

June 8, 2010

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ORDINANCE NO. C.S. 1083

2010-337

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

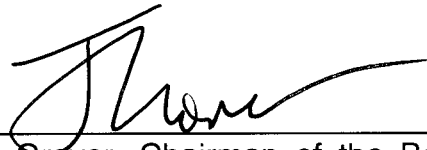
THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

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 DeMartini, 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 8th day of June, 2010, by the following called vote:

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



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: Elizabeth King
Assistant Clerk of the Board



APPROVED AS TO FORM:
JOHN P. DOERING
COUNTY COUNSEL

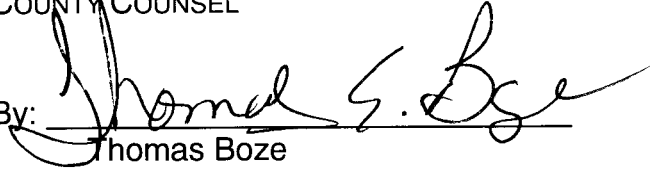
By: 
Thomas Boze
Assistant County Counsel

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



**INTERNATIONAL
CODE COUNCIL**

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 ^{a, b, c, d}

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

- Private Garages use Utility, miscellaneous
- Unfinished basements (all use group) = \$15.00 per sq. ft.
- For shell only buildings deduct 20 percent
- 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

STANISLAUS COUNTY ORDINANCE C.S. 1083

Upon motion of Supervisor DeMartini, seconded by Supervisor Monteith, Ordinance C.S. 1083 was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 8th day of June 2010, by the following called vote:

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

Ordinance C.S. 1083 establishes new fees and amends existing fees for the Department of Planning and Community Development – Building Permits Division. A full copy of the ordinance is available for review at the Clerk of the Board's Office, 1010 10th Street, Suite 6700, Modesto, CA. For further information, contact Kirk Ford, Director of the Planning and Community Development Department at (209) 525-6330 or at 1010 10th Street, Suite 3400, Modesto, CA.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: June 8, 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:

Jun 12, 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

June 14th, 2010

(Signature)

Marie Dickman

**PUBLIC NOTICE
STANISLAUS COUNTY
ORDINANCE C.S. 1083**

Upon motion of Supervisor DeMartini, seconded by Supervisor Monteith, Ordinance C.S. 1083 was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 8th day of June 2010, by the following called vote: AYES: SUPERVISORS: O'Brien, Chiesa, Monteith, DeMartini and Chairman Grover; NOES: None; ABSENT: None; ABSTAINING: None. Ordinance C.S. 1083 establishes new fees and amends existing fees for the Department of Planning and Community Development - Building Permits Division. A full copy of the ordinance is available for review at the Clerk of the Board's Office, 1010 10th Street, Suite 6700, Modesto, CA. For further information, contact Kirk Ford, Director of the Planning and Community Development Department at (209) 525-6330 or at 1010 10th Street, Suite 3400, Modesto, CA. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: June 8, 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 June 12, 2010