

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

DEPT: Planning and Community Development

BOARD AGENDA # 6:35 p.m. (C)

Urgent

Routine

AGENDA DATE May 18, 2010

CEO Concurs with Recommendation YES  NO

4/5 Vote Required YES  NO

(Information Attached)

SUBJECT:

Public Hearing to Introduce and Waive the First Reading of an Ordinance to Establish New Fees and Amend Existing Fees for Building Permits

STAFF RECOMMENDATIONS:

Conduct a public hearing 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. 2010-309

On motion of Supervisor DeMartini, Seconded by Supervisor Monteith  
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)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION: INTRODUCED AND WAIVED THE FIRST READING OF ORDINANCE NO. C.S. 1083



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

## **DISCUSSION**

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

1. Adopt current Industry Standard Multiplier and Valuation Tables;
2. Increase deposits required for move-in dwellings;
3. Modify fee calculations for Solar Panel Installations, including large solar farms; and
4. 3% increase in Miscellaneous Fees to keep pace with the Consumer Price Index

### **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.

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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 1 - Exhibit 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.

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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 Attachment 2.)

Type of Construction	Existing Fees (incl all permit charges)	Proposed Fees (incl all permit charges)	Difference
3,300 sq ft Residence	\$27,156	\$27,768	\$612
2,400 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 Attachment 1 - 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.

In addition, the Department proposes to clarify when and how re-inspection fees are assessed. The existing schedule in Attachment 1 - Exhibit A under the heading Re-inspection states:

“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 clarification proposed is to follow the language in Section 108.8 of the 2001 California Building Code will state:

“A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.”

The re-inspection fee amounts will remain the same as those from 2009.

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 (1000 Amps and above)--\$114 to \$117

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

### **Correspondence Received**

The Department received letters from four Fire Protection Districts: Consolidated, Salida, Oakdale and Denair (Attachment 3). Each letter expresses concern over an administrative cost recovery proposal and suggests that the burden for those costs be placed on customers.

Staff subsequently met with the Fire Chiefs to discuss administrative cost recovery including bank charges for credit card usage. Based on that meeting, the Department will be working with the various Fire Districts and others to evaluate administrative cost recovery and is not requesting adoption of an Administrative fee at this time. We will continue to administer fire fees, although, the Fire Districts requested that the Building Permits Division not accept credit card payments for District Fees.

### **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.

**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, Planning & Community Development Director. Telephone: (209) 525-6330

**ATTACHMENTS:**

1. Proposed Ordinance
  - Exhibit A: Schedule of Fees for Building Permits and Inspection
  - Exhibit B: International Code Council (ICC) Valuation Table
  - Exhibit C: Building Permit Fees
2. Sample Building Permit Fee Calculations
3. Correspondence Received

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, B, and C 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

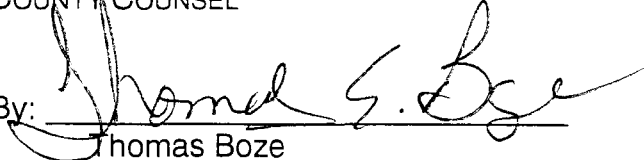
ATTEST:

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

## **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. (Authorization by Government Code Section 66016 and Health and Safety Code Section 19130-19138)

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.~~ may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. 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.

## 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

ATTACHMENT 2

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.

ATTACHMENT 2

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

## ATTACHMENT 2

### 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>

## ATTACHMENT 2

### 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>

## ATTACHMENT 2

### 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>

**SALIDA**  
FIRE PROTECTION DISTRICT



STANISLAUS  
COUNTY

P.O. Box 1335 Salida, CA 95368 • ph: 209.545.0365 • fax: 209.545.3840 • www.salidafire.com

**RECEIVED**

APR 22 2010

STANISLAUS CO. PLANNING &  
COMMUNITY DEVELOPMENT DEPT.

April 19, 2010

Stanislaus County  
Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**RE: NOTICE OF PROPOSAL TO ESTABLISH NEW FEES AND AMEND  
EXISTING FEES FOR THE BUILDING PERMITS DIVISION AND  
PLANNING DIVISION**

To Whom It May Concern:

The Salida Fire Protection District "District" has reviewed the proposed changes in the collection of fire protection facilities fees and offers the following comments:

In 1995 the District entered into an Agreement with the County of Stanislaus to streamline the County building permit process and minimize the inconvenience to building permit applicants. The new process eliminated applicant trips to entities other than the County in order to pay building permit fees. In the Agreement, the County stated the need to "work" with the District in developing a County building permit issuance procedure where County would collect District fees at the time of building permit issuance. For the past 15 years this has appeared to work well, and is something the applicants have become accustomed to. Now with the proposed changes in administrative cost recovery, the "One-Stop-Shop" concept could be in jeopardy.

As stated in the County Planning and Community Development report (Dated: March 30, 2010 – Agenda # B-7(b)), the current struggle in maintaining the level of customer service related to the "One-Stop-Shop" concept can be attributed to the economic downturn, and the reduction in the numbers of permits. It further references a 66% reduction of force in the Department over the past two years. The District also has suffered the same impacts, and does not agree with the proposal to simply transfer the



financial burden from one governmental agency to another. Furthermore, as stated in the original 1995 Agreement, the County recognized the need to "work" with the District in developing solutions. Again, the transfer of financial burden to the District does not appear to be something that falls within the original intent of the agreement, nor will it be accepted by applicants if the "One-Stop-Shop" is lost.

The Building Permits Division should be commended for their efforts in seeking solutions to continue providing services, especially in these difficult economic times. However, it is disheartening to hear of their solution after such time that the item has already been submitted to the Board of Supervisors and is out for public review and comment. Again, the long-standing Agreement of 1995 goes on to mention that amendments and modifications may be obtained through "mutual" consent. To date, there has been no formal discussions or options discussed between the District and the County.

In conclusion, the District believes that the cost of administrative services associated with One-Stop-Shop (1% Administrative Fee and 2.5% credit card charge) should be the responsibility of the applicant.

I request your reconsideration as to where the financial burden for administrative costs should be placed. The District invites the County Department of Planning and Community Development to work directly with us in seeking a solution, and not simply transfer the burden from one public agency to another.

Please consider our position, that if a satisfactory solution can not be reached between the District and County, the District may again require applicants to submit their fees directly at the District office, not at the County. This would be a significant inconvenience to the citizens we serve; however, in today's economic downturn the District can not accept the loss of any revenue and continue to remain viable.

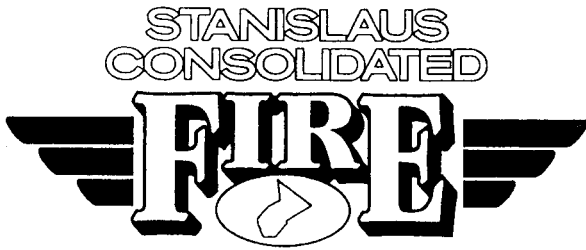
Your immediate attention to this matter is greatly appreciated. If you have any questions or comments, we encourage you to make contact with us.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Dale Skiles", written in a cursive style.

Dale Skiles, Fire Chief

Cc: Supervisor Grover



Stanislaus Consolidated Fire Protection District  
3324 Topeka Street  
Riverbank, California 95367  
Phone (209) 869-7470  
Fax (209) 869-7475

April 19, 2010

COPY

BOARD OF SUPERVISORS  
2010 APR 22 | A 11: 26 |

Stanislaus County  
Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**RE: NOTICE OF PROPOSAL TO ESTABLISH NEW FEES AND AMEND EXISTING FEES FOR THE BUILDING PERMITS DIVISION AND PLANNING DIVISION**

To Whom It May Concern:

The Stanislaus Consolidated Fire Protection District has reviewed the proposed changes in the collection of fire protection facilities fees and offers the following comments:

In 1995 the District entered into an Agreement with the County of Stanislaus to streamline the County building permit process and minimize the inconvenience to building permit applicants. The new process eliminated applicant trips to entities other than the County in order to pay building permit fees. In the Agreement, the County stated the need to “work” with the District in developing a County building permit issuance procedure where County would collect District fees at the time of building permit issuance. For the past 15 years this has appeared to work well, and is something the applicants have become accustomed to. Now with the proposed changes in administrative cost recovery, the “One-Stop-Shop” concept could be in jeopardy.

As stated in the County Planning and Community Development report (Dated: March 30, 2010 – Agenda # B-7(b)), the current struggle in maintaining the level of customer service related to the “One-Stop-Shop” concept can be attributed to the economic downturn, and the reduction in the numbers of permits. It further references a 66% reduction of force in the Department over the past two years. The District also has suffered the same impacts, and does not agree with the proposal to simply transfer the financial burden from one governmental agency to another. Furthermore, as stated in the original 1995 Agreement, the County recognized the need to “work” with the District in developing solutions. Again, the transfer of financial burden to the District does not appear to be something that falls within the original intent of the agreement, nor will it be accepted by applicants if the “One-Stop-Shop” is lost.

The Building Permits Division should be commended for their efforts in seeking solutions to continue providing services, especially in these difficult economic times. However, it is disheartening to hear of their solution after such time that the item has already been submitted to the Board of Supervisors and is out for public review and comment. Again, the long-standing Agreement of 1995 goes on to mention that amendments and modifications may be obtained through "mutual" consent. To date, there has been no formal discussions or options discussed between the District and the County.

In conclusion, the District believes that the cost of administrative services associated with One-Stop-Shop (1% Administrative Fee and 2.5% credit card charge) should be the responsibility of the applicant.

I request your reconsideration as to where the financial burden for administrative costs should be placed. The District invites the County Department of Planning and Community Development to work directly with us in seeking a solution, and not simply transfer the burden from one public agency to another.

Please consider our position, that if a satisfactory solution can not be reached between the District and County, the District may again require applicants to submit their fees directly at the District office, not at the County. This would be a significant inconvenience to the citizens we serve; however, in today's economic downturn the District can not accept the loss of any revenue and continue to remain viable.

Your immediate attention to this matter is greatly appreciated. If you have any questions or comments, we encourage you to make contact with us.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'S. Mayotte', with a long, sweeping horizontal line extending to the right.

Stephen F. Mayotte  
Fire Chief  
Stanislaus Consolidated Fire Protection District

Cc: William O'Brien, District 1  
Vito Chiesa, District 2

"To Save Life & Property"

# OAKDALE FIRE PROTECTION DISTRICT



1398 EAST "F" STREET  
OAKDALE, CALIFORNIA 95361  
PHONE (209) 847-6898  
FAX (209) 847-1520

**Board Members** Elizabeth Brichetto Chairperson Don Armario Sherry Schlegel Elizabeth Gripenstraw Derek Davis

---

April 21, 2010

Stanislaus County  
Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**RE: NOTICE OF PROPOSAL TO ESTABLISH NEW FEES AND AMEND  
EXISTING FEES FOR THE BUILDING PERMITS DIVISION AND  
PLANNING DIVISION**

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To Whom It May Concern:

The Oakdale Fire Protection District has reviewed the proposed changes in the collection of fire protection facilities fees and offers the following comments:

In 1995 the District entered into an Agreement with the County of Stanislaus to streamline the County building permit process and minimize the inconvenience to building permit applicants. The new process eliminated applicant trips to entities other than the County in order to pay building permit fees. In the Agreement, the County stated the need to "work" with the District in developing a County building permit issuance procedure where County would collect District fees at the time of building permit issuance. For the past 15 years this has appeared to work well, and is something the applicants have become accustomed to. Now with the proposed changes in administrative cost recovery, the "One-Stop-Shop" concept could be in jeopardy.

As stated in the County Planning and Community Development report (Dated: March 30, 2010 – Agenda # B-7(b)), the current struggle in maintaining the level of customer service related to the "One-Stop-Shop" concept can be attributed to the economic downturn, and the reduction in the numbers of permits. It further references a 66% reduction of force in the Department over the past two years. The District also has suffered the same impacts, and does not agree with the proposal to simply transfer the financial burden from one governmental agency to another. Furthermore, as stated in

RECEIVED

the original 1995 Agreement, the County recognized the need to "work" with the District in developing solutions. Again, the transfer of financial burden to the District does not appear to be something that falls within the original intent of the agreement, nor will it be accepted by applicants if the "One-Stop-Shop" is lost.

The Building Permits Division should be commended for their efforts in seeking solutions to continue providing services, especially in these difficult economic times. However, it is disheartening to hear of their solution after such time that the item has already been submitted to the Board of Supervisors and is out for public review and comment. Again, the long-standing Agreement of 1995 goes on to mention that amendments and modifications may be obtained through "mutual" consent. To date, there has been no formal discussions or options discussed between the District and the County.

In conclusion, the District believes that the cost of administrative services associated with One-Stop-Shop (1% Administrative Fee and 2.5% credit card charge) should be the responsibility of the applicant.

I request your reconsideration as to where the financial burden for administrative costs should be placed. The District invites the County Department of Planning and Community Development to work directly with us in seeking a solution, and not simply transfer the burden from one public agency to another.

Please consider our position, that if a satisfactory solution can not be reached between the District and County, the District may again require applicants to submit their fees directly at the District office, not at the County. This would be a significant inconvenience to the citizens we serve; however, in today's economic downturn the District can not accept the loss of any revenue and continue to remain viable.

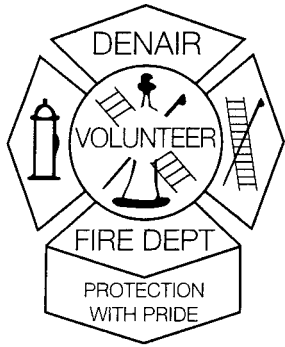
Your immediate attention to this matter is greatly appreciated. If you have any questions or comments, we encourage you to make contact with us.

Respectfully Submitted,



Lee Winton  
Fire Chief  
Oakdale Fire Protection District

Cc: Supervisor Bill O'Brien



# DENAIR VOLUNTEER FIRE DEPARTMENT

P.O Box 262 • Denair, California 95316 • Ph. 632-5032

May 4, 2010

Stanislaus County  
Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

Re: Proposed Fees

Gentlemen:

The Denair Fire Protection District has been notified that a change is being considered in the handling of the developer fees currently collected by the Building Permits Division; specifically that the Division is requesting that a 1% collection fee be assessed to the District as well as a 2.5% fee if the customer uses a credit card.

The Denair Fire Protection District is well aware of the financial difficulties all government agencies are experiencing. The District is also aware that the Building Permits Division is providing the District a valuable service. Therefore, the District is willing to pay the 1% fee to the Building Permits Division to help defray the cost to the Division of collecting the developer fees.

However, The Denair Fire Protection District is unwilling to pay 2.5% to cover the fees charged by the credit card companies. It is the position of the District that the County should either discontinue accepting payments by credit card or pass the 2.5% fee on to the customers.

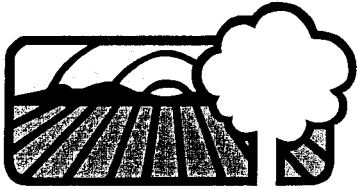
If you have any questions or if I can further clarify the position of the Denair Fire Protection District regarding the proposed fees, please feel free to contact me.

Sincerely,

Glenn Doerksen  
Fire Chief  
Denair Fire Protection District

Cc: Supervisor Vito Chiesa

MAY 10 2010



**CITY of MODESTO**

*Fire*

*Department*

*600 Eleventh Street  
Modesto, CA 95354  
209/572-9590  
209/578-9591 Fax*

*Hearing and Speech  
Impaired Only  
TDD 209/526-9211*

RECEIVED

MAY 13 2010

STANISLAUS CO. PLANNING &  
COMMUNITY DEVELOPMENT DEPT

May 12, 2010

Stanislaus County  
Department of Planning and Community Development  
1010 10<sup>th</sup> Street Place, Suite 3400  
Modesto, CA 95354

**RE: NOTICE OF PROPOSAL TO ESTABLISH NEW FEES AND AMEND  
EXISTING FEES FOR THE BUILDING PERMITS DIVISION AND  
PLANNING DIVISION**

To Whom It May Concern:

The Modesto Fire Department has reviewed the proposed changes in the collection of fire protection facilities fees and offers the following comments:

In 1995 the District entered into an Agreement with the County of Stanislaus to streamline the County building permit process and minimize the inconvenience to building permit applicants. The new process eliminated applicant trips to entities other than the County in order to pay building permit fees. In the Agreement, the County stated the need to “work” with the District in developing a County building permit issuance procedure where the County would collect District fees at the time of building permit issuance. For the past 15 years this has appeared to work well, and is something the applicants have become accustomed to. Now with the proposed changes in administrative cost recovery, the “One-Stop-Shop” concept could be in jeopardy.

As stated in the County Planning and Community Development report (Dated: March 30, 2010 – Agenda # B-7(b)), the current struggle in maintaining the level of customer service related to the “One-Stop-Shop” concept can be attributed to the economic downturn, and the reduction in the numbers of permits. It further references a 66% reduction of force in the Department over the past two years. The District also has suffered the same impacts, and does not agree with the proposal to simply transfer the financial burden from one governmental agency to another. Furthermore, as stated in the original 1995 Agreement, the County recognized the need to “work” with the District in developing solutions. Again, the transfer of financial burden to the District does not appear to be something that falls within the original intent of the agreement, nor will it be accepted by applicants if the “One-Stop-Shop” is lost.

The Building Permits Division should be commended for their efforts in seeking solutions to continue providing services, especially in these difficult economic times. However, it is

disheartening to hear of their solution after such time that the item has already been submitted to the Board of Supervisors and is out for public review and comment. Again, the long-standing Agreement of 1995 goes on to mention that amendments and modifications may be obtained through "mutual" consent. To date, there has been no formal discussions or options discussed between the District and the County.

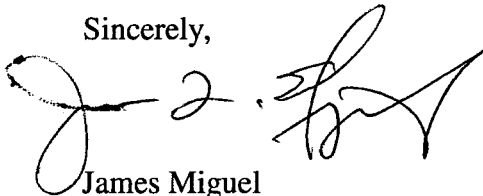
In conclusion, the Modesto Fire Department believes that the cost of administrative services associated with One-Stop-Shop (1% Administrative Fee and 2.5% credit card charge) should be the responsibility of the applicant.

I request your reconsideration as to where the financial burden for administrative costs should be placed. The District and the County Department of Planning and Community Development are encouraged to work together in seeking a solution, and not simply transfer the burden from one public agency to another.

Please consider our position, that if a satisfactory solution can not be reached between the District and County, the District may again require applicants to submit their fees directly at the District office, not at the County. This would be a significant inconvenience to the citizens we serve.

Your immediate attention to this matter is greatly appreciated. If you have any questions or comments, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "James Miguel". The signature is stylized and cursive, with a large initial "J" and "M".

James Miguel  
Fire Chief

cc: William O'Brien, District 1  
Vito Chiesa, District 2



BOARD OF SUPERVISORS

2010 MAY 13 P 4: 10

May 12, 2010

Stanislaus County  
Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**RE: NOTICE OF PROPOSAL TO ESTABLISH NEW FEES AND AMEND EXISTING  
FEES FOR THE BUILDING PERMITS DIVISION AND PLANNING DIVISION**

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To Whom It May Concern:

The Keyes Fire Protection District has reviewed the proposed changes in the collection of fire protection facilities fees and offers the following comments:

In 1995 the District entered into an Agreement with the County of Stanislaus to streamline the County building permit process and minimize the inconvenience to building permit applicants. The new process eliminated applicant trips to entities other than the County in order to pay building permit fees. In the Agreement, the County stated the need to “work” with the District in developing a County building permit issuance procedure where County would collect District fees at the time of building permit issuance. For the past 15 years this has appeared to work well, and is something the applicants have become accustomed to. Now with the proposed changes in administrative cost recovery, the “One-Stop-Shop” concept could be in jeopardy.

As stated in the County Planning and Community Development report (Dated: March 30, 2010 – Agenda # B-7(b)), the current struggle in maintaining the level of customer service related to the “One-Stop-Shop” concept can be attributed to the economic downturn, and the reduction in the numbers of permits. It further references a 66% reduction of force in the Department over the past two years. The District also has suffered the same impacts, and does not agree with the proposal to simply transfer the financial burden from one governmental agency to another. Furthermore, as stated in the original 1995 Agreement, the County recognized the need to “work” with the District in developing solutions. Again, the transfer of financial burden to the District does not appear to be something that falls within the original intent of the agreement, nor will it be accepted by applicants if the “One-Stop-Shop” is lost.

The Building Permits Division should be commended for their efforts in seeking solutions to continue providing services, especially in these difficult economic times. However, it is disheartening to hear of their solution after such time that the item has already been submitted to the Board of Supervisors and is out for public review and comment. Again, the long-standing Agreement of 1995 goes on to mention that amendments and modifications may be obtained through "mutual" consent. To date, there has been no formal discussions or options discussed between the District and the County.

In conclusion, the District believes that the cost of administrative services associated with One-Stop-Shop (1% Administrative Fee and 2.5% credit card charge) should be the responsibility of the applicant.

I request your reconsideration as to where the financial burden for administrative costs should be placed. The District invites the County Department of Planning and Community Development to work directly with us in seeking a solution, and not simply transfer the burden from one public agency to another.

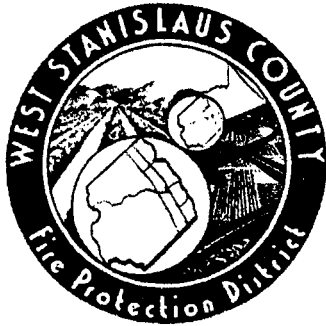
Please consider our position, that if a satisfactory solution can not be reached between the District and County, the District may again require applicants to submit their fees directly at the District office, not at the County. This would be a significant inconvenience to the citizens we serve; however, in today's economic downturn the District can not accept the loss of any revenue and continue to remain viable.

Your immediate attention to this matter is greatly appreciated. If you have any questions or comments, we encourage you to make contact with us.

Respectfully Submitted,

Robert Watt  
Fire Chief  
Keyes Fire District

Cc: Vito Chiesa, District 2



# WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT

P.O. Box 565, Patterson, CA 95363  
(209) 892-5621 fax (209) 892-7896  
email: bkinnear@ci.patterson.ca.us

**James W. Kinnear**  
*Fire Chief*

May 12, 2010

Stanislaus County  
Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

BOARD OF SUPERVISORS  
2010 MAY 14 1 P 1:13

**RE: NOTICE OF PROPOSAL TO ESTABLISH NEW FEES AND AMEND EXISTING  
FEES FOR THE BUILDING PERMITS DIVISION AND PLANNING DIVISION**

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To Whom It May Concern:

The West Stanislaus County Fire Protection District has reviewed the proposed changes in the collection of fire protection facilities fees and offers the following comments:

In 1995 the District entered into an Agreement with the County of Stanislaus to streamline the County building permit process and minimize the inconvenience to building permit applicants. The new process eliminated applicant trips to entities other than the County in order to pay building permit fees. In the Agreement, the County stated the need to “work” with the District in developing a County building permit issuance procedure where County would collect District fees at the time of building permit issuance. For the past 15 years this has appeared to work well, and is something the applicants have become accustomed to. Now with the proposed changes in administrative cost recovery, the “One-Stop-Shop” concept could be in jeopardy.

As stated in the County Planning and Community Development report (Dated: March 30, 2010 – Agenda # B-7(b)), the current struggle in maintaining the level of customer service related to the “One-Stop-Shop” concept can be attributed to the economic downturn, and the reduction in the numbers of permits. It further references a 66% reduction of force in the Department over the past two years. The District also has suffered the same impacts, and does not agree with the proposal to simply transfer the financial burden from one governmental agency to another.

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Furthermore, as stated in the original 1995 Agreement, the County recognized the need to "work" with the District in developing solutions. Again, the transfer of financial burden to the District does not appear to be something that falls within the original intent of the agreement, nor will it be accepted by applicants if the "One-Stop-Shop" is lost.

The Building Permits Division should be commended for their efforts in seeking solutions to continue providing services, especially in these difficult economic times. However, it is disheartening to hear of their solution after such time that the item has already been submitted to the Board of Supervisors and is out for public review and comment. Again, the long-standing Agreement of 1995 goes on to mention that amendments and modifications may be obtained through "mutual" consent. To date, there has been no formal discussions or options discussed between the District and the County.

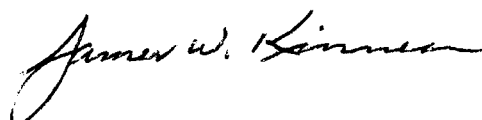
In conclusion, the District believes that the cost of administrative services associated with One-Stop-Shop (1% Administrative Fee and 2.5% credit card charge) should be the responsibility of the applicant.

I request your reconsideration as to where the financial burden for administrative costs should be placed. The District invites the County Department of Planning and Community Development to work directly with us in seeking a solution, and not simply transfer the burden from one public agency to another.

Please consider our position, that if a satisfactory solution can not be reached between the District and County, the District may again require applicants to submit their fees directly at the District office, not at the County. This would be a significant inconvenience to the citizens we serve; however, in today's economic downturn the District can not accept the loss of any revenue and continue to remain viable.

Your immediate attention to this matter is greatly appreciated. If you have any questions or comments, we encourage you to make contact with us.

Respectfully Submitted,



James W. Kinnear  
Fire Chief



CLERK OF THE BOARD OF SUPERVISORS

**Christine Ferraro Tallman**

1010 Tenth Street, Suite 6700, Modesto, CA 95354  
Phone: 209.525.4494 Fax: 209.525.4420

STANISLAUS COUNTY  
NOTICE OF PROPOSED ORDINANCES

NOTICE IS HEREBY GIVEN that on June 8, 2010, at 9:00 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 waiving the second reading and the adoption of the following ordinances:

Ordinance C.S. 1078 increasing 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).

Ordinance C.S. 1082 establishing new fees and amending 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).

Ordinance C.S. 1083 establishing new fees and amending 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).

NOTICE IS FURTHER GIVEN that a full copy of the proposed ordinances are available for review in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: May 18, 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 of the Board

**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 25, 2010

**PUBLIC NOTICE  
STANISLAUS COUNTY  
NOTICE OF PROPOSED ORDINANCES**

NOTICE IS HEREBY GIVEN that on June 8, 2010, at 9:00 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 waiving the second reading and the adoption of the following ordinances:

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NOTICE IS FURTHER GIVEN that a full copy of the proposed ordinances are available for review in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: May 18, 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 25, 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 25th, 2010

(Signature)

Marie Dieckman

# 2010 Building Division Fees

**PowerPoint Presentation**

# 2010 Building Division Fees

## Fee Adjustment

- **Adopt current Industry Standard Multiplier and Valuation Tables;**
- **Increase deposits required for move-in dwellings;**
- **Modify fee calculations for Solar Panel Installations, including large solar farms; and**
- **3% increase in Miscellaneous Fees to keep pace with the Consumer Price Index**

## Potential Revenue

**\$35,000 to \$40,000**



# 2010 Building Division Fees

The Stanislaus County Building Permits Division is 100% funded by permit fees and does not use any General Fund dollars to cover costs of operations.

# 2010 Building Division Fees

Valuation based Building Permit Fees are calculated by:

Square foot construction value

X

Multiplier (based on total valuation)

# 2010 Building Division Fees

## Base Multiplier

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

# 2010 Building Division Fees

TOTAL VALUATION		Current Stanislaus County Base (Adopted in 2009)	Adjacent Counties (at 2001 CBC or Higher)		BASE (PROPOSED)
From	To		San Joaquin County	Merced County	
\$ 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

# 2010 Building Division Fees

## 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

# 2010 Building Division Fees

## IBC Construction Values

Current	R-3 Residential, one- and two-family	129.98
Proposed	R-3 Residential, one- and two-family	124.88
Current	S-2 Storage, low hazard	89.50
Proposed	S-2 Storage, low hazard	86.02

IBC Construction Values have gone down for 2010

# 2010 Building Division Fees

	<u>CURRENT</u> <u>FEE</u>	<u>NEW</u> <u>FEE</u>
<b>Single Family Residence</b>		
1000 sq. ft. w/2 car garage	<b>\$1,257</b>	<b>\$1,421</b>
1500 sq. ft. w/2 car garage	<b>\$1,530</b>	<b>\$1,712</b>
3000 sq. ft. w/2 car garage	<b>\$2,260</b>	<b>\$2,408</b>

# 2010 Building Division Fees

## BUILDING PERMIT & ASSOCIATED FEES FOR

### Tenant Improvement- Convert Warehouse to Office

	<b>EXISTING</b>	<b>NEW</b>
Building Division Fees	\$ 1,027.05	\$ 1,132.86
Other Departments Sub-Total	\$ 569.94	\$ 569.94
<b>Total Permit</b>	<b>\$ 1,596.99</b>	<b>\$ 1,702.80</b>
County Impact Fee	\$ 3,001.37	\$ 3,001.37
<b>Total Payment</b>	<b>\$ 4,598.36</b>	<b>\$ 4,704.17</b>



# 2010 Building Division Fees

<b>New Ag Building 2400 SQ FT</b>		
	<b>EXISTING</b>	<b>NEW</b>
Building Division Fees	\$ 1,006.05	\$ 1,163.86
Other Departments Sub-Total	\$ 907.57	\$ 1,007.59
<b>Total Permit</b>	<b>\$ 1,913.62</b>	<b>\$ 2,171.45</b>
<b>Total Payment</b>	<b>\$ 1,913.62</b>	<b>\$2,171.45</b>

# 2010 Building Division Fees

BUILDING PERMIT & ASSOCIATED FEES FOR		
3,343 SqFt Dwelling w/1,353 SqFt Garage & 737 SqFt Patio		
	EXISTING	NEW
Building Division Fees	\$ 4,459.72	\$ 5,071.53
Other Departments Sub-Total	\$ 3,726.69	\$ 3,726.69
<b>Total Permit</b>	<b>\$ 8,186.41</b>	<b>\$ 8,798.22</b>
County Impact Fee	\$ 9,041.45	\$ 9,041.45
School Fee (Salida)	\$ 9,928.71	\$ 9,928.71
<b>Total Payment</b>	<b>\$27,156.57</b>	<b>\$27,768.38</b>

# 2010 Building Division Fees

## Move-in Dwelling Deposits

**EXISTING: \$2.00/ SQ FT - Not less than \$1,000**

**PROPOSED: \$5.00/SQ FT – Not less than \$5,000**

**FULLY REFUNDABLE UPON COMPLETION**

# 2010 Building Division Fees

## Solar Panels including Solar Farms

**EXISTING: VALUATION TABLE – No Discount for size**

**PROPOSED: VALUATION TABLE – 50% if > 250kW**

**Evaluate for 1 Year and return with an assessment of cost recovery**

# 2010 Building Division Fees

## Miscellaneous Fees

- 3% adjustment to miscellaneous fees

(Bureau of Labor Statistics:

CPI rose 2.6% to 3.3% - 1/2009 to 1/2010)

- Clarify when and how re-inspection fees are charged

# 2010 Building Division Fees

## Considered Adoption of Administrative Cost Recovery

- **Collection, Administering, Reporting, Tracking, Maintaining a database of all fees collected**
- **Bank Charges for Credit Card Use**

# 2010 Building Division Fees

## Correspondence

### Fire Districts

- **Subsequent Meeting**
- **Prefer to pass on Administrative costs to the applicants**
- **Requested that the Building Permits Division not accept credit card payments for District Fees**
- **Continue to work with Districts to bring a cost recovery program to the Board for approval**

# 2010 Building Division Fees

Recommendation:

Introduce and waive the first reading of an ordinance to establish new fees and amend existing fees for building permits.

New fees would become effective on June 18, 2010