

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

DEPT: Planning and Community Development

BOARD AGENDA:5.B.14  
AGENDA DATE: April 5, 2022

**SUBJECT:**

Approval to Set a Public Hearing on April 26, 2022, at the 9:00 A.M. Meeting, to Introduce and Waive the First Reading of an Ordinance to Amend Existing Fees for Building Permit Services

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2022-0153**

On motion of Supervisor Grewal Seconded by Supervisor B. Condit

and approved by the following vote,

Ayes: Supervisors: B. Condit, Chiesa, Grewal, C. Condit, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended


2)  Denied

3)  Approved as amended

4)  Other:

MOTION:

ATTEST:

  
KELLY RODRIGUEZ, Assistant Clerk of the Board of Supervisors

File No. ORD-57-Q-1

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA:5.B.14  
AGENDA DATE: April 5, 2022

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

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**SUBJECT:**

Approval to Set a Public Hearing on April 26, 2022, at the 9:00 A.M. Meeting, to Introduce and Waive the First Reading of an Ordinance to Amend Existing Fees for Building Permit Services

**STAFF RECOMMENDATION:**

1. Set a public hearing on April 26, 2022, at the 9:00 a.m. meeting, to introduce and waive the first reading of an ordinance to amend existing fees for building permit services.
2. Authorize the Clerk of the Board to publish notice as required by law.

**DISCUSSION:**

The Board of Supervisors approved the last update to the Department of Planning and Community Development's Building Permit Services fees on May 25, 2021. Building Permit Services fee structure is comprised of both valuation-based and flat-rate fees (approximately 90% and 10% respectively). These fees are based on the value of construction and applied to a multiplier associated with the percentage of departmental costs that must be obtained from Building Permit Services fees. Building Valuation Data (BVD) is published by the International Code Council (ICC), updated at six-month intervals, and the data is based on market values averages of construction costs throughout the United States. The BVD is a published industry standard used by jurisdictions throughout the state and is available on the ICC website: <https://www.iccsafe.org/>. The Department is currently utilizing the February 2018 BVD. The proposed update reflects the use of the August 2020 BVD, which reflects an overall 4% increase in valuation from the February 2018 BVD (see Attachment 1 – *International Code Council Building Valuation Data August 2020*).

The proposed fee increase for all Building Permit Services fees reflects increases to salary amounts, and general operational costs, which includes County's Cost Allocation Plan (CAP) costs and general liability, all of which cannot be sustained under the existing fee structure without the use of fund balance. The Building Permit Services proposed weighted labor rate for the 2022-2023 Fiscal Year was reviewed and compared to the 2021-2022 Fiscal Year rate, resulting in this proposal to increase all Building Permit Services fees by 5.5%. Building Permit Services is also contributing to the Department's cost for general administration related to finance and human resource staffing.

As discussed above, 90% of the Building Permit Services fee structure is comprised of valuation-based fees applied to a multiplier associated with the percentage of departmental costs that must be obtained from building permit fees. The table below illustrates the proposed 5.5 % increase to the valuation-based fees:

TOTAL VALUATION	EXISTING	PROPOSED
\$1 to \$500	\$ 24.30	\$ 25.60
\$501 to \$2,000	\$24.30 for the first \$500 plus \$3.15 for each additional \$100 or fraction thereof, to and including \$2,000	\$25.60 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$71.60 for the first \$2,000 plus \$14.50 for each additional \$1,000 or fraction thereof, to and including \$25,000	\$75.50 for the first \$2,000 plus \$15.30 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$404.55 for the first \$25,000 plus \$10.45 for each additional \$1,000 or fraction thereof, to and including \$50,000	\$426.80 for the first \$25,000 plus \$11.02 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$665.65 for the first \$50,000 plus \$7.25 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$702.25 for the first \$50,000 plus \$7.65 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,027.55 for the first \$100,000 plus \$5.80 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,048.00 for the first \$100,000 plus \$6.12 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,343.70 for the first \$500,000 plus \$4.91 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$3,527.60 for the first \$500,000 plus \$5.18 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and Up	\$5,799.45 for the first \$1,000,001 plus \$3.25 for each additional \$1,000 or fraction thereof	\$6,118.40 for the first \$1,000,001 plus \$3.43 for each additional \$1,000 or fraction thereof

The following is a summary of valuation-based and flat-rate permit fee increases based on the common construction/permit types:

<b>Construction/Permit Type</b>	<b>Existing Fee</b>	<b>Proposed Fees</b>	<b>Difference</b>
Single Family Dwelling*	\$ 5,224.34	\$ 5,511.68	\$ 287.34
Agricultural Storage Building**	\$ 1,848.31	\$ 1,949.97	\$ 101.66
Tenant Improvement***	\$ 1,444.64	\$ 1,524.10	\$ 79.46
3,500 sq. ft. Garage	\$ 2,341.30	\$ 2,470.07	\$ 128.77
2,500 sq. ft Garage	\$ 1,881.75	\$ 1,985.25	\$ 103.50
1,500 sq. ft Garage	\$ 1,357.47	\$ 1,432.13	\$ 74.66
HVAC - System Replacement	\$ 208.85	\$ 220.34	\$ 11.49
Water Heater-Replacement	\$ 130.57	\$ 137.75	\$ 7.18
Electrical Service-Upgrade	\$ 137.98	\$ 145.57	\$ 7.59
Re-roof	\$ 208.85	\$ 220.34	\$ 11.49

\*Based on a 3,300 Square Feet (sq. ft.) dwelling, with a 1,350 sq. ft. garage, and a 740 sq. ft patio

\*\*Based on a 5,000 sq. ft. building

\*\*\*Based on a 1,200 sq. ft. of warehouse to office space conversion

All of the Department’s proposed updates to its Building Permit Services Fees are reflected in Attachment 2 – *Proposed Ordinance and 2022 Building Permit Services Fee Schedule*. Other fees that may be applied at the time of building permit issuance, and are not reflected in Attachment 2, are those charged by other County departments (Departments of Environmental Resources and Public Works, and the Fire Warden), fire and school districts, and the County’s Public Facilities Fees. For Fiscal Year 2022-2023, the Department’s Planning Services fee for review of a building permit (e.g., setbacks, heights, and land use entitlements permit conditions of approval) is also being proposed to increase by 5.5% from \$82 to \$87.

Upon setting of the public hearing for consideration of this request, the Department will send notices of the proposed amendments to persons and firms known as regular applicants seeking Building Permit Services. The Department will also send notices to the Stanislaus County Farm Bureau and the California Building Industry Association. Any comments and/or concerns received as a result of this notification process will be presented by staff to the Board of Supervisors at the public hearing.

**POLICY ISSUE:**

Building Permits, and associated fees, are authorized under California Health and Safety Code Section 19130 et seq. Prior to levying a new fee, or amending an existing fee, Stanislaus County is required by California Government Code Section 54985 et seq. and 66016, to hold a scheduled public hearing as part of a regularly scheduled meeting of the Board of Supervisors. At that time, the Board of Supervisors may introduce and waive the first reading of an ordinance to amend the Department’s existing Building Permit Services fees. In accordance with Government Code Section

66017, Building Permit fees become effective on July 23, 2022, sixty days after the adoption date of May 24, 2022.

**FISCAL IMPACT:**

The increase in revenue resulting from the approval of this proposal is anticipated to provide \$135,000 in increased estimated revenue for Budget Year 2022-2023 based on Fiscal Year 2021-2022 permit revenue projections. The estimated increased revenue of \$135,000 will help offset the Fund Balance needed to fund operations in the Building Permit Services Division in Budget Year 2022-2023. The estimated Building Permit Services Division fund balance as of July 1, 2022 is \$2,482,222. The fund balance includes \$1,978,951 tied to building permits that have not been finalized (building inspections and other services not yet delivered). The remaining fund balance amount of \$503,271 will be used to fund the Department's front counter remodel, ergonomic upgrades to staff workstations, vehicle and computer refresh, and to cover general administrative costs associated with the cyclical highs and lows in permit volumes.

**BOARD OF SUPERVISORS' PRIORITY:**

These recommended actions are consistent with the Board of Supervisors' priorities of *Developing a Healthy Economy* and *Delivering Efficient Public Services and Community Infrastructure* to benefit residents, and businesses by providing for cost recovery needed to allow the Department to continue providing high quality, streamlined permit processing services for the benefit of all our customers.

**STAFFING IMPACT:**

Planning and Community Development Department staff is responsible for the implementation of any fee changes.

**CONTACT PERSON:**

Angela Freitas, Planning and Community Development Director  
Telephone: (209) 525-6330

**ATTACHMENT(S):**

1. International Code Council Building Valuation Data August 2020
2. Proposed Ordinance and 2022 Building Permit Services Fee Schedule
3. Notice of Public Hearing Building Permit Services 2022 Fees

## Building Valuation Data – AUGUST 2020

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 February 2021. 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 2018 *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.
- 3.

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

### 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 = \$179.18/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$179.18/sq. ft x 0.0075 = \$21,502

## 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</sup>

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	250.39	241.91	235.63	226.10	212.32	206.18	218.83	197.45	190.33
A-1 Assembly, theaters, without stage	229.42	220.94	214.66	205.12	191.35	185.21	197.86	176.48	169.35
A-2 Assembly, nightclubs	196.13	190.29	185.62	178.02	167.82	163.20	171.70	151.89	146.71
A-2 Assembly, restaurants, bars, banquet halls	195.13	189.29	183.62	177.02	165.82	162.20	170.70	149.89	145.71
A-3 Assembly, churches	232.04	223.57	217.29	207.75	194.34	189.19	200.49	179.48	172.35
A-3 Assembly, general, community halls, libraries, museums	194.17	185.69	178.41	169.87	155.09	149.96	162.61	140.23	134.10
A-4 Assembly, arenas	228.42	219.94	212.66	204.12	189.35	184.21	196.86	174.48	168.35
B Business	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
E Educational	212.03	204.70	198.82	190.25	177.27	168.29	183.70	155.00	150.26
F-1 Factory and industrial, moderate hazard	119.53	113.92	107.38	103.45	92.64	88.38	99.02	76.33	71.73
F-2 Factory and industrial, low hazard	118.53	112.92	107.38	102.45	92.64	87.38	98.02	76.33	70.73
H-1 High Hazard, explosives	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	N.P.
H234 High Hazard	111.77	106.15	100.62	95.69	86.11	80.85	91.26	69.81	64.20
H-5 HPM	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
I-1 Institutional, supervised environment	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
I-2 Institutional, hospitals	338.94	331.56	325.08	315.82	299.46	N.P.	308.77	279.79	N.P.
I-2 Institutional, nursing homes	235.48	228.11	221.62	212.37	197.49	N.P.	205.32	177.82	N.P.
I-3 Institutional, restrained	230.03	222.65	216.17	206.91	192.77	185.64	199.86	173.11	164.69
I-4 Institutional, day care facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
M Mercantile	146.21	140.37	134.70	128.11	117.54	113.93	121.78	101.61	97.44
R-1 Residential, hotels	201.71	194.86	188.87	181.59	166.56	162.04	181.74	150.09	145.40
R-2 Residential, multiple family	168.94	162.09	156.10	148.82	135.04	130.52	148.97	118.57	113.88
R-3 Residential, one- and two-family <sup>d</sup>	157.40	153.13	149.31	145.53	140.33	136.62	143.14	131.34	123.68
R-4 Residential, care/assisted living facilities	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
S-1 Storage, moderate hazard	110.77	105.15	98.62	94.69	84.11	79.85	90.26	67.81	63.20
S-2 Storage, low hazard	109.77	104.15	98.62	93.69	84.11	78.85	89.26	67.81	62.20
U Utility, miscellaneous	85.53	80.63	75.42	72.03	64.67	60.42	68.74	51.21	48.79

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$22.45 per sq. ft.

ORDINANCE NO. C.S. \_\_\_\_\_

**AN ORDINANCE TO ADOPT A REVISED FEE SCHEDULE FOR BUILDING PERMIT SERVICES BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

**Section 1.** The Board of Supervisors hereby adopts the Department of Planning and Community Development 2022 Building Permit Services Fee Schedule for building permit services, 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 be published once before the expiration of 15 days after passage of this ordinance, 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, and the ordinance shall take effect either (a) pursuant to Section 25123 of the Government Code, 30 days after the date of publication, or (b) pursuant to Section 66017 of the Government Code, 60 days following the final action on the adoption of the fees or charges, whichever date occurs last.

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 \_\_\_\_\_ 2022, by the following called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

ABSTAINING: Supervisors:

\_\_\_\_\_  
Terrance P. Withrow,  
Chairman of the Board of Supervisors, of  
the County of Stanislaus,  
State of California

//



Ordinance No. C.S. \_\_\_\_\_  
Adopted May 24, 2022  
Page 2

ATTEST:

Elizabeth A. King  
Clerk of the Board of Supervisors,  
of the County of Stanislaus,  
State of California

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

APPROVED AS TO FORM:  
Thomas E. Boze,  
County Counsel

By:  \_\_\_\_\_  
G. Michael Ziman  
Deputy County Counsel

## Stanislaus County Building Permit Services Fee Schedule - Effective July 23, 2022

The fees captured in this schedule are for building permit services delivered by the Stanislaus County Planning and Community Development Department's Building Permit Division only. Additional fees from other County Departments, Fire Districts, School District, and/or County Public Facilities Fees may be applicable.

### **GENERAL APPLICATION PROCESSING FEE AND PER HOUR RATE - APPLICABLE TO ALL PERMIT TYPES**

	EXISTING	PROPOSED
Application Processing Fee - Per Application	\$ 46.50	\$ 49.00
Field Inspection Hourly Rate	\$ 102.00	\$ 107.50
Plan Review (PC) Hourly Rate	\$ 102.00	\$ 107.50

### **MANUFACTURED HOMES<sup>1</sup>**

The fee for a Manufactured Home set up permit on private property shall be 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 the County's approved re-inspection fee included herein. The fee's indicated in section 1020.1 include inspection of utilities, sewage, and setup.

	EXISTING	PROPOSED
Mobile Home Plan Review Fee - Actual cost with deposit fee based on a 3/4 of a hour minimum.	\$ 76.50	\$ 80.50
Additional Plan Review Fee - Actual cost with deposit fee based on a 1/2 of a hour minimum	\$ 51.00	\$ 54.00
Electrical Service	\$ 84.00	\$ 88.50
Mobile Home Inspection Fee	\$ 360.00	NO CHANGE
Mobile Home Permanent Foundation System Fee	\$ 115.00	\$ 121.50

<sup>1</sup> California Department of Housing and Community Development Fee will be collected by the County at the rate set by the State.

### **GENERAL INSPECTIONS**

General Inspections included, but are not limited to, fire damage evaluation inspections, minor repairs, and inspection of smoke and carbon monoxide detectors. Each inspection includes a written staff report to the applicant.

	EXISTING	PROPOSED
Site or Structure	\$ 129.50	\$ 136.50
Each Additional Unit <sup>2</sup>	\$ 55.00	\$ 58.00

<sup>2</sup> A duplex shall be considered a single unit for purposes of this fee.

### **MOVE IN DWELLING OR STRUCTURE (PRE-MOVE INSPECTION AND REPORT)<sup>3</sup>**

A fee for each inspection and permit shall be paid in accordance to the following:

	EXISTING	PROPOSED
Structure or House to be Moved Currently Exists Within the County	\$ 129.50	\$ 136.50
Structure or House to be Moved Into the County	\$ 196.50	\$ 207.50

<sup>3</sup> A completion guarantee deposit shall be posted with the County's Chief Building Official when the building permit application purposes to relocate an existing structure 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 Chief Building Official for an additional period not to exceed one year. In the case on non-compliance of work within the one year, the Chief Building Official 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.

## Stanislaus County Building Permit Services Fee Schedule - Effective July 23, 2022

### AFTER HOURS (5:00 P.M. TO 7:00 A.M.) AND WEEKEND INSPECTIONS, EXCLUDING HOLIDAYS

After hours and emergency inspections subject to staff availability. This fee is to be paid prior to the inspection being made and the inspection request shall be submitted during normal business hours 24 hours prior to inspection date. The fee for after hours inspections shall be as follows:

	EXISTING	PROPOSED
Hourly Rate	\$ 152.00	\$ 160.50
Minimum Charge - Based on a three hour minimum.	\$ 456.00	\$ 481.00

### CALCULATED VALUATION BASED PERMITS

The County's 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 the 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 authorized by Government Code Section 66016 and Health and Safety Code Section 19130-19138. The Chief Building Official shall use the ~~February 2018~~ **August 2020** building valuation data found in the "Building Safety Journal" published by the International Code Council (ICC).

TOTAL VALUATION	EXISTING	PROPOSED
\$1 to \$500	\$ 24.30	\$ 25.60
\$501 to \$2,000	\$24.30 for the first \$500 plus \$3.15 for each additional \$100 or fraction thereof, to and including \$2,000	\$25.60 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$71.60 for the first \$2,000 plus \$14.50 for each additional \$1,000 or fraction thereof, to and including \$25,000	\$75.50 for the first \$2,000 plus \$15.30 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$404.55 for the first \$25,000 plus \$10.45 for each additional \$1,000 or fraction thereof, to and including \$50,000	\$426.80 for the first \$25,000 plus \$11.02 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$665.65 for the first \$50,000 plus \$7.25 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$702.25 for the first \$50,000 plus \$7.65 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,027.55 for the first \$100,000 plus \$5.80 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,084.00 for the first \$100,000 plus \$6.12 for each additional \$1,000 or fraction thereof, to and including \$500,000

**Stanislaus County Building Permit Services Fee Schedule - Effective July 23, 2022**

\$500,001 to \$1,000,000	\$3,343.70 for the first \$500,000 plus \$4.91 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$3,527.60 for the first \$500,000 plus \$5.18 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and Up	\$5,799.45 for the first \$1,000,001 plus \$3.25 for each additional \$1,000 or fraction thereof	\$6,118.40 for the first \$1,000,001 plus \$3.43 for each additional \$1,000 or fraction thereof

**BUILDING INSPECTION FEES - MECHANICAL**

The minimum mechanical fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 102.00	\$ 107.50
Field Inspections Minimum Charge	\$ 76.50	\$ 80.50
Per Piece of Mechanical Equipment to be Inspected	\$ 14.50	\$ 15.50

**BUILDING INSPECTION FEES - ELECTRICAL**

The minimum electrical fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 102.00	\$ 107.50
Field Inspections Minimum Charge	\$ 76.50	\$ 80.50
Per Electrical Motor, Generator, Transformer, Machine Fixture or Device Requiring an Inspection	\$ 14.50	\$ 15.50
Electrical Service Greater Than 1,000 amps	\$ 139.50	\$ 147.00
New Electrical Service or the Replacement of, Temporary Power, and Electrical Pumps	\$ 84.00	\$ 88.50

**BUILDING INSPECTION FEES - PLUMBING**

The minimum plumbing fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 102.00	\$ 107.50
Field Inspections Minimum Charge	\$ 76.50	\$ 80.50
Per Fixture or Trap or Device Requiring an Inspection	\$ 6.50	\$ 7.00

**MISCELLANEOUS PERMIT FEES**

Miscellaneous permit fees cover all permit types not otherwise identified within this fee schedule. The minimum miscellaneous permit fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 102.00	\$ 107.50
Field Inspections Minimum Charge	\$ 76.50	\$ 80.50

## Stanislaus County Building Permit Services Fee Schedule - Effective July 23, 2022

### **GRADING PERMIT FEES**

The minimum grading permit fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 102.00	\$ 107.50
Field Inspections Minimum Charge	\$ 76.50	\$ 80.50

### **RESEARCH FEES**

The minimum research fee shall not be less than the actual cost of conducting and delivering the research at the hourly rate as set forth in this fee schedule. A non-refundable deposit shall be collected before any research work can begin. Any remaining balance due shall be collected upon completion of the research.

	EXISTING	PROPOSED
Research Hourly Rate	\$ 63.00	\$ 66.50
Research Minimum Charge	\$ 32.00	\$ 34.00

### **INVESTIGATION FEES**

Whenever any work has commenced for which a permit is required by the County's adopted code without first obtaining said permit, an investigation fee shall be imposed. The minimum investigation fee shall be equal to the amount of the permit fee required and shall be collected at the time of building permit application submittal. 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.

### **RE-INSPECTION FEES**

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 fee will be at the following rate:

	EXISTING	PROPOSED
First Re-Inspection Fee	\$ 101.50	\$ 107.00
Second Re-Inspection Fee for Same Item	\$ 201.50	\$ 212.50
Third Re-Inspection Fee for Same Item	\$ 305.00	\$ 322.00

### **MICRO FILM FEES**

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

	EXISTING	PROPOSED
Counter Permit (No Plans)	\$ 3.75	\$ 4.00
Residential	\$ 6.50	\$ 7.00
Commercial	\$ 6.50	\$ 7.00
Plus a Per Sheet Cost on Plans	\$ 1.50	\$ 1.75

# Stanislaus County Building Permit Services Fee Schedule - Effective July 23, 2022

## PLAN REVIEW FEES

When plans or their data are required to be submitted by Section 107 of the adopted California Building Code, a plan review fee shall be paid at the time of submitting plans and specifications for review. The Plan Review Fee is in addition to the Building Permit Fees and at no time shall the plan review fee be less than the County's actual cost of plan review computed at the hourly plan review rate.

	EXISTING	PROPOSED
Plan Review Fees - Based on Building Permit Fee	65%	NO CHANGE
Incomplete Plans or Changed Plans Requiring Additional Plan Review Shall Be Charged an Additional Plan Review Fee (With a Minimum 1/2 Hour Charge)	\$ 102.00	\$ 107.50

## MASTER PLAN REVIEW

A Master plan review shall only apply to an individual recorded subdivision. The fee for a Master plan review shall be:

- 1) 65% of the building permit fee for the original plan review, and
- 2) all subsequent permits pulled using a pre-approved plan will be assessed a plan review fee equal to 50% of the full plan review fee.

## EXPIRATION OF PLAN REVIEW

In accordance with 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 or destroyed by the Chief 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 shall be required to submit new plans and pay the new plan review fee in effect at the time of re-submittal.

## WIND AND GEOTHERMAL ALTERNATIVE ENERGY SYSTEMS PERMIT FEES

The minimum alternative energy system fee for each permit shall not be less than the County's actual cost of inspection and plan review computed at the following weighted hourly rates as set forth in this fee schedule:

	EXISTING	PROPOSED
Plan Review Fee (if required) - Minimum 1/2 Hour Charge	\$ 102.00	\$ 107.50
Field Inspections Minimum Charge	\$ 76.50	\$ 80.50

## PHOTOVOLTAIC

### Residential Roof Mount System<sup>4</sup>

Total Kilowatts

	Additional Cost Per Kilowatt		
	BASE COST	EXISTING	PROPOSED
0 to 15	\$ 500.00	\$0.00	NO CHANGE
16 and Up	\$ 500.00	\$15.50 for each KW over 15 KW	\$16.35 for each KW over 15 KW

### Residential Ground Mount System<sup>4</sup>

Total Kilowatts

	Additional Cost Per Kilowatt		
	BASE COST	EXISTING	PROPOSED
0 to 15	\$ 798.00	\$0.00	NO CHANGE
16 and Up	\$ 798.00	\$15.50 for each KW over 15 KW	\$16.35 for each KW over 15 KW

## Stanislaus County Building Permit Services Fee Schedule - Effective July 23, 2022

### Commercial Ground Mount System<sup>4</sup>

Total Kilowatts	Additional Cost Per Kilowatt		
	BASE COST	EXISTING	PROPOSED
0 to 50	\$ 1,447.00	\$0.00	NO CHANGE
51 to 250	\$ 1,447.00	\$7.25 Per Kilowatt over 50	\$7.65 Per Kilowatt over 50
251 to 1,000	\$ 2,847.00	\$4.15 Per Kilowatt over 250	\$4.35 Per Kilowatt over 250
1,001 to 5,000	\$ 5,847.00	\$1.55 Per Kilowatt over 1,000	\$1.65 Per Kilowatt over 1,000
5,001 to 25,000	\$ 11,847.00	\$0.50 Per Kilowatt over 5,000	NO CHANGE
25,001 to 75,000	\$ 21,847.00	\$0.25 Per Kilowatt over 25,000	NO CHANGE
75,001 to 150,000	\$ 34,347.00	\$0.25 Per Kilowatt over 75,000	NO CHANGE
150,001 and Up	\$ 53,097.00	\$0.25 Per Kilowatt over 150,000	NO CHANGE

### Commercial Roof Mount System

Total Kilowatts	Additional Cost Per Kilowatt		
	BASE COST	EXISTING	PROPOSED
0 to 50	\$ 1,000.00	\$0.00	NO CHANGE
51 to 250	\$ 1,000.00	\$7.25 for Each KW over 50 KW	\$7.65 for Each KW over 50 KW
251 to Up	\$ 2,400.00	\$5.15 for Each KW over 250 KW	\$5.45 for Each KW over 250 KW

<sup>4</sup> Fees above do not include accessory structures associated with project.

### 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% of the permit fee paid when work has not commenced. The Building Official may authorize the refund of not more than 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 permit holder no later than 180 days after the date of fee payment. All actual staff and processing fee costs shall be paid in full prior to issuance of any refund and the required microfilm charge shall be retained.

### CREDIT CARD TRANSACTION FEE

An additional 3.5% charge shall be added to any fees collected by credit card.

### ONE-STOP-SHOP PAYMENT COLLECTION

An additional charge of \$5.00 per permit application shall be charged when fees are collected by Building Permit Services for any other County Departments, Fire Districts, and/or the State of California Department of Housing and Community Development.

### ADDRESSING FEES

	EXISTING	PROPOSED
Addressing Hourly Rate	\$ 102.00	\$ 107.50
New Address Request - Deposit based on 1/2 hour minimum charge.	\$ 51.00	\$ 53.75
Address Reassignment - Deposit based on 1/2 hour minimum charge.	\$ 51.00	\$ 53.75
Address Research - Deposit based on 1/2 hour minimum charge.	\$ 51.00	\$ 53.75

## Stanislaus County Building Permit Services Fee Schedule - Effective July 23, 2022

### PHOTOCOPY CHARGES<sup>5</sup>

	EXISTING	PROPOSED
8 1/2" X 11" - First Page	\$ 1.00	NO CHANGE
8 1/2" X 11" - Additional Pages (per page cost)	\$ 0.25	NO CHANGE
11" x 17" - First Page	\$ 1.00	NO CHANGE
11" x 17" - Additional Pages (per page cost)	\$ 0.50	NO CHANGE

<sup>5</sup> Large format plans required to be copied off-site will only be provided electronically via email at no charge.

### STATE FEES REQUIRED TO BE COLLECTED BY THE COUNTY

#### Strong Motion Instrumentation Program

A fee collected on behalf of the California Department of Conservation in accordance with California Public Resources Code Sections 2705-2709.1 for seismic education and preparation for damage assessments after seismic events. Public Resources Code 2705-2709.1: A fee from each building permit shall be equal to the amount of the proposed building construction (Valuation) for which the building permit is issued. The fee amount shall be assessed in the following way:

Group R occupancies, one to three stories in height, except hotels and motels, shall be assessed at a rate of \$13.00 per \$100,000.00, but not less than fifty cents.

All other buildings shall be assessed at the rate of \$28.00 per \$100,000.00 with appropriate fractions thereof, but not less than fifty cents.

For the purpose of this fee, any "Building" is any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

#### Building Standards Administration Special Revolving Fund

A fee collected on behalf of the California Building Standards Commission in accordance with California Health and Safety Code Sections 18931.6-18931.1, The Green Fee or SB 1473 (Calderon, Chapter 719, Statutes of 2008), for the development, adoption, publication, and updating of green building standards, guidelines, educational efforts, including, but not limited to, training for local building officials associated with green building standards.

A fee of four dollars per \$100,000.00 with appropriate fractions thereof, but not less than one dollar shall be assessed on every permit.

#### California Housing and Community Development (HCD) Manufactured Home Foundation Fee

Per California Health and Safety Code section 18551, this fee is payable to HCD for each transportable section of a manufactured home, mobile home, or commercial modular being placed on a foundation system.

HCD State Fee Per Unit \$11.00



## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on April 26, 2022, 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 the introduction and waiving of the first reading of the following proposed ordinances:

- A. An ordinance to establish new fees and eliminate an existing fee for the Library. The proposed fee adjustments would consist of:
- Establish new fees related to damage and replacement of educational equipment
  - Eliminate the replacement fee for library cards
- For further information, contact Sarah Dentan, Library Director, at (209) 558-7801, between the hours of 8:30 a.m. and 5:00 p.m., or visit the office at 1500 I Street, Modesto, CA.
- B. An ordinance to establish new fees for the Sheriff's Office. The proposed fee adjustments would consist of:
- EMS Certification / Accreditation fees
  - Provider Application fees (trauma, ambulance, specialty centers)
  - Annual Fees (air ambulance, trauma, specialty centers)
  - Training Program Application fees
  - Various fees (forms, publication, duplication, etc.)
- For further information, contact Richard Murdock, 3705 Oakdale Road, Modesto, CA 95355, 209-552-3600.
- C. An ordinance to consider an ordinance to adopt new fees and amend or eliminate existing fees for the Department of Environmental Resources. The proposed fee adjustments would consist of:
- Weighted Labor Rate (WLR) for the Department
  - Administrative Fees: Description Change
  - Hazardous Materials: Increase in Underground Storage Tank, Hazardous Materials Business Plan Program, and State Fees Collected for CUPA General Oversight
  - Environmental Health: Cottage Food Increase, Recreational Health Increase, Body Art Increase and Description Changes, Water Program Increase and New Fee Categories, Liquid Waste Program Increase, Land Use Increase, Well Construction Program Description Changes and Increase, New Fee Categories, and Elimination of Fees
  - Landfill: Increase in Ash Tipping; Increase in Normal Refuse disposal rate
  - Groundwater: New Groundwater Ordinance Plan Review fee
- For further information, contact Stephanie Musso at (209) 525-6700, [smusso@envres.org](mailto:smusso@envres.org) or at 3800 Cornucopia Way, Suite C, Modesto, CA.
- D. An ordinance to amend existing fees for the Department of Public Works as they relate to development permits, grading permits, building permits, encroachment permits, and other projects involving construction activities in Stanislaus County.
- For further information, contact Frederic Clark, Public Works Department Deputy Director, at (209) 525-4302, [clarkf@stancounty.com](mailto:clarkf@stancounty.com) or at 1010 10th Street, Suite 4204, Modesto, CA.
- E. An ordinance to adopt new fees and amend existing fees for the Department of Agriculture and Weights and Measures as they relate to increased weighted labor rates and industrial hemp services.
- For further information, contact Daniel Bernaciak, Assistant Agricultural Commissioner, at (209) 525-4730, [danielb@stancounty.com](mailto:danielb@stancounty.com) or at 3800 Cornucopia Way, Suite B, Modesto, CA.
- F. An ordinance to amend existing fees for Building Permit Services.
- For further information, contact Angela Freitas, Director of the Planning and Community Development Department at (209) 525-6330, between the hours of 8:30 a.m. and 4:30 p.m., [planning@stancounty.com](mailto:planning@stancounty.com), or visit the office at 1010 10th Street, Suite 3400, Modesto, CA.

- G. An ordinance to establish new fees and amend existing fees for Planning Services.  
For further information, contact Angela Freitas, Director of the Planning and Community Development Department at (209) 525-6330, between the hours of 8:30 a.m. and 4:30 p.m., [planning@stancounty.com](mailto:planning@stancounty.com), or visit the office at 1010 10th Street, Suite 3400, Modesto, CA.
- H. An ordinance to establish new fees and amend or eliminate existing fees for the Department of Environmental Resources. The proposed fee adjustments would consist of:
- Increase in Camping Fees and Camping Discounted Fees
  - Initiation of the Stanislaus County Resident Discount Fee
  - Removal of Reservable Campsite 2<sup>nd</sup> Vehicle Fee
  - Application of online convenience fee, 2.65% plus \$0.25 per transaction
- For further information, contact Darlynn Haas at (209) 525-6750, [dhaas@parksrec.org](mailto:dhaas@parksrec.org), or 3800 Cornucopia Way, Suite D, Modesto, CA.

ADDITIONAL NOTICE IS GIVEN that the proposed Ordinances and Fee Schedules will be available for review on April 14, 2022, in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA.

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

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: April 5, 2022

ATTEST: ELIZABETH A. KING, Clerk of the Board of Supervisors  
of the County of Stanislaus, State of California.

BY:   
Kelly Rodriguez, Assistant Clerk



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

# AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36857	247734	Print Legal Ad - IPL0068417		\$1,557.00	2	88 L

**Attention:** Liz King  
 CO STAN BOARD OF SUPERVISORS  
 1010 10TH ST STE 6700  
 MODESTO, CA 95354

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For further information, contact Darynn Haas at (209) 525-6750, dhaas@parks-rec.org, or 3800 Cornucopia Way, Suite D, Modesto, CA.

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## Declaration of Publication C.C.P. S2015.5

STATE OF CALIFORNIA )  
 ) ss.  
 County of Stanislaus )

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Modesto Bee, a newspaper of general circulation, printed and published in the city of Modesto, County of Stanislaus, and which 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 regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

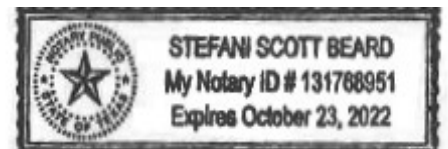
No. of Insertions: 2  
 Beginning Issue of: 04/14/2022  
 Ending Issue of: 04/20/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Dallas, Texas on:

**Date: 3rd, day of May, 2022**

*Stefani Beard*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!