

BUILDING PLAN CHECK FEE SCHEDULE

Adopted by Board of Supervisors Ordinance No. 5834, amended by Resolution No. 09-0601, Effective 07/01/09

Total Valuation	Fee
\$1.00 to \$500	\$44.00
\$501 to \$2,000	\$44.00 for first \$500 plus \$2.29 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$78.35 for first \$2,000 plus \$15.15 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$426.80 for first \$25,000 plus \$10.93 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$700.05 for first \$50,000 plus \$7.57 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,078.55 for first \$100,000 plus \$6.07 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,506.55 for first \$500,000 plus \$5.14 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$6,076.55 for first \$1,000,000 plus \$3.46 for each additional \$1,000 or fraction thereof.

BUILDING PERMIT FEE SCHEDULE

Adopted by Board of Supervisors Ordinance No. 5834, amended by Resolution No. 09-0601, Effective 07/01/09

Fee Item

0060	Plan Check Fee
0132	Building Permit Fees*
0735	NPDES Fees
	Strong-Motion Instrumentation Program (SMIP) Fees pursuant to California Codes, Public Resources Code Section 2700-2709.1
0050	Construction (1 to 3 story residential): Valuation amount x \$0.0001 = Fee (min fee \$0.50)
0051	Construction (all other): Valuation amount x \$0.00021 = Fee (min fee \$0.50)
0052	California Building Standards Administration Fee pursuant to Senate Bill 1473, effective January 1, 2009, \$1.00 for every \$25,000 in valuation amount or fraction thereof (minimum fee \$1.00)

Building permits issued on or after July 1, 1999 will expire three (3) years from the date of issuance.

A convenience fee up to 3% will be applied on all credit card transactions.

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BUILDING PERMIT FEE SCHEDULE

Adopted by Board of Supervisors Ordinance No. 5834, amended by Resolution No. 09-0601 Effective: 07/01/09

Total Valuation

Fee

NEW CONSTRUCTION:

\$1.00 to \$500	\$69.00 plus an additional 6% for Storm Water Pollution Prevention (NPDES).
\$501 to \$2,000	\$69.00 for first \$500 plus \$3.66 for each additional \$100 or fraction thereof, to and including \$2,000, plus an additional 12% of fee for Storm Water Pollution Prevention (NPDES).
\$2,001 to \$25,000	\$123.90 for first \$2,000 plus \$24.13 for each additional \$1,000 or fraction thereof, to and including \$25,000, plus an additional 12% of fee for Storm Water Pollution Prevention (NPDES).
\$25,001 to \$50,000	\$678.89 for first \$25,000 plus \$17.41 for each additional \$1,000 or fraction thereof, to and including \$50,000, plus an additional 10% of fee for Storm Water Pollution Prevention (NPDES).
\$50,001 to \$100,000	\$1,114.14 for first \$50,000 plus \$12.06 for each additional \$1,000 or fraction thereof, to and including \$100,000, plus an additional 10% of fee for Storm Water Pollution Prevention (NPDES).
\$100,001 to \$500,000	\$1,717.14 for first \$100,000 plus \$9.65 for each additional \$1,000 or fraction thereof, to and including \$500,000, plus an additional 8% of fee for Storm Water Pollution Prevention (NPDES).
\$500,001 to \$1,000,000	\$5,577.14 for first \$500,000 plus \$8.19 for each additional \$1,000 or fraction thereof, to and including \$1,000,000, plus an additional 5% of fee for Storm Water Pollution Prevention (NPDES).
\$1,000,001 and up	\$9,672.14 for first \$1,000,000 plus \$5.40 for each additional \$1,000 or fraction thereof, plus an additional 5% of fee for Storm Water Pollution Prevention (NPDES).

REPAIR IN KIND:

\$1.00 to \$500	\$69.00 plus an additional 6% for Storm Water Pollution Prevention (NPDES).
\$501 to \$2,000	\$134.00 plus an additional 12% of fee for Storm Water Pollution Prevention (NPDES).
\$2,001 to \$8,000	\$268.00 plus an additional 12% of fee for Storm Water Pollution Prevention (NPDES).
\$8,001 and above	\$334.00 plus an additional 12% of fee for Storm Water Pollution Prevention (NPDES).

Building permits issued on or after July 1, 1999 will expire three (3) years from the date of issuance.

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BUILDING VALUATIONS

1. Building valuations shall be derived from the valuations table published by the Building Standards Journal in April 2002 applied to the occupancies and types of construction in the "Square Foot Construction Costs" table published by the International Code Council in February, 2009, as adjusted by the California regional modifier for the San Francisco Bay Area (1.16).
2. Building Valuation is used for purposes of determining fees pursuant to Section 108.2 of the 2007 California Building Code. Valuation for structures not specifically listed above shall be based upon the "Other valuation rates (per square foot of building area)" values in item 5 below. When the type of structure is not shown in the table or below, the valuation shall be based on the occupancy and construction type it most nearly resembles. Additions shall be valued at the same rate per square foot as for new construction.
3. For the category of "Residential, one- and two-family" there shall be two further categories- "Very Good" and "Excellent". "Very Good" shall be valued at 119% of the value in the table. "Excellent" shall be valued at 142% of "Very Good". Tract homes, defined as projects in which at least 10 permits are issued at one time, in which at least 3 of each basic model are constructed, and in which no dwelling is more than 2500 square feet in area, shall be valued at the value in the table. Other dwellings up to 5999 square feet in area shall be valued at the "Very Good" value. Dwellings larger than 5999 square feet shall be valued at the "Excellent" value.
4. Reduce valuation 20% for shell only buildings.
5. Other valuation rates (per square foot of building area unless otherwise noted):

Residential Deck	.....		11.82
Residential Covered Porch/Patio (dirt floor deduct \$9.60)	.....		23.61
Commercial Greenhouse	.....		18.18
Storage area with floor (residential only)	.....		17.88
Bridges	Concrete	.....	25.00
	Wood	.....	15.00
Fence	.....	per linear ft	3.00
Foundations	Perimeter	.....	per linear ft 88.00
	Slab	.....	10.19
	Caisson/grade beam	.....	per lineal ft 105.00
Retaining Walls	Concrete	.....	16.27
	Wood	.....	12.19
Industrial Plants	Type II (stock)	.....	43.05
Barns	Type II-N	.....	17.30
	Type III-N	.....	32.11
	Type V-N	.....	17.28

6. Remodels: (Word on an existing building which does not increase the area of the building.) The valuation of a remodel equals the area of the remodel times 65% of the valuation for a new structure of the same occupancy and construction type.

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Building Valuations Table
Square Foot Construction Costs

Group (2006 International Building Code)	Construction Type								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	127.37	127.37	127.37	92.45	92.80	88.39	87.87	87.35	82.59
A-1 Assembly, theaters, without stage	121.57	121.57	121.57	88.04	92.57	87.81	88.16	88.51	82.59
A-2 Assembly, nightclubs	118.32	118.32	103.99	85.09	102.78	98.48	97.24	95.99	91.00
A-2 Assembly, restaurants, bars, banquet halls	116.70	116.70	95.21	83.61	112.98	109.16	106.31	103.47	99.41
A-3 Assembly, churches	115.07	115.07	86.42	82.13	93.96	89.78	88.80	87.81	82.59
A-3 Assembly, general, community halls, libraries, museums	123.89	123.89	102.27	88.04	96.98	92.26	91.85	91.45	86.38
A-4 Assembly, arenas	194.15	186.35	179.76	171.36	157.45	152.54	145.98	139.42	133.67
B Business	144.36	144.36	108.11	103.50	116.41	111.13	108.72	106.31	101.85
E Educational	128.99	128.99	88.04	86.13	94.19	90.60	89.44	88.28	84.22
F-1 Factory and industrial, moderate hazard	85.34	85.34	55.76	52.16	61.56	58.62	57.86	57.11	53.51
F-2 Factory and industrial, low hazard	66.00	66.00	45.94	42.22	50.58	47.68	47.68	47.68	43.62
H-1 High Hazard, explosives	62.47	62.30	43.23	39.62	47.26	44.36	44.12	43.88	39.87
H-2,3,4 High Hazard	62.47	62.30	43.23	39.62	47.26	44.36	44.12	43.88	39.87
H-5 HPM	109.99	111.18	78.58	72.04	86.63	83.37	85.13	86.90	81.98
I-1 Institutional, supervised environment	120.29	120.29	97.67	93.50	101.73	97.56	97.90	98.25	94.89
I-2 Institutional, hospitals	189.31	189.31	189.31	NP	156.72	NP	NP	149.52	NP
I-2 Institutional, nursing homes	161.47	161.47	112.06	NP	114.84	NP	NP	108.23	NP
I-3 Institutional, restrained	184.56	184.56	184.56	NP	168.78	NP	NP	126.56	NP
I-4 Institutional, day care facilities	120.29	120.29	97.67	93.50	101.73	97.56	97.90	98.25	94.89
M Mercantile	95.58	95.58	58.46	57.19	71.11	66.70	63.28	59.86	55.33
R-1 Residential, hotels	117.16	117.16	101.50	96.74	101.50	96.74	92.57	88.39	86.65
R-2 Residential, multiple family	126.67	126.67	126.67	126.67	102.89	102.89	99.01	95.12	95.12
R-3 Residential, one- and two-family	NA	NA	NA	NA	NA	NA	NA	NA	107.18
R-4 Residential, care/assisted living facilities	120.29	120.29	97.67	93.50	101.73	97.56	97.90	98.25	94.89
S-1 Storage, moderate hazard	57.30	57.30	33.99	31.90	38.51	36.66	35.32	33.99	31.90
S-2 Storage, low hazard	57.30	57.30	33.99	31.90	38.51	36.66	35.32	33.99	31.90
U Utility, miscellaneous	NA	NA	NA	NA	NA	NA	NA	NA	28.19

NP = Not Permitted
NA = Not Applicable

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OTHER BUILDING PERMIT AND INSPECTION FEES:

Fee Item

0012	Inspections outside of normal business hours (2 hour minimum, \$134.00 per hour)	min	268.00
0013	Reinspection fee (1 hour minimum)	per hour	134.00
0016	Extra Inspection fee (1 hour minimum)	per hour	134.00
0011	Inspections for work not included in another fee and for which a permit is issued to verify completion under the SCEIP program (1 hour minimum)	per hour	134.00
0015	Permit Renewal (2 hr. life/safety inspection)		268.00
0063	Additional Permit Fee		148.00
0062	Additional plan check fee (½ hour minimum; \$138.00 per hour)	min	69.00
	(review of revisions to approved plans and resubmittals for approval)		
	3 rd Party Building Plan Check Fee (75% of the base Building Permit Fee)		
	Peer Review Building Plan Check (75% of the base Building Permit Fee)		
	Plan Check Renewal Fee - One time renewal only (25% of calculated Building Permit Plan Check Fee)		
0227	Additional staff time subsequent to completion and recordation of Notice and Order pursuant to Section 1-7.3 of the Sonoma County Code.		
	for Code Enforcement Investigators	per hour	134.00
	for Code Enforcement Clerical	per hour	79.00
	Temporary Utility Permits (when additional inspection required)		
0171	Electrical	each	101.00
0172	Gas	each	101.00
0173	Power Pole	each	101.00
0170	Temporary Occupancy		200.00
	Temporary Trailer/Mobile Home Permit		
0132	Mobile Home Setup	per section	69.00
0122	Minimum Electrical Fee	per section	69.00
0124	Minimum Plumbing Fee	per section	69.00
1165	Zoning Permit Level I without Design Review/Posting		94.00
0372	Well/Septic Field Clearance, when required		416.00
0040	Agricultural Building Exemption Permit		200.00
0100	Building Site Review		141.00
0045	Demolition Permit	per building/structure	123.00
0737	Demolition Permit Storm Water Pollution Prevention (NPDES) fee		45.00
0226	Abatement Demolition Permit		717.00
0741	Abatement Demolition Permit Storm Water Pollution Prevention (NPDES) fee		45.00
0132	Swimming pools (based on pool valuation plus \$69.00 each for plumbing, electrical and mechanical)		
0132	Floating Homes	each	125.00
0122	Sump Pump Installation	each	68.00
0066	Alternate Materials and Methods Review (2 hour minimum; \$161.00 per hour)	min	322.00
0067	Verification Plan Review	min	603.00
0211	Administrative Cost Reinspection Fee	each	196.00
0228	Use Permit Monitoring Site Inspection Fee		268.00
0185	Property Report (3 hr minimum; \$134.00 per hour)	min	402.00
1012	Board of Building Appeals Hearing or Hearing Officer Hearing		512.00
	Manufactured Home (Mobile Home)		
0132	Installation Fee	per section	134.00
	HCD 433 Recordation Fee (paid at the Sonoma County Recorder's Office)	first page	8.00
	. . . . .	each additional page	3.00
	HCD 433 Filing Fee (payable to the State of California)	per section	11.00
0132	Building permit also required for permanent foundation system based on valuation of the foundation system	min	134.00

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0122 - ELECTRICAL PERMIT FEES - SYSTEM FEE SCHEDULE

Minimum Permit Fee 69.00

New Residential Buildings. The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.

For new multifamily residential buildings (apartments and condominiums) having three or more living units not including the area of garages, carports and other noncommercial automobile storage areas constructed at the same time, per square foot 0.05

For new single and two family residential buildings not including the area of garages, carports and other minor accessory buildings constructed at the same time, per square foot 0.08

For other types of occupancies and alterations, additions and modifications to existing residential buildings, use the ELECTRICAL UNIT FEE SCHEDULE.

0122 - ELECTRICAL PERMIT FEES - UNIT FEE SCHEDULE

Services

For services of 600 volts or less and not over 200 amperes in rating, each 100.50

For services of 600 volts or less and over 200 amperes in rating, each 100.50

For services over 600 volts or over 1000 amperes in rating, each 170.61

Receptacle, Switch and Lighting Outlets

For receptacle, switch, lighting or other outlets at which current is used or controlled, except services, feeders and meters

First 20, each 1.71

Additional fixtures, each 1.15

NOTE: For multi outlet assemblies, each 5 feet or fraction thereof may be considered as one outlet.

Lighting Fixtures

For lighting fixtures, sockets or other lamp-holding devices

First 20, each 1.71

Additional fixtures, each 1.15

For pole or platform-mounted lighting fixtures, each 1.71

For theatrical-type lighting fixtures or assemblies, each 1.71

Residential Appliances

For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooktops; electric ranges, self-contained room, console, or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances not exceeding one horsepower (HP) in rating, each 6.80

NOTE: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.

Nonresidential Appliances

For residential appliances and self-contained factory-wired non-residential appliances not exceeding one horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA), in rating including medical and dental devices; food, beverage, and ice cream cabinets; illuminated showcases; drinking fountains; vending machines; laundry machines; other similar types of equipment, each 6.80

NOTE: For other types of air conditioners and other motor driven appliances having larger electrical ratings, see Power Apparatus.

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Power Apparatus

For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows:

Rating in horsepower (HP), kilowatts (KW), kilovolt-amperes (KVA), or kilovolt-amperes-reactive (KVAR):

Up to and including 1	each	6.80
Over 1 and not over 10	each	17.05
Over 10 and not over 50	each	34.15
Over 50 and not over 100	each	68.26
Over 100	each	100.24

NOTES: For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.

These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.

Busways

For trolley and plug-in-type busways, each 100 feet or fraction thereof 10.09

NOTE: An additional fee will be required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in-type busways. No fee is required for portable tools.

Signs, Outline Lighting and Marquees

For signs, outline lighting systems or marquees supplied from one branch circuit, each 33.66

For additional branch circuits within the same sign, outline lighting system, or marquee, each 6.80

Miscellaneous Apparatus, Conduits and Conductors

For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth 24.57

NOTE: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.

Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions.

For electric generators and electrically driven rides each 34.15

For mechanically driven rides, and walk-through attractions or displays having electric lighting . each 10.09

For a system of area and booth lighting each 10.09

For permanently installed rides, booths, displays and attractions, use the ELECTRICAL UNIT FEE SCHEDULE.

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0123 - MECHANICAL PERMIT FEES

Minimum Permit Fee 69.00

New Residential Buildings

The following fee shall include all mechanical equipment in or on each building or other mechanical equipment on the same premises constructed at the same time, per square foot of building 0.04

For other occupancies and alterations, additions and modifications to existing residential buildings, use the MECHANICAL UNIT FEE SCHEDULE.

0123 - MECHANICAL UNIT FEE SCHEDULE

1. For the installation or relocation of each forced-air or gravity-type furnace, direct vent heater or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h 24.62
2. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h 30.28
3. For the installation or relocation of each floor furnace, including vent 24.62
4. For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater 24.62
5. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit 12.06
6. For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the Mechanical Code 22.79
7. For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 Btu/h 24.45
8. For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 Btu/h to and including 500,000 Btu/h 45.17
9. For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h 61.96
10. For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower or for each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h 92.24
11. For the installation or relocation of each boiler or compressor over 50 horsepower, or each absorption system over 1,750,000 Btu/h 154.12
12. For each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto 17.71
NOTE: This fee does not apply to an air-handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.
13. For each air-handling unit over 10,000 cfm 30.09
14. For each evaporative cooler other than portable type 17.71
15. For each ventilation fan connected to a single duct 12.06
16. For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit 17.71
17. For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood 17.71
18. For the installation or relocation of each domestic-type incinerator 30.28
19. For the installation or relocation of each commercial or industrial-type incinerator 24.12
20. For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table 17.71

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0124 - PLUMBING PERMIT FEES

Minimum Permit Fee 69.00

New Residential Buildings:

The following fee shall include all plumbing equipment or fixtures in or on each building or other plumbing equipment on the same premises constructed at the same time except as covered by well and septic or sewer permits, per square foot of building 0.11

For other occupancies and alterations, additions and modifications to existing residential buildings, use the PLUMBING UNIT FEE SCHEDULE.

0124 - PLUMBING UNIT FEE SCHEDULE

1. For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection therefore) 14.05
2. Rainwater systems-per drain (inside building) 14.05
3. For each water heater and/or vent 17.22
4. For each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps 26.97
5. For installation, alteration, or repair of water piping and/or water-treatment equip each 6.85
6. For repair or alteration of drainage or vent piping each fixture 6.85
7. For each lawn sprinkler system on any one meter, including backflow protection devices 20.49
8. For atmospheric-type vacuum breakers not included in item 2:
 - 1 to 5 17.22
 - over 5 each 3.44
9. For each backflow protective device other than atmospheric-type vacuum breakers:
 - 2 inches and smaller 17.22
 - over 2 inches 34.46
10. For each gas piping system of one to four outlets 6.85
11. For each gas piping system of five or more outlets, per outlet 1.71

0119 - FIRE - COMMERCIAL PLAN CHECK

Fire Prevention plan review and inspection for Commercial Building and Grading permits the department processes, \$128.00 per hour, two hour minimum 256.00

0120 - FIRE SAFE STANDARDS INSPECTION

Fire Safe Standards inspection for any Residential Building and Grading permit the department processes, (\$128.00 per hour, two hour charge per inspection) two inspections 512.00

0121 - FIRE SAFE STANDARDS RESIDENTIAL PLAN CHECK

Fire Safe Standards plan review for any Residential Building and Grading permits the department processes, \$128.00 per hour, two hour minimum 256.00

0065 - ALQUIST PRIOLO FAULT TRACE INVESTIGATION PEER REVIEW Review of Geo-technical Report on Proximity to Earthquake Zone

An applicant shall deposit, at the time of submitting an Alquist-Priolo Special Studies Zones fault trace investigation for review by the County, a fee equal to the estimated cost of review. Any portion of this deposit not expended in the review shall be returned to the applicant. Expenses exceeding the estimate shall be paid by the applicant. Minimum deposit \$2,500.00.