

ORDINANCE NO. C.S. 1059

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

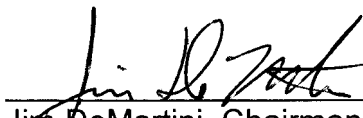
**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:**

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

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

Upon motion of Supervisor Grover, seconded by Supervisor Monteith, 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 19th day of May, 2009, by the following called vote:

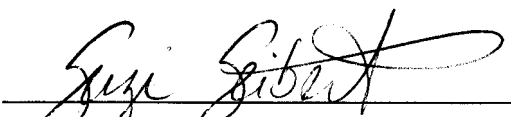
AYES:	Supervisors:	O'Brien, Chiesa, Grover, Monteith, and
		Chairman DeMartini
NOES:	Supervisors:	None
ABSENT:	Supervisors:	None

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

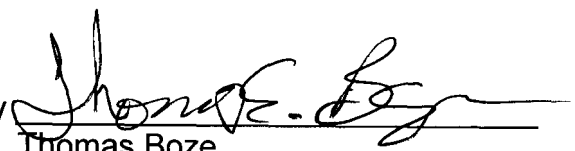
ATTEST:

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



By   
 \_\_\_\_\_  
 Deputy Clerk

APPROVED AS TO FORM:  
JOHN P. DOERING  
COUNTY COUNSEL

By   
Thomas Boze  
~~Assistant~~ County Counsel  
Deputy

## **EXHIBIT "A"**

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

#### **PERMIT FEES**

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

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

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

#### **PLAN REVIEW FEES**

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

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

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

#### **MASTER PLAN REVIEW**

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

**EXPIRATION OF PLAN REVIEW**

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

**OTHER FEES**

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

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

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

**DEMOLITION PERMIT**..... \$33.00

**GRADING PERMITS**

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

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

**BUILDING INSPECTION FEES – MECHANICAL**

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

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

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

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

**BUILDING INSPECTION FEES – ELECTRICAL**

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

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

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

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

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

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

**BUILDING INSPECTION FEES – PLUMBING**

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

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

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

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

**BUILDING INSPECTION FEES – MISCELLANEOUS PERMITS**

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

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

**RE-INSPECTION FEE**

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

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

**MICROFILM FEES**

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

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

**RESEARCH FEES**

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

**COMPLETION DEPOSITS**

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

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

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

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

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

### **INVESTIGATION FEES – WORK WITHOUT A PERMIT**

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

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

### **FEE REFUNDS**

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

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

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



ORDINANCE C.S. 1059

Upon motion of Supervisor Grover, seconded by Supervisor Monteith, Ordinance C.S. 1059 was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 19th day of May 2009, by the following called vote:

AYES: SUPERVISORS: O'Brien, Chiesa, Grover, Monteith and Chairman DeMartini  
NOES: None  
ABSENT: None  
ABSTAINING: None

Ordinance C.S. 1059 establishes new fees and amends existing fees for building permits. A full copy of the ordinance is available for review at the Clerk of the Board's Office, 1010 10th Street, Suite 6700, Modesto, California. For further information, contact Dennis Wister, Chief Building Official, Stanislaus County Department of Planning and Community Development at (209) 525-6557 or at 1010 10th Street, Suite 3400, Modesto, CA.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: May 19, 2009

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

BY:



Elizabeth A. King, Assistant Clerk 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 27, 2009

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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 27th, 2009

(Signature)



ORDINANCE C.S. 1059  
Upon motion of Supervisor Grover, seconded by Supervisor Monteith, Ordinance C.S. 1059 was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 19th day of May 2009, by the following called vote: AYES: SUPERVISORS: O'Brien, Chiesa, Grover, Monteith and Chairman DeMartini. NOES: None. ABSENT: None. ABSTAINING: None. Ordinance C.S. 1059 establishes new fees and amends existing fees for building permits. A full copy of the ordinance is available for review at the Clerk of the Board's Office, 1010 10th Street, Suite 6700, Modesto, California. For further information, contact Dennis Wister, Chief Building Official, Stanislaus County Department of Planning and Community Development at (209) 525-6557 or at 1010 10th Street, Suite 3400, Modesto, CA. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: May 19, 2009. ATTEST: CHRISTINE FERRAROTALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Assistant Clerk of the Board  
Pub Dates May 27, 2009