

1 [Administrative Code - Plan Review and Site Inspection to Ensure Compliance with Federal  
2 Disability Laws Fee]

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3 **Ordinance amending the San Francisco Administrative Code Section 2A.22.1 to revise**  
4 **and increase the fees charged to City administered or City funded construction**  
5 **projects for plan review and site inspection by the Mayor's Office on Disability for**  
6 **compliance with federal disability access laws; and making environmental findings and**  
7 **findings of consistency with the General Plan.**

8 NOTE: Additions are *single-underline italics Times New Roman*;  
9 deletions are ~~*strike-through italics Times New Roman*~~.  
10 Board amendment additions are double-underlined;  
11 Board amendment deletions are ~~strike through normal~~.

11

12 Be it ordained by the People of the City and County of San Francisco:

13 Section 1. The Planning Department has determined that the actions contemplated in  
14 this ordinance comply with the California Environmental Quality Act (California Public  
15 Resources Code Section 21000 et seq.). Said determination is on file with the Clerk of the  
16 Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

17 Section 2. The San Francisco Administrative Code is hereby amended by amending  
18 Section 2A.22.1, to read as follows:

19 **SEC. 2A.22.1. MAYOR'S OFFICE ON DISABILITY PLAN REVIEW AND SITE**  
20 **INSPECTION FEES.**

21 Any city administered or funded construction project requiring the Mayor's Office on  
22 Disability plan review or site inspection for compliance with Federal disability access laws and  
23 regulations shall pay a fee consistent with this section. For the purpose of this section, "plan  
24 review" includes reviewing and approving architectural drawings, site plans, and construction  
25 plans for compliance with Federal disability access laws and regulations prior to the

1 commencement of work. For the purpose of this section, "site inspection" includes inspecting  
 2 and approving all work for compliance with Federal disability access laws and regulations  
 3 during the construction phase of the project.

4 (a) Plan Review and Site Inspection Fees. At the time the project sponsor submits its  
 5 architectural drawings, site plans, and construction plans to the Mayor's Office on Disability,  
 6 the project sponsor shall pay to the Mayor's Office on Disability a fee as set forth below.

7 TABLE INSET:

8 Fee Schedule – New Construction:

<u>Total Project Valuation</u>	<u>Fee</u>	<u># of Plan Reviews included in fee</u>	<u># of Site Inspections included in fee</u>	<u>Additional Plan Reviews or Site Inspections</u>
<u>Up to \$200,000</u>	<u>Hourly rate of \$150/hr</u>	<u>2</u>	<u>2</u>	<u>\$150/ hr</u>
<u>\$200,000 – \$999,999</u>	<u>\$2200 + \$310 per each additional \$100,000 over the initial \$200,000</u>	<u>3</u>	<u>3</u>	<u>\$150/ hr</u>
<u>\$1 – \$5 million</u>	<u>\$4400 + \$75 per each additional \$100,000 over the initial \$1 million</u>	<u>3</u>	<u>4</u>	<u>\$150/ hr</u>
<u>\$5 – \$10 million</u>	<u>\$7400 + \$22 per each additional \$100,000 over the initial \$5 million</u>	<u>3</u>	<u>5</u>	<u>\$150/ hr</u>
<u>\$10 million and up</u>	<u>\$8500 + \$13.50 per each additional \$100,000 over the initial \$10 million</u>	<u>3</u>	<u>9</u>	<u>\$150/ hr</u>

25 Fee Schedule – Alterations:

<u>Total Project Valuation</u>	<u>Fee</u>	<u># of Plan Reviews included in fee</u>	<u># of Site Inspections included in fee</u>	<u>Additional Plan Reviews or Site Inspections</u>
<u>Up to \$200,000</u>	<u>Hourly rate of \$150/hr</u>	<u>2</u>	<u>2</u>	<u>\$150/hr</u>
<u>\$200 K – \$999K</u>	<u>\$2640 + \$340 per each additional \$100,000 over the initial \$200,000</u>	<u>3</u>	<u>3</u>	<u>\$150/hr</u>
<u>\$1 – \$5 million</u>	<u>\$5040 + \$85 per each additional \$100,000 over the initial \$1 million</u>	<u>3</u>	<u>4</u>	<u>\$150/hr</u>
<u>\$5 – \$10 million</u>	<u>\$8440 + \$24 per each additional \$100,000 over the initial \$5 million</u>	<u>3</u>	<u>5</u>	<u>\$150/hr</u>
<u>\$10 million and up</u>	<u>\$9640 + \$15 per each additional \$100,000 over the initial \$10 million</u>	<u>3</u>	<u>9</u>	<u>\$150/hr</u>

<u>Project Size</u>	<u>Fee</u>
<u>\$0 to \$100,000</u>	<u>\$150</u>
<u>\$100,000 to \$1,000,000</u>	<u>.15% (.0015) of the total valuation of the project</u>
<u>\$1,000,001 to \$10,000,000</u>	<u>\$1,600 + .05% (.0005) of the total valuation of the project</u>
<u>\$10,000,001 and up</u>	<u>\$10,000 + .015% (.00015) of the total valuation of the project</u>

For the purposes of this section, “~~T~~Total Project ~~v~~Valuation of the project” shall mean the amount as determined under San Francisco Building Code Section 107.2. In the absence of a waiver under subsection (b), this ordinance does not require ~~T~~the Mayor's Office on Disability shall

1 ~~not be required~~ to review the architectural drawings, site plans, and construction plans or  
2 conduct any site inspections until the project sponsor pays the fee established by this section.

3 (b) Waiver. The Director of the Office on Disability may waive the fees received under  
4 this section where the project sponsor demonstrates in a written application that payment of  
5 such fees would present an undue financial hardship on the project sponsor.

6 (c) Adjustment of fees by the Controller. No later than July 1st of each year, the Controller  
7 shall adjust the fee schedule to ensure that: (1) each fee produces sufficient revenue to support each fee  
8 category's costs for the next year, and (2) each fee does not produce revenue which is projected to  
9 materially exceed each fee category's costs for the next year. The Controller shall provide a copy of  
10 any adjusted fee schedule under this Section 2A.22.1 to the Mayor's Office on Disability. The Mayor's  
11 Office on Disability shall post the adjusted fee schedule on its website. The Controller's annual  
12 adjustment shall become operative on July 1st of each year.

13 Section 3. Effective Date. This ordinance shall become effective 30 days from the  
14 date of passage.

15 Section 4. This section is uncodified. In enacting this Ordinance, the Board intends to  
16 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,  
17 punctuation, charts, diagrams, or any other constituent part of the Administrative Code that  
18 are explicitly shown in this legislation as additions, deletions, Board amendment additions,  
19 and Board amendment deletions in accordance with the "Note" that appears under the official  
20 title of the legislation.

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22 APPROVED AS TO FORM:  
23 DENNIS J. HERRERA, City Attorney

24 By: \_\_\_\_\_  
25 ADINE K. VARAH  
Deputy City Attorney