund dollars to cover costs of operations.

When the current fees were adopted in 2009, they were valuation-based, but did not reach the multiplier levels recommended in the 2001 Uniform Building Code evaluation tables as would have been the Industry Standard at the time. In fact, the adopted fees were also lower than those recommended in the 1994 and 1997 Uniform Building Code evaluation tables as well. These multiplier tables are Industry Standards used by jurisdictions throughout the State, and most jurisdictions that use this method of calculating fees have regularly updated the multipliers to keep pace with the current recommended Code tables.

The Department proposes to modify the existing base multiplier table to be consistent with the recommendations in the 2001 California Building Code and to adopt the current 2010 International Code Council (ICC) construction valuation table to reflect current Industry Standards and to come into line with adjacent jurisdictions.

The following provides a comparison of the existing base multipliers adopted in 2009, the 1994, and the proposed 2001 Industry Standard base. Although the percent changes in the base multiplier average around 19%, overall costs for building permits will only increase by about 2.5%. This is due to lower construction values and the relative small percentage of the total cost of a permit that can be attributable to the base multiplier.

Approval to Set a Public Hearing on May 18, 2010 at 6:35 p.m. to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Building Permits

TOTAL VALUATION		EXISTING	1994 UBC	2001 CBC	
From	To	BASE Adopted in 2009	BASE	BASE MULTIPLIER (PROPOSED)	% Change
\$ 1	\$ 500	\$ 19.78	\$ 21.00	\$ 23.50	0.19
\$ 501	\$ 2,000	\$ 19.78	\$ 21.00	\$ 23.50	0.19
\$ 2,001	\$ 25,000	\$ 59.33	\$ 62.25	\$ 69.25	0.17
\$ 25,001	\$ 50,000	\$ 332.24	\$ 349.75	\$ 391.25	0.18
\$ 50,001	\$ 100,000	\$ 546.48	\$ 574.75	\$ 643.75	0.18
\$ 100,001	\$ 500,000	\$ 843.11	\$ 887.25	\$ 993.75	0.18
\$ 500,001	\$ 1,000,000	\$ 2,688.87	\$ 2,887.25	\$ 3,233.75	0.20
\$ 1,000,000	and up	\$ 4,666.48	\$ 5,012.25	\$ 5,608.75	0.20

There is no similar evaluation table in the current adopted 2007 California Building Code with which to compare the current proposal. However, the adjacent jurisdictions of Merced and San Joaquin County use similar multiplier tables and are based upon the most recent (2010) ICC valuation table published by the Building Safety Journal. The following provides a comparison of Stanislaus County's existing multiplier, and those of the adjacent Counties. Also shown is the proposed multiplier.

TOTAL VALUATION		Current Stanislaus	Adjacent Counties		
From	To	County Base (Adopted in 2009)	San Joaquin County	Merced County	BASE (PROPOSED)
\$ 1	\$ 500	\$ 19.78	\$ 75.00	\$ 75.00	\$ 23.50
\$ 501	\$ 2,000	\$ 19.78	\$ 75.00	\$ 75.00	\$ 23.50
\$ 2,001	\$ 25,000	\$ 59.33	\$ 100.00	\$ 75.00	\$ 69.25
\$ 25,001	\$ 50,000	\$ 332.24	\$ 391.25	\$ 458.00	\$ 391.25
\$ 50,001	\$ 100,000	\$ 546.48	\$ 643.75	\$ 756.00	\$ 643.75
\$ 100,001	\$ 500,000	\$ 843.11	\$ 993.75	\$ 1,170.00	\$ 993.75
\$ 500,001	\$ 1,000,000	\$ 2,688.87	\$ 3,233.75	\$ 3,714.00	\$ 3,233.75
\$ 1,000,000	and up	\$ 4,666.48	\$ 5,608.75	\$ 6,489.00	\$ 5,608.75

In addition to proposing adoption of the current multiplier base tables, the Department proposes to adopt the current 2010 ICC construction valuation table (shown in Attachment B). This table shows lower construction values than those in the presently adopted 2009 table. This table, published annually by the ICC, is based on market values averaged on construction costs throughout the United States. This construction value table is the Industry Standard as well and is utilized by most jurisdictions nation-wide that calculate their fees based on valuation.

Because of the down-turn in the economy and recent reductions-in-force, the Building Permits Division is currently struggling to maintain the level of customer service related to the "One-Stop-Shop" concept approved by the Board of Supervisors in 2005. Staffing in the Division has been reduced by approximately 66% in the last two years. Much of this reduction can be attributable to the economic downturn and the reduction in the numbers of permits.

Approval to Set a Public Hearing on May 18, 2010 at 6:35 p.m. to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Building Permits

Page 4

However, with existing fees based on 1991 multipliers that do not cover the current costs of doing business, it is likely that some of the recent reductions can be attributable to the level of revenue generated by the outdated fees. The building industry is very cyclical and Building Departments must be able to maintain minimal staffing with adequate mandated training, to provide core services to the communities they serve. Without an adequate fee structure, providing those core services may be difficult to attain. The Department therefore proposes to update both the existing base multiplier table and to adopt the current 2010 International Code Council (ICC) construction valuation table.

Using both the new ICC table and the proposed multiplier, total permit costs will be increased slightly. The following provides a comparison of existing and proposed fees for three typical types of construction. (The detailed calculations for these fees are provided in Exhibit D.)

Type of Construction	Existing Fees (incl all permit charges)	Proposed Fees (incl all permit charges)	Difference
3300 sq ft Residence	\$27,156	\$27,768	\$612
2400 sq ft Ag Storage Bldg	\$4,915	\$5,173	\$258
Tenant Improvement – Warehouse conversion to Office	\$4,598	\$4,703	\$105

The average increase is approximately 3%, which is comparable to increases in the Consumer Price Index (CPI), as reported by the Bureau of Labor Statistics, of 2.6 to 3.3% from January 2009 to January 2010.

### Move-in Dwelling Deposits

When a property owner desires to move a dwelling from one parcel to another, a building permit is required. Additionally, the current adopted fees include a “move-in” deposit. The “move-in” deposit is in place in case the owner does not complete the project, and the County must take steps to complete or remedy the situation. Based on recent issues the Division has dealt with, and estimated costs provided by contractors, current costs for removing a home or providing other remedies can reach upwards of \$10,000 (Estimated average costs are about \$5,000).

The current completion deposit is \$2 per square foot for the structure, nor less than \$1,000. This is not enough to cover the costs of contract services required to complete a project. Therefore, the Department is requesting an increase in the Completion Deposit to be set at \$5 per square foot for the structure, but not less than \$5,000. For example, if a landowner desired to move a 1,000 square foot house onto their property, the deposit would be \$5,000 (a 1,500 square foot house would require a \$7,500 deposit). The deposits are fully refundable once the project is complete and the dwelling has received a final inspection and/or a certificate of occupancy.

### **Solar Panels including Solar Farms**

Stanislaus County does not have a method to calculate fees for large or small solar panel installations other than the standard valuation based approach using the adopted multipliers. The current 2010 ICC construction valuation table does not include a value for solar installations, and as such, to calculate fees, the Division would use actual contract amounts provided by the installer or landowner to calculate the fee.

Small installations, such as rooftop mounted panels, typically range from \$20,000 to \$50,000 in value. Larger installations, such as solar farms, that can cover several acres, may be valued in the tens of millions of dollars. Using the straight line multiplier method, a \$20,000,000 solar farm installation would require a building permit fee of \$90,300. A permit for a \$35,000 roof mount single family dwelling system would cost approximately \$500.

As Photovoltaic Systems become more widely used, it is imperative to institute a calculation for a specific Photovoltaic Permit Fee. The Division proposes to institute a fee structure based on size of the installation. For typical small scale installations used for agriculture and residential purposes, where the size of the system is typically less than 250KW., the standard proposed fee table based on 2001 California Building Code as shown in Exhibit C will be used (the Fee for a \$100,000 agricultural or residential installation would be approximately \$990). For larger commercial installations and solar farms larger than 250KW, the Department proposes to base the fee on the valuation of each project, but set at 50% of the normal multiplier (The fee for the \$20,000,000 solar farm would be approximately \$45,000).

### **Miscellaneous Fees**

The Department also proposes a minor 3% adjustment to miscellaneous fees. This increase reflects increases in operating costs (such as salaries, benefits, and office materials and equipment) and addresses external increases in other direct costs incurred in the processing of permits. This increase is comparable to increases in the Consumer Price Index (CPI), as reported by the Bureau of Labor Statistics, of 2.6 to 3.3% from January 2009 to January 2010.

The proposed modifications are as follows:

- Move-in Dwelling—\$105 to \$108 in County, \$159 to \$164 out of County.
- General Inspection--\$105 to \$108
- Demolition--\$33 to \$34
- Mechanical--\$11.80 to \$12
- Electrical--\$11.80 to \$12
- Electrical Service--\$68 to \$70
- Electrical Service (1000Amps and above)--\$114 to \$117

Approval to Set a Public Hearing on May 18, 2010 at 6:35 p.m. to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Building Permits

Page 6

Attached Exhibit "A" Schedule of Fees for Building Permits and Inspections provides more detailed information of the fees. Hourly rates will remain as adopted previously in 2009.

### **Administrative Cost Recovery**

As part of the one-stop-shop model, the Building Permits Division collects fees for several County departments and special districts, including fire districts. The Division is also charged bank service charges when customers use a credit card to pay for fees. The Division has covered labor, record retention, reporting and direct costs related to collection of non-division fees since the inception of the one-stop-shop, without any assistance from the departments or special districts to cover those costs and charges.

The Division desires to recover direct costs associated with collection and administration of fees collected for other departments, divisions, and special districts, and as such, proposes to charge a 1% Administrative fee to all departments, divisions, and special districts for fees collected during the Building Permit process. An additional 2.5% charge will be added if the fees are collected by credit card.

It is the intention not to increase the various fees to cover these costs, but rather to transfer the appropriate percentage related to the administrative charge from the existing fees during the Journal Voucher and deposit process. County Code Section 24.06.040 regarding administrative costs related to collection of fire fees already states: "Any and all costs associated with the administration of this title on behalf of a fire protection district by county departments, employees and/or agents, shall be borne by said fire protection district (Ord. CS 364 §1 (part), 1991)."

### **Summary**

The Building Permits 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 ensure that the fee structure is designed to cover all direct and indirect costs of providing these services.

### **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.

Approval to Set a Public Hearing on May 18, 2010 at 6:35 p.m. to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Building Permits  
Page 7

**STAFFING IMPACT:**

Approval of the proposed fee increases would not create any additional staffing impact, but rather, will possibly allow the Department to maintain the current staffing level.

**CONTACT PERSON:**

Kirk Ford, Director. Telephone: (209) 525-6330

**ATTACHMENTS:**

- Exhibit A: Schedule of Fees for Building Permits and Inspection
- Exhibit B: International Code Council (ICC) Valuation Table
- Exhibit C: Building Permit Fees
- Exhibit D: Sample Building Permit Fee Calculations
- Exhibit E: Draft Ordinance

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 2010 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 member 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 \_\_\_\_\_, 2010, by the following called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

\_\_\_\_\_  
Jeff Grover, 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

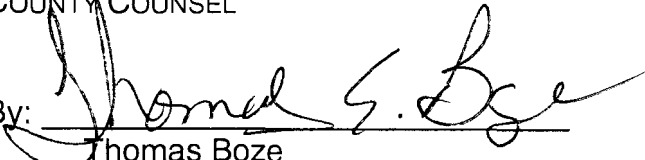
By: \_\_\_\_\_  
Assistant Clerk of the Board



APPROVED AS TO FORM:

JOHN P. DOERING  
COUNTY COUNSEL

By: \_\_\_\_\_

  
Thomas Boze  
Assistant County Counsel

I:\USERS\Angela\2010 Fees\2010 Fee Ordinance.wpd

## **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 Building Official shall make the determination of value or valuation under any of the provisions of this code. 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.

## **MISCELLANEOUS PERMIT FEE**

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 \$108.00 in County and \$164.00 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 \$108.00. Add \$46.00 for each additional unit more than a duplex.

**DEMOLITION PERMIT** ..... \$34.00

**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 permits 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 ..... \$12.00

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 ..... \$12.00

New electrical services, replacement of electrical services, temporary electrical services, and pump installations..... \$70.00

For an electrical service greater than 1,000 amps..... \$117.00

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

**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 \$5.00 per square foot for the structure, nor less than \$5,000.00

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.

### **SOLAR PANEL INSTALLATIONS**

For typical small scale installations used for agriculture and residential purposes, where the size of the system is typically less than 250KW, the standard proposed fee table as shown in Exhibit C will be used. For larger commercial installations and solar farms larger than 250KW, the fee will be based on the valuation of each project, but set at 50% of the normal multiplier.

### **ADMINISTRATIVE COST RECOVERY**

All Stanislaus County Departments, Divisions, or Special Districts will be charged 1% of the total fee collected on their behalf to cover administrative, record retention and reporting costs associated with collection of those fees. An additional 2.5% charge will be added if the fees are collected by Credit Card to cover direct bank charges related to use of the credit card. These Administrative charges will be deposited into the Building Permits account prior to forwarding the remainder of the fee to the Department, Division, or District.

## EXHIBIT B



People Helping People Build a Safer World™

### Building Valuation Data – February 2010

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2010. 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 109.2 of the 2009 *International Building Code* (IBC) whereas Section 109.3 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 109.3, 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. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

#### 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.  
2nd story = 8,000 sq. ft.  
Height: 2 stories  
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 = \$140.34/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$140.34/sq. ft x 0.0075  
= \$16,841



## Important Points

- The BVD is not intended to apply to 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 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 <sup>a, b, c, d</sup>

Group (2009 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	204.81	197.86	192.77	184.35	172.91	168.11	177.81	158.10	151.39
A-1 Assembly, theaters, without stage	187.37	180.42	175.33	166.91	155.51	150.71	160.37	140.70	133.99
A-2 Assembly, nightclubs	155.74	151.36	147.50	141.90	133.46	129.73	136.94	121.02	116.96
A-2 Assembly, restaurants, bars, banquet halls	154.74	150.36	145.50	140.90	131.46	128.73	135.94	119.02	115.96
A-3 Assembly, churches	189.22	182.27	177.18	168.76	157.33	152.53	162.22	142.51	135.80
A-3 Assembly, general, community halls, libraries, museums	158.87	151.92	145.83	138.41	125.97	122.17	131.88	111.16	105.45
A-4 Assembly, arenas	186.37	179.42	173.33	165.91	153.51	149.71	159.37	138.70	132.99
B Business	158.40	152.65	147.57	140.34	127.30	122.71	134.52	111.91	106.66
E Educational	171.53	165.59	160.55	153.20	141.88	134.72	147.92	123.99	119.32
F-1 Factory and industrial, moderate hazard	93.92	89.61	84.47	81.69	73.14	69.92	78.41	60.23	56.97
F-2 Factory and industrial, low hazard	92.92	88.61	84.47	80.69	73.14	68.92	77.41	60.23	55.97
H-1 High Hazard, explosives	88.02	83.71	79.57	75.79	68.42	64.20	72.51	55.51	0.00
H234 High Hazard	88.02	83.71	79.57	75.79	68.42	64.20	72.51	55.51	51.25
H-5 HPM	158.40	152.65	147.57	140.34	127.30	122.71	134.52	111.91	106.66
I-1 Institutional, supervised environment	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
I-2 Institutional, hospitals	266.39	260.64	255.56	248.33	234.50	0.00	242.51	219.11	0.00
I-2 Institutional, nursing homes	185.59	179.83	174.76	167.53	154.81	0.00	161.71	139.41	0.00
I-3 Institutional, restrained	180.47	174.72	169.64	162.41	150.60	145.01	156.59	135.20	127.96
I-4 Institutional, day care facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
M Mercantile	115.80	111.42	106.56	101.96	93.15	90.42	97.00	80.71	77.65
R-1 Residential, hotels	160.44	154.84	150.29	143.85	132.24	128.80	140.31	118.95	114.35
R-2 Residential, multiple family	134.26	128.66	124.11	117.67	106.72	103.28	114.78	93.42	88.82
R-3 Residential, one- and two-family	124.88	121.41	118.43	115.31	111.07	108.19	113.40	104.09	97.95
R-4 Residential, care/assisted living facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
S-1 Storage, moderate hazard	87.02	82.71	77.57	74.79	66.42	63.20	71.51	53.51	50.25
S-2 Storage, low hazard	86.02	81.71	77.57	73.79	66.42	62.20	70.51	53.51	49.25
U Utility, miscellaneous	68.13	64.29	60.15	56.88	50.70	47.41	54.03	39.33	37.47

- 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

**EXHIBIT "C"**  
**BUILDING PERMIT FEES**  
**(Based on 2001 California Building Code)**

<u>TOTAL VALUATION</u>	<u>FEES</u>
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to an including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 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>
<b>Single Family Residence</b>		
1000 square feet w/2 car garage.....	\$1257.00	\$1,421.00
1500 square feet w/2 car garage.....	\$1530.00	\$1,712.20
2000 square feet w/2 car garage.....	\$1783.90	\$2,076.60
2500 square feet w/2 car garage.....	\$2037.30	\$2,368.00
3000 square feet w/2 car garage.....	\$2260.80	\$2,408.00
3500 square feet w/2 car garage.....	\$2510.00	\$2,776.00
<b>Permit Fee</b>		
<b>Application Processing Fee.....</b>	<b>\$30.00</b>	<b>\$30.00</b>
<b>Modular Home Private Property</b>		
<b>Application Processing Fee .....</b>	<b>\$20.00</b>	<b>\$30.00</b>
<b>Plan Check.....</b>	<b>\$60.00</b>	<b>\$64.00</b>
<b>(Additional plan check time with half-hour minimum)...</b>	<b>\$42.00</b>	

All other fees 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>
<b>Other Fees</b>		
Relocation of Structures (within county).....	\$105.00	\$108.00
Relocation of Structures (into county).....	\$159.00	\$164.00
After hours inspection.....	\$90.00 per hr (Minimum charge of \$384.00)	\$92.50
Rehabilitation compliance inspection.....	\$105.00	\$108.00
Demolition Permit.....	\$33.00	\$ 34.00
Microfilm (counter permit no plans).....	\$3.00	\$3.00
Microfilm (residential).....	\$5.00	\$5.00
Microfilm (commercial)..... (Plus a per sheet cost on plans of \$1.00)	\$5.00	\$5.00
Research Fees.....	\$34.00 per hr	\$53.00

# EXHIBIT "D"

## EXAMPLE

### 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 2010 Adjustment	% of Total
Building Permit Application	30.00		30.00	
Building Permit (Valuation)	2,253.77		2,623.35	
Plan Check	1,464.95		1,705.18	
Electrical Service <100Kva	68.00		70.00	
Electrical Equipment/Item's	355.00		355.00	
Mechanical Equipment/Item's	118.00		118.00	
Plumbing Equipment/Item's	165.00		165.00	
Residential Microfiche	5.00		5.00	
<b>Building Permits Division Sub-Total</b>	<b>4,459.72</b>	<b>16.42%</b>	<b>5,071.53</b>	<b>18.26%</b>
Geographical Information System	45.17		45.17	
Flood Plain Administrator Fee	60.00		60.00	(if applicable)
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	80.00		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	(if applicable)
<b>Other Departments Sub-Total</b>	<b>3,726.69</b>	<b>13.72%</b>	<b>3,726.69</b>	<b>13.42%</b>
<b>Total Permit</b>	<b>8,186.41</b>		<b>8,798.22</b>	
County Impact Fee	9,041.45	33.29%	9,041.45	32.56%
<b>Total Permit</b>	<b>17,227.86</b>		<b>17,839.67</b>	
School Fees (Salida)	9,928.71	36.56%	9,928.71	35.76%
<b>Total Payment</b>	<b>27,156.57</b>	<b>100.00%</b>	<b>27,768.38</b>	<b>100.00%</b>

# EXHIBIT "D"

## EXAMPLE

### BUILDING PERMIT & ASSOCIATED FEES FOR A New Ag Building 2400 Sq. Ft.

	Current Existing Fee	% of Total	New 2010 Adjustment	% of Total
Building Permit Application	30.00		30.00	
Building Permit (Valuation)	529.12		623.55	
Plan Check	343.93		405.31	
Electrical Equipment/Items	24.00		24.00	
Electrical Service	68.00		70.00	
Commercial	11.00		11.00	
<b>Building Permits Division Sub-Total</b>	<b>1,006.05</b>	<b>20.47%</b>	<b>1,163.86</b>	<b>22.50%</b>
Flood Plain Administrator Fee	60.00		60.00	(if applicalbe)
Geographical Information System	10.24		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	
<b>Other Departments Sub-Total</b>	<b>907.57</b>	<b>18.46%</b>	<b>1,007.59</b>	<b>19.48%</b>
<b>Total Permit</b>	<b>1,913.62</b>		<b>2,171.45</b>	
County Impact Fee	3,001.57	61.07%	3,001.57	58.02%
<b>Total Payment</b>	<b>4,915.19</b>	<b>100.00%</b>	<b>5,173.02</b>	<b>100.00%</b>

# EXHIBIT "D"

## EXAMPLE

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

	Current Existing Fee	% of Total	New 2010 Adjustment	% of Total
Building Permit Application	30.00		30.00	
Building Permit (Valuation)	529.12		593.25	
Plan Check	343.93		385.61	
Electrical Equipment/Items	60.00		60.00	
Mechanical Equipment/Items	24.00		24.00	
Plumbing Fixtures	25.00		25.00	
Commercial	15.00		15.00	
<b>Building Permits Division Sub-Total</b>	<b>1,027.05</b>	<b>22.34%</b>	<b>1,132.86</b>	<b>24.08%</b>
DER Fee	40.00		40.00	
Flood Plain Administrator Fee	60.00		60.00	(if applicable)
Geographical Information System	10.07		10.07	
Building Standards (State)	2.00		2.00	
General Plan Update Fee	57.27		57.27	
Planning Plan Review Fee	80.00		80.00	
Stan Co Fire Plan Check	110.00		110.00	
Stan Co Fire Inspection Fee	210.60		210.60	
<b>Other Departments Sub-Total</b>	<b>569.94</b>	<b>12.39%</b>	<b>569.94</b>	<b>12.12%</b>
<b>Total Permit</b>	<b>1,596.99</b>		<b>1,702.80</b>	
County Impact Fee	3,001.37	65.27%	3,001.37	63.80%
<b>Total Payment</b>	<b>4,598.36</b>	<b>100.00%</b>	<b>4,704.17</b>	<b>100.00%</b>

## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on May 18, 2010, at 6:35 p.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 the introduction and waiving of the first reading of the following proposed ordinances:

- A. An ordinance to increase used book fees at the Stanislaus County Library (for further information, contact Vanessa Czopek, County Librarian at (209) 558-7801, between the hours of 8:30 a.m. and 5:00 p.m. or visit the offices at 1500 I Street, Modesto, CA).
- B. An ordinance to establish new fees and amend existing fees for the Department of Planning and Community Development - Planning Division (for further information, contact Kirk Ford, Director of the Planning and Community Development Department at (209) 525-6330 between the hours of 8:00 a.m. and 5:00 p.m. or visit the offices at 1010 10th Street, Suite 3400, Modesto, CA).
- C. An ordinance to establish new fees and amend existing fees for the Department of Planning and Community Development – Building Permits Division (for further information, contact Kirk Ford, Director of the Planning and Community Development Department at (209) 525-6330 between the hours of 8:00 a.m. and 5:00 p.m. or visit the offices at 1010 10th Street, Suite 3400, Modesto, CA).

ADDITIONAL NOTICE IS GIVEN that the proposed Ordinances and Fee Schedules will be available for review on May 7, 2010, 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 30, 2010

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:

May 07, 2010, May 13, 2010

**NOTICE OF PUBLIC HEARINGS**  
NOTICE IS HEREBY GIVEN that on May 18, 2010, at 6:35 p.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 the introduction and waiving of the first reading of the following proposed ordinances: A. An ordinance to increase used book fees at the Stanislaus County Library (for further information, contact Vanessa Czopek, County Librarian at (209) 558-7801, between the hours of 8:30 a.m. and 5:00 p.m. or visit the offices at 1500 I Street, Modesto, CA). B. An ordinance to establish new fees and amend existing fees for the Department of Planning and Community Development - Planning Division (for further information, contact Kirk Ford, Director of the Planning and Community Development Department at (209) 525-6330 between the hours of 8:00 a.m. and 5:00 p.m. or visit the offices at 1010 10th Street, Suite 3400, Modesto, CA). C. An ordinance to establish new fees and amend existing fees for the Department of Planning and Community Development - Building Permits Division (for further information, contact Kirk Ford, Director of the Planning and Community Development Department at (209) 525-6330 between the hours of 8:00 a.m. and 5:00 p.m. or visit the offices at 1010 10th Street, Suite 3400, Modesto, CA). **ADDITIONAL NOTICE IS GIVEN** that the proposed Ordinances and Fee Schedules will be available for review on May 7, 2010, 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 30, 2010. 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 May 7, 13, 2010**

-----  
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

May 13th, 2010

(Signature)

Marie Dieckmann