

BOARD of SUPERVISORS



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MEMORANDUM

Date: May 2, 2024
To: Planning Department / Commission
From: Brent Jalipa, Clerk of the Budget and Finance Committee
Subject: Board of Supervisors Legislation Referral - File No. 240457 - Building Code - Fees

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution
 - Ballot Measure

- Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - General Plan
 - Planning Code, Section 101.1
 - Planning Code, Section 302

- Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)

- General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)

- Historic Preservation Commission
 - Landmark (*Planning Code, Section 1004.3*)
 - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - Mills Act Contract (*Government Code, Section 50280*)
 - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to Brent Jalipa at Brent.Jalipa@sfgov.org.

1 [Building Code - Fees]

2

3 **Ordinance amending the Building Code to adjust fees charged by the Department of**
 4 **Building Inspection, and affirming the Planning Department's determination under the**
 5 **California Environmental Quality Act.**

6 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 7 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 8 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.
 9 **Board amendment additions** are in double-underlined Arial font.
 10 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 11 **Asterisks (* * * *)** indicate the omission of unchanged Code
 12 subsections or parts of tables.

10

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

12

13 Section 1. Findings.

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

19 (b) On _____, at a duly noticed public hearing, the Building Inspection
 20 Commission considered this ordinance in accordance with Charter Section 4.121 and Building
 21 Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection
 22 Commission regarding the Commission's recommendation is on file with the Clerk of the
 23 Board of Supervisors in File No. _____.

24 (c) No local findings are required under California Health and Safety Code Section
 25 17958.7 because the amendments to the Building Code contained in this ordinance do not

1 regulate materials or manner of construction or repair, and instead relate in their entirety to
 2 administrative procedures for implementing the Code, which are expressly excluded from the
 3 definition of a “building standard” by California Health and Safety Code Section 18909(c).

4 (d) The Department of Building Inspection submitted a report describing the basis for
 5 modifying various fees in the Building Code. Said report is on file with the Clerk of the Board
 6 of Supervisors in File No. _____ .

7
 8 Section 2. Chapter 1A of the Building Code is hereby amended by revising Section
 9 110A, to read as follows:

10 **SECTION 110A – SCHEDULE OF FEE TABLES**

11 * * * *

12 **TABLE 1A-A – BUILDING PERMIT FEES**

	NEW CONSTRUCTION^{1, 3}		ALTERATIONS^{1, 2, 3}		NO PLANS^{1, 2, 3}
TOTAL VALUATION	PLAN REVIEW FEE	PERMIT ISSUANCE FEE	PLAN REVIEW FEE	PERMIT ISSUANCE FEE	PERMIT ISSUANCE FEE
\$1.00 to \$2,000.00	\$150.98 <u>163</u> for the first \$500.00 plus \$6.23 <u>7.32</u> for each additional \$100.00 or	\$64.71 <u>116.58</u> for the first \$500.00 plus \$2.68 <u>7.68</u> for each additional \$100.00 or	\$166.58 <u>163</u> for the first \$500.00 plus \$3.37 <u>6.45</u> for each additional \$100.00 or	\$71.39 <u>128.31</u> for the first \$500.00 plus \$1.45 <u>7.68</u> for each additional \$100.00 or	\$192.51 <u>16</u> for the first \$500.00 plus \$4.28 <u>7.68</u> for each

1		fraction	fraction	fraction	fraction	additional
2		thereof, to and	thereof, to and	thereof, to and	thereof, to and	\$100.00
3		including	including	including	including	or fraction
4		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	thereof,
5						to and
6						including
7						\$2,000.00
8						\$256.6828
9						<u>4</u> for the
10		\$244.48273 for	\$104.90188.54	\$217.12259.97	\$93.13167.59	first
11		the first	for the first	for the first	for the first	\$2,000.00
12		\$2,000.00 plus	\$2,000.00 plus	\$2,000.00 plus	\$2,000.00 plus	plus
13		\$14.9717.01 for	\$6.423.51 for	\$20.4421.85 for	\$8.763.51 for	\$6.237.97
14	\$2,001.00	each	each	each	each	for each
15	to	additional	additional	additional	additional	additional
16	\$50,000.00	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00
17		fraction	fraction	fraction	fraction	or fraction
18		thereof, to and	thereof, to and	thereof, to and	thereof, to and	thereof,
19		including	including	including	including	to and
20		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	including
21						\$50,000.0
22						0
23	\$50,001.00	\$963.181,089	\$412.92452 for	\$1,198.021,309	\$513.75452 for	\$555.8666
24	to	for the first	the first	for the first	the first	<u>6</u> for the
25		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	first

1	\$200,000.0	plus	plus \$4.284.96	plus	plus \$5.244.96	\$50,000.0
2	0	\$9.98 <u>10.19</u> for	for each	\$12.22 <u>12.74</u> for	for each	0 plus
3		each	additional	each	additional	\$3.067.97
4		additional	\$1,000.00 or	additional	\$1,000.00 or	for each
5		\$1,000.00 or	fraction	\$1,000.00 or	fraction	additional
6		fraction	thereof, to and	fraction	thereof, to and	\$1,000.00
7		thereof, to and	including	thereof, to and	including	or fraction
8		including	\$200,000.00	including	\$200,000.00	thereof,
9		\$200,000.00		\$200,000.00		to and
10						including
11						\$200,000.
12						00
13		\$2,460.482,618	\$1,054.621,197	\$3,031.703,221	\$1,300.351,197	
14		for the first	for the first	for the first	for the first	
15		\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	
16		plus \$6.987.22	plus \$2.993.76	plus	plus \$4.283.76	
17	\$200,001.0	for each	for each	\$9.98 <u>10.69</u> for	for each	Plans
18	0 to	additional	additional	each	additional	Required
19	\$500,000.0	\$1,000.00 or	\$1,000.00 or	additional	\$1,000.00 or	for
20	0	fraction	fraction	\$1,000.00 or	fraction	Submittal
21		thereof, to and	thereof, to and	fraction	thereof, to and	
22		including	including	thereof, to and	including	
23		\$500,000.00	\$500,000.00	including	\$500,000.00	
24				\$500,000.00		
25						

1		\$4,554,634,785	\$1,951,622,324	\$6,026,306,427	\$2,583,752,324	
2		for the first	for the first	for the first	for the first	
3		\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	
4	\$500,001.0	plus \$6,236.93	plus \$2,682.87	plus \$6,877.58	plus \$2,942.87	
5	0 to	for each	for each	for each	for each	Plans
6	\$1,000,000	additional	additional	additional	additional	Required
7	.00	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	for
8	(1M)	fraction	fraction	fraction	fraction	Submittal
9		thereof, to and	thereof, to and	thereof, to and	thereof, to and	
10		including	including	including	including	
11		\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	
12		\$7,671,138,253	\$3,291,373,759	\$9,459,0510,21	\$4,055,753,759	
13		for the first	for the first	8 for the first	for the first	
14		\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	
15	\$1,000,001	plus \$5,495.55	plus \$2,362.47	plus \$6,236.97	plus \$2,682.47	
16	.00 to	for each	for each	for each	for each	Plans
17	\$5,000,000	additional	additional	additional	additional	Required
18	.00	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	for
19	(5M)	fraction	fraction	fraction	fraction	Submittal
20		thereof, to and	thereof, to and	thereof, to and	thereof, to and	
21		including	including	including	including	
22		\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	
23	\$5,000,001	\$29,614,0030,4	\$12,721,0013,6	\$34,391,0038,1	\$14,774,0013,6	
24	.00 (5M) to	57 for the first	48 for the first	16 for the first	48 for the first	Plans
25	\$50 M	\$5,000,000.00	\$5,000,000.00	\$5,000,000.00	\$5,000,000.00	Required

1		plus \$2,142.33	plus \$1,201.29	plus \$1,922.02	plus \$1,081.29	for
2		for each	for each	for each	for each	Submittal
3		additional	additional	additional	additional	
4		\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	
5		fraction	fraction	fraction	fraction	
6		thereof	thereof	thereof	thereof	
7		\$125,869.00 <u>135</u>	\$66,541.00 <u>71,6</u>	\$120,813.00 <u>128</u>	\$63,419.00 <u>71,6</u>	
8		<u>,479</u> for the	<u>72</u> for the first	<u>,831</u> for the	<u>72</u> for the first	
9		first	\$50,000,000.0	first	\$50,000,000.0	
10		\$50,000,000.0	0 plus	\$50,000,000.0	0 plus	Plans
11	\$50M to	0 plus	\$1,541.46	0 plus	\$1,691.46	Required
12	\$100M	\$2,162.10	for	\$2,362.78	for	for
13		each	each	each	each	Submittal
14		additional	additional	additional	additional	
15		\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	
16		fraction	fraction	fraction	fraction	
17		thereof	thereof	thereof	thereof	
18		\$233,969.00 <u>240</u>	\$143,591.00 <u>144</u>	\$238,688.00 <u>267</u>	\$147,944.00 <u>144</u>	
19		<u>,442</u> for the	<u>,627</u> for the	<u>,752</u> for the	<u>,627</u> for the	
20		first	first	first	first	Plans
21	\$100M to	\$100,000,000.	\$100,000,000.	\$100,000,000.	\$100,000,000.	Required
22	\$200M	00 plus	00 plus	00 plus	00 plus	for
23		\$0,972.39	\$1,062.37	\$0,862.67	\$0,972.37	Submittal
24		each	each	each	each	
25		additional	additional	additional	additional	

	\$1,000.00 or fraction thereof	\$1,000.00 or fraction thereof	\$1,000.00 or fraction thereof	\$1,000.00 or fraction thereof	
\$200M and up	\$330,569.00 <u>479</u> , <u>707</u> for the first \$200,000,000. 00 plus \$1,772.39 for each additional \$1,000.00 or fraction thereof	\$249,391.00 <u>381</u> , <u>396</u> for the first \$200,000,000. 00 plus \$2,171.91 for each additional \$1,000.00 or fraction thereof	\$324,938.00 <u>534</u> , <u>326</u> for the first \$200,000,000. 00 plus \$1,832.67 for each additional \$1,000.00 or fraction thereof	\$244,544.00 <u>381</u> , <u>396</u> for the first \$200,000,000. 00 plus \$2,221.91 for each additional \$1,000.00 or fraction thereof	Plans Required for Submittal

NOTES:

1. These permit fees do not include other fees that may be required by other Departments: Public Works, Planning, Fire, Public Health, etc., nor do they include plumbing, electrical, or mechanical permit fees unless so stated in the other fee tables.

2. A surcharge of \$5.00 shall be added to those alteration permits sought for buildings classified as R3 (one/two-family dwelling) and E3 (licensed day care) that were constructed prior to 1979 to implement the interior lead safe work practices provisions of Section 327 et seq. of this code.

3. All permit fees, including inspection fees, related to reviewing the structural integrity of awning replacements for permits submitted "over the counter" at the Central Permit Bureau are hereby waived for any Small Business that applies for a permit for such activities during

the month of May. All permit fees, including inspection fees, related to reviewing the structural integrity of new awning installations and installation of any Business Sign, as that term is defined in Planning Code Section 602, for permits submitted “over the counter” at the Central Permit Bureau are hereby waived for any Small Business that applies for a permit for such activities during the months of May 2023 and May 2024. For purposes of this Section, a Small Business shall be a business with a total workforce of 100 or fewer fulltime employees. To the extent this provision for Small Business Month Fee Waivers differs from the description in subsection (f) on page 43 of Ordinance No. 149-16, this provision governs.

TABLE 1A-B – OTHER BUILDING PERMIT AND PLAN REVIEW FEES

1. Plan Review Fees Not Covered in Table 1A-A:	Plan Review Hourly Rate – Minimum One Hour \$280 per hour (Minimum One Hour)
2. Back Check Fee:	Plan Review Hourly Rate – \$280 per hour (Minimum One Hour)
3. Commencement of work not started: a. Building, Plumbing, Mechanical, or Electronic Permit Fee: b. Plan Review Fee:	See SFBC Section 106A.4.4.1 Note: Compliance with additional codes is required. 75% of current fee 100% of current fee
4. Permit Facilitator Fee:	Plan Review <u>Administration</u> Hourly Rate Hourly – Minimum Three Hours See SFBC Section 106A.3.6

1	5. Pre-application Plan Review Fee:	Plan Review Hourly Rate <u>\$239.00 per hour</u> – Minimum Two Hours Per Project <u>Employee</u>
2		
3	6. Reduced Plan Review Fee:	50% of the Plan Review Fee
4	7. Sign Plan Review Fee:	See Table 1A-A – Building Permit Fees
5	8. Site Permit Fee:	25% of Plan Review Fee based on Table IA-A. Minimum fee \$500.00
6		
7	9. Premium Plan Review Fee – Submitted application:	50% of Plan Review Fee plus \$1,000.00
8		
9	10. Premium Plan Review Fee – Over the counter building plan review by appointment	50% of Plan Review Fee plus \$400.00
10		
11	11. Third-Party Experts and Other Permit Related Actions Fee:	Actual costs that the Department incurs in administering and processing the action or procedure on a time and material basis.
12		
13		
14	12. Other Services:	Hourly Rates per Table 1A-D

15

16 **TABLE 1A-C – PLUMBING/MECHANICAL PERMIT ISSUANCE AND INSPECTION**

17 **FEES**

18 A. Permit applicants shall show a complete itemization of the proposed scope of work
19 and select the appropriate fee category.

20 B. A separate permit is required for each structure, condominium unit, existing
21 apartment unit, high-rise office floor, suite, or tenant space.

22 C. ~~Standard~~ Hourly issuance/inspection rates of \$280 per hour for regular inspections
23 and \$300 per hour (minimum two hours) for off-hour inspections will apply for installations not
24 covered by the fee categories below.

1 D. Fees shall be paid in full prior to approval for occupancy, job card signature, gas
 2 tags, or final signoff, as applicable.

3 E. See Table 1A-R for refund policy.

4
 5 ~~±~~ Permit Issuance Fees by Category:

6 7 8 9 CATEGORY 1P	Single Residential Unit– water service, sewer replacement, single plumbing fixture installation, shower pan installation, or kitchen or bathroom remodels	\$171.12 <u>205.28</u>
10 11 CATEGORY 1M	Single Residential Unit– mechanical gas appliance (furnace, hydronic heat, heat pump)	\$160.43 <u>192.55</u>
12 13 14 15 CATEGORY 2PA	Plumbing installation for residential construction with 6 or less dwelling units or guest rooms; without underground plumbing installation (includes water, gas, waste, and vent)	\$294.11 <u>352.24</u>
16 17 18 19 CATEGORY 2PB	Plumbing installation for residential construction with 6 dwelling units or guest rooms or less; with underground plumbing installation (includes water, gas, waste, and vent)	\$427.80 <u>513.49</u>
20 21 CATEGORY 2M	Mechanical gas appliances for residential construction with 6 dwelling units or guest rooms or less	\$256.68 <u>309.16</u>
22 CATEGORY 3PA	7 - 12 Dwelling Units	\$614.96 <u>738.97</u>
23 CATEGORY 3PB	13 - 36 Dwelling Units	\$1,229.93 <u>1,478.93</u>
24 CATEGORY 3PC	Over 36 Dwelling Units	\$5,133.60 <u>6,172.56</u>
25 CATEGORY 3MA	7 - 12 Dwelling Units	\$614.96 <u>740.19</u>

1	CATEGORY 3MB	13 - 36 Dwelling Units	<u>\$1,229.931,472.17</u>
2	CATEGORY 3MC	Over 36 Dwelling Units	<u>\$5,133.606,149.75</u>
3	CATEGORY 4PA	Fire sprinklers – one and two family dwelling units	<u>\$160.43192.55</u>
4	CATEGORY 4PB	Fire sprinklers – 3 or more dwelling units or guest rooms, commercial and office – per floor	<u>\$267.38321.90</u>
5			
6	CATEGORY 5P/5M	Office, mercantile & retail buildings: New or Tenant Improvements; heating/cooling equipment to piping connected thereto– per tenant or per floor, whichever is less	<u>\$347.59418.54</u>
7			
8			
9			
10	CATEGORY 6PA	Restaurants (new and remodel) fee includes 5 or less drainage and or gas outlets– no fees required for public or private restroom	<u>\$332.61398.37</u>
11			
12			
13	CATEGORY 6PB	Restaurants (new and remodel) fee includes 6 or more drainage and/or gas outlets– no fees required for public or private restroom	<u>\$941.161,125.42</u>
14			
15			
16	CATEGORY 8	New boiler installations over 200 kbtu	<u>\$294.11353.30</u>
17	CATEGORY 9P/M	Surveys	<u>\$320.85385.74</u>
18	CATEGORY 10P/M	Condominium conversions	<u>\$390.37468.95</u>
19			
20	BOILER MAINTENANCE PROGRAM	(Permit to operate– PTO) See Table 1A-M– Boiler Fees for <i>additional</i> boiler-related fees.	<u>\$55.61 each</u>
21			
22			
23			
24			
25			

	<i>Standard inspection fees</i>	
2-	<i>Reinspection or additional inspection per SFBC Section 108A.8</i>	<i>Hourly inspection rate</i>

A permit may include more than one category, and each category will be charged separately.

TABLE 1A-D – STANDARD HOURLY RATES

- 1. Plan Review \$~~200.00~~439 per hour
- 2. Inspection \$~~181.82~~461 per hour, ~~\$192.51 per hour for OSHPD inspection~~\$511 per hour for off-hour inspection
- 3. Administration \$~~111.23~~214 per hour, ~~with a minimum charge of \$55.61 for 30 minutes or less~~

TABLE 1A-E – ELECTRICAL PERMIT ISSUANCE AND INSPECTION FEE

SCHEDULE

* * * *

C. ~~Standard h~~Hourly permit issuance ~~and~~ inspection rates of \$280 per hour for regular inspections and \$300 per hour (minimum two hours) for off-hour inspections shall apply for installations not covered by this fee schedule.

* * * *

Category 1

General Wiring: Residential Buildings up to 10,000 sq. ft.

- Up to 10 outlets and/or devices \$~~171.12~~204.71
- 11 to 20 outlets and/or devices \$~~256.68~~307.06
- Up to 40 outlets and/or devices, includes up to 200 Amp service upgrade \$~~320.85~~386.37

1 * More than 40 outlets and/or devices ~~\$448.85~~336.98

2 * Buildings of 5,000 to 10,000 sq. ft. ~~\$641.70~~772.40

3 **Category 2**

4 **General Wiring: Nonresidential Buildings & Residential Buildings over 10,000 sq.**
5 **ft.**

6 Up to 5 outlets and/or devices ~~\$256.68~~307.06

7 6 to 20 outlets and/or devices ~~\$385.02~~460.94

8 * Areas up to 2,500 sq. ft. ~~\$513.36~~617.19

9 * 2,501 to 5,000 sq. ft. ~~\$770.04~~927.68

10 * 5,001 to 10,000 sq. ft. ~~\$1,283.00~~1,538

11 * 10,001 to 30,000 sq. ft. ~~\$2,567.00~~3,069

12 * 30,001 to 50,000 sq. ft. ~~\$5,134.00~~6,153

13 * 50,001 to 100,000 sq. ft. ~~\$7,700.00~~9,255

14 * 100,001 to 500,000 sq. ft. ~~\$15,401.00~~18,433

15 * 500,001 to 1,000,000 sq. ft. ~~\$34,652.00~~41,519

16 * More than 1,000,000 sq. ft. ~~\$69,304.00~~82,990

17 * Includes Category 3 & 4 installations in new buildings or major remodel work

18

19 **Category 3**

20 **Service Distribution and Utilization Equipment**

21 **Includes: Generators, UPS, Transformers and Fire Pumps**

22 **(Use Category 3 for installations separate from the scope of work in Categories 1**
23 **or 2)**

24 225 amps rating or less ~~\$256.68~~307.73

25 250 to 500 amps ~~\$385.02~~460.44

- 1 600 to 1000 amps ~~\$513.36~~614.72
- 2 1,200 to 2,000 amps ~~\$770.04~~924.29
- 3 More than 2,000 amps ~~\$1,026.72~~1,230.78
- 4 600 volts or more ~~\$1,026.72~~1,230.78
- 5 150 kva or less ~~\$256.68~~308.22
- 6 151 kva or more ~~\$385.02~~460.44
- 7 Fire Pump installations ~~\$513.36~~616.77

8

9 **Category 4**

10 **Installations of Fire Warning and Controlled Devices**

11 **(Use Category 4 for installations separate from the scope of work in Categories**

12 **1 or 2)**

- 13 Up to 2,500 sq. ft. ~~\$256.68~~307.55
- 14 2,501 to 5,000 sq. ft. ~~\$385.02~~460.43
- 15 5,001 to 10,000 sq. ft. ~~\$770.04~~927.68
- 16 10,001 to 30,000 sq. ft. ~~\$1,283.00~~1,539
- 17 30,001 to 50,000 sq. ft. ~~\$2,567.00~~3,087
- 18 50,001 to 100,000 sq. ft. ~~\$5,134.00~~6,153
- 19 100,001 to 500,000 sq. ft. ~~\$7,700.00~~9,217
- 20 500,001 to 1,000,000 sq. ft. ~~\$17,326.00~~20,822
- 21 More than 1,000,000 sq. ft. ~~\$34,652.00~~41,466

22

23 **Fire Warning and Controlled Devices (Retrofit Systems)**

- 24 Buildings of not more than 6 dwelling units ~~\$385.02~~462.34
- 25 Buildings of not more than 12 dwelling units ~~\$513.36~~614.71

1 Buildings with more than 12 dwelling units and non-residential occupancy

2 Building up to 3 floors ~~\$770.04~~923.18

3 4-9 floors ~~\$1,540.08~~1,853.18

4 10-20 floors ~~\$2,567.00~~3,074

5 21-30 floors ~~\$5,134.00~~6,153

6 More than 30 floors ~~\$7,700.00~~9,217

7

8 **Category 5**

9 **Miscellaneous Installations**

10 Installation of EV Charging Station Same fee as is applicable for Category 3 –
11 Service Distribution and Utilization Equipment.

12

13 Remodel/Upgrade of Existing Hotel Guest/SRO Rooms

14 Up to 6 rooms ~~\$320.85~~385.86

15 Each additional group of 3 rooms ~~\$160.43~~191.76

16

17 Data, Communications, and Wireless System

18 10 cables or less Exempt

19 11 to 500 cables ~~\$181.82~~218.18

20 Each additional group of 100 cables ~~\$26.74~~32.11

21

22 Security Systems, 10 components or less ~~\$181.82~~218.18

23 Each additional group of 10 components ~~\$10.70~~12.82

24 Includes installations and devices that interface with life safety systems; excludes
25 installations in R3 Occupancies

1
2 Office Workstations, 5 or less ~~\$181.82~~218.18
3 Each additional group of 10 workstations ~~\$53.48~~64.19
4
5 Temporary Exhibition Wiring, 1 to 100 booths (1 inspection) ~~\$256.68~~307.55
6 Each additional group of 10 booths ~~\$26.74~~32.11
7
8 Exterior Electrical Sign ~~\$181.82~~218.18
9 Interior Electrical Sign ~~\$181.82~~218.18
10 Each Additional Sign, at the same address ~~\$42.78~~51.26
11
12 Garage Door Operator (Requiring receptacle installation) ~~\$181.82~~218.18
13
14 Quarterly Permits ~~\$401.06~~479.75
15 Maximum five outlets in any one location
16
17 Survey, per hour or fraction thereof ~~\$181.82~~218.18
18 Survey, Research, and Report preparation, per hour or fraction thereof ~~\$320.85~~385.74
19
20 Witness Testing: life safety, fire warning, emergency, and energy management systems
21 Hourly Rate ~~\$181.82~~280
22 Additional hourly rate ~~\$181.82~~280
23 Off-hour inspections *hourly rate*: (two hour minimum) ~~\$363.63~~300.00
24 *Additional off hourly rate*—~~\$272.72~~
25

1 Energy Management, HVAC Controls, and Low-Voltage Wiring Systems

2 1-10 floors (3 inspections) ~~\$513.36~~14.78

3 Each additional floor ~~\$53.48~~64.19

4

5 Solar Photovoltaic Systems

6 10 KW rating or less ~~\$181.82~~218.18

7 Each additional 10 KW rating ~~\$106.95~~192.57

8 *Standard Hourly Inspection Rate—See Table 1A-D*

9

10 **TABLE 1A-F – SPECIALTY PERMIT FEES**

11

12 1. Bleachers Permit Fee:	<i>See Table 1A-A for New Construction Fees</i>
13 2. Chimney and Flue Permit Fee:	<i>See Table 1A-A for New Construction Fees</i>
14 3. Demolition Permit Fee:	See Table 1A-A for New Construction Fees
15 42. Extra Permit Work: 16 (exceeding scope)	2 times the standard fees for work remaining 17 to be done or not covered in original permit scope
18 5. Garage Door Permit Fee: Each garage door in an existing building	\$171.12 <u>256.62</u>
20 6. Grading Permit Fee:	See Table 1A-A for New Construction Fees
21 7. House Moving Permit Fee:	Standard Hourly Inspection Rate - Minimum 22 3 Hours
23 8. Resumption of Work Not Completed:	<i>Standard Inspection Fee per Table 1A-G; See 24 also Table 1A-B—Commencement of Work Not 25 Started</i>

1		\$171.12 <u>256.62</u> for Single-Family homes and
2	96. Reroofing Permit Fee:	duplexes
3		\$256.68 <u>386.22</u> for all others
4	107. Strong Motion Instrumentation	
5	Program Fee:	
6	Group R Occupancies of 3 stories or less,	0.00013 times the valuation
7	except hotels and motels	
8	Hotels and motels, all buildings greater	
9	than 3 stories, all occupancies other than	0.00024 times the valuation
10	Group R	
11	Minimum fee	\$1.60
12	11. Subsidewalk Construction Permit Fee:	
13	Construction	<i>See Table 1A-A for New Construction Fees</i>
14	128. Construction of impervious surface in	
15	the required front and setback area	\$171.12

16

17 **TABLE 1A-G – INSPECTIONS, SURVEYS AND REPORTS**

18	1. Standard Hourly Rate	See Table 1A-D <u>\$280 per hour</u>
19	2. Off-hours inspection	Standard Hourly Inspection Rate <u>\$300 per hour</u> -
20		Minimum Two Hours plus permit fee
21	3. Pre-application inspection	Standard Hourly Inspection Rate <u>\$280 per hour</u> -
22		Minimum Two Hours
23	4. Re-inspection fee	Standard Hourly Inspection Rate <u>\$280 per hour</u>
24	5. Report of residential records (3R)	\$171.12 <u>214</u>

1	6. Survey of nonresidential buildings:	<i>Standard Hourly Inspection Rate</i> <u>\$280 per hour</u> - Minimum Two Hours
2		
3	7. Survey of residential buildings for any 4 purpose or Condo Conversions:	
5	Single unit	<u>\$1,871.63</u> <u>2,804.07</u>
6	Two to four units	<u>\$2,459.85</u> <u>3,698.29</u>
7	Five + units	<u>\$2,459.85</u> <u>3,690.04</u> plus Standard Hourly 8 Inspection Rate
9	Hotels:	
10	Includes 10 guestrooms	<u>\$1,627.50</u> <u>1,871.63</u>
11	11 + guestrooms	<u>\$2,139.00</u> <u>2,459.85</u> plus <u>\$39.53</u> <u>59.30</u> per 12 guestroom over 11
13	8. Temporary Certificate of Occupancy	<i>Standard Hourly Inspection Rate - Minimum Two 14 Hours</i> <u>\$545.46</u>

15

16 **TABLE 1A-H – SIGN PERMIT FEES RESERVED**

17 *Nonelectric and electric sign permit fee – See Table 1A A for New Construction Fees*

18 *NOTE: See also Table 1A E for required Electrical Sign Permits and Inspections*

19 * * * *

20 **TABLE 1A-J – MISCELLANEOUS FEES**

21	1. Central Permit Bureau Processing Fee 22 for Miscellaneous Permits from other 23 disciplines	<i>Standard Administration Hourly Rate</i> <u>\$166.64</u> <i>per hour</i> - Minimum One-Half Hour
24	2. Building numbers (each entrance)	\$111.23 <u>166.61</u> <i>NEW ADDRESSES</i> <u>New</u> 25 <u>addresses</u>

1		\$224.60 <u>335.91</u> <i>CHANGE OF EXISTING</i>
2		<i>ADDRESS OR LOT NUMBER</i> <u>Change of existing</u>
3		<u>addresses or lot numbers</u>
4	3. Extension of time: application	
5	cancellation and permit expiration:	
6	Each application extension (in plan review)	\$171.12 <u>298.38</u> plus 20% of All Plan Review
7		Fees
8	Each permit extension	\$171.12 <u>298.38</u> plus 10% of All Permit
9		Issuance Fees
10	4. Product approvals:	
11	General approval - initial or reinstatement	Standard Hourly Plan Review Rate <u>\$300 per hour</u>
12		- Minimum Three Hours
13	General approval - modification or revision	Standard Hourly Plan Review Rate <u>\$300 per hour</u>
14		- Minimum Three Hours
15	General approval - biannual renewal	Standard Hourly Plan Review Rate <u>\$300 per hour</u>
16		- Minimum Three Hours
17	5. California Building Standards	Pursuant to the provisions of California
18	Commission Fee	Health and Safety Code Sections 18930.5,
19		18931.6, 18931.7 and 18938.39
20	6. Vacant building - Initial and annual	Standard Hourly Plan Review Rate <i>Minimum</i>
21	registration fee	Four and One Half Hours <u>\$1,230.95</u>

TABLE 1A-K – PENALTIES, HEARINGS, CODE ENFORCEMENT ASSESSMENTS

24	1. Abatement Appeals Board hearing, filing	
25	fee	\$181.82 <u>326.45</u> per case

1	2. Board of Examiners filing fees:	
2	Each appeal for variance from interpretation	Standard Hourly Plan Review Rate <u>\$280 per</u>
3	of code requirements	<u>hour</u> Minimum Two <u>Four</u> Hours
4	Each appeal for approval of substitute	Standard Hourly Plan Review Rate <u>\$280 per</u>
5	materials or methods of construction	<u>hour</u> Minimum Four Hours
6	3. Building Official's abatement order	Standard Hourly Plan Review Rate <u>\$280 per hour</u>
7	hearing	- Minimum Two Hours
8	4. Emergency order	Standard Hourly Plan Review Rate <u>\$280 per</u>
9		<u>hour</u> Minimum Two Hours
10	5. Exceeding the scope of the approved	
11	permit	2 times the issuance fee
12	6. Access Appeals Commission:	
13	Filing fee	Standard Hourly Plan Review Rate <u>\$280 per hour</u>
14		- Minimum Two Hours per appeal
15	Request for a rehearing	Standard Hourly Plan Review Rate <u>\$280 per hour</u>
16		- Minimum Two Hours
17	7. Lien recordation charges	\$173.91 <u>200</u> or <u>10% percent</u> of the amount of
18		the unpaid balance, including interest,
19		whichever is greater
20	8. Work without permit: investigation fee:	
21	Building, Electrical, Plumbing or	9 times the Permit Issuance Fee plus the
22	Mechanical Code violations	original permit fee
23	9. Building Inspection Commission hearing	
24	fees:	
25		

1	Notice of appeal	<i>Standard Hourly Plan Review Rate</i> <u>\$280 per hour</u> - Minimum Four Hours
2		
3	Request for jurisdiction	<i>Standard Hourly Plan Review Rate</i> <u>\$280 per hour</u> - Minimum Four Hours
4		
5	Request for rehearing	<i>Standard Hourly Plan Review Rate</i> <u>\$280 per hour</u> - Minimum Two Hours
6		
7	10. Additional hearings required by Code	<i>Standard Hourly Plan Review Rate</i> <u>\$280 per hour</u> - Minimum Four Hours
8		
9	11. Violation monitoring fee (in-house)	<i>Standard Administration Hourly Rate</i> <u>\$199.57</u> <i>per hour</i> – Minimum One-Half Hour Monthly
10		
11	12. Failure to register vacant commercial storefront	4 times the registration fee
12		

13
14
15 **TABLE 1A-L – PUBLIC INFORMATION**

16	1. Public notification and record keeping fees:	
17		
18	Structural addition notice	<i>Standard Administration Hourly Rate</i> <u>\$214 per hour</u> - Minimum One-Half <u>Three-Quarter</u> Hour
19		
20	Affidavit record maintenance	\$15.00 <u>53</u>
21	Posting of notices (change of use)	<i>Standard Administration Hourly Rate</i> <u>\$214 per hour</u> - Minimum One-Half <u>Three-Quarter</u> Hour
22		
23	Requesting notice of permit issuance (each address) per year	<i>Standard Administration Hourly Rate</i> <u>\$214.00 per hour</u> - Minimum One-Half <u>Three-Quarter</u> Hour
24		
25		

1	30-inch by 30-inch (762 mm by 762 mm) sign	\$15.00 <u>53</u>
2	2. Demolition:	
3	Notice of application and permit issuance by area/interested parties:	
4	1 area (1 area = 2 blocks)	\$96.72 <u>111.23</u> <i>per annum per yearly fee for each</i> area
5	* * * *	* * * *

TABLE 1A-M – BOILER FEES

11	Permit to install or replace	See Table 1A-C - Category 8
12	Permit to operate <i>or renew</i> (certificate issued) <i>- Online</i>	Standard Administration Hourly Rate – Minimum One Half Hour <u>\$72.52</u>
13	Permit to operate or renew <i>Renew permit to operate</i> (certificate issued) <i>- In-House</i>	Standard Administration Hourly Rate – Minimum One Half Hour <u>\$145.04</u>
14	Replacement of issued permit to operate	Standard Administration Hourly Rate – Minimum One Half Hour <u>\$72.52</u>
15	Connection to utility company provided steam (includes permit to operate)	Standard Administration Hourly Rate <u>\$145.04</u> <i>per hour</i> - Minimum One-Half Hour
16	Boiler Maintenance Program	\$55.61 <u>72.52</u>

* * * *

TABLE 1A-N – ENERGY CONSERVATION

23		INITIAL INSPECTION	COMPLIANCE INSPECTION
24			

1	Single-family dwellings and		
2	two-family dwellings	\$181.82 <u>273.45</u>	\$90.91 <u>136.36</u>
3	Apartment houses and		
4	residential hotels:		
5	Up to 20 rooms	\$272.72 <u>409.46</u>	\$136.37 <u>204.18</u>
6	Each additional 10 rooms		
7	or portion thereof	\$90.91 <u>136.36</u>	\$55.61 <u>83.19</u>
8	Energy reports and		
9	certificates:		\$55.61 <u>83.64</u>
10	Filing fee for appeals:		\$111.23 <u>167.28</u>
11	Certification of qualified		
12	energy inspector:		\$213.90 <u>319.88</u>

13

14 **TABLE 1A-O – RESERVED**

15

16 **TABLE 1A-P – RESIDENTIAL CODE ENFORCEMENT AND LICENSE FEES**

17	1. One- and Two-family dwelling unit fees:	\$60.00 <u>107</u> per rental unit
18	2. Apartment house license fees:	
19	Apartment houses of 3 to 12 units	\$375.00 <u>514</u> per annum
20	Apartment houses of 13 to 30 units	\$561.00 <u>798</u> per annum
21	Apartment houses of more than 30 units	\$561.00 <u>1,012</u> and \$63.00 <u>107</u> for each additional 10 units or portion thereof
22	3. Hotel license fees:	
23	Hotels of 6 to 29 rooms	\$294.00 <u>530</u> per annum

Hotels of 30 to 59 rooms	\$541.00 <u>843</u> per annum
Hotels of 60 to 149 rooms	\$672.00 <u>1,012</u> per annum
Hotels of 150 to 200 rooms	\$759.00 <u>1,242</u> per annum
Hotels of more than 200 rooms	\$759.00 <u>1,579</u> and \$63.00 <u>107</u> for each additional 25 rooms or portion thereof

TABLE 1A-Q – HOTEL CONVERSION ORDINANCE FEES

<u>1.</u> Annual unit usage report	\$113.23 <u>169.84</u>
2. Appeal of initial or annual status determination:	<i>Standard Inspection Hourly Rate</i> \$280 per hour pursuant to Section 110A of this eCode shall apply for Department Inspector's work on such request plus fees for Hearing Officer
3. Challenge to claims of exemption:	
Usage report	\$55.61 <u>83.64</u>
Claim of exemption based on low-income housing	\$363.63 <u>546.46</u>
Claim of exemption based on partially completed conversion	\$545.45 <u>820.19</u>
4. Complaint of unlawful conversion	\$55.61 <u>83.64</u>
Determination by Department of Real Estate and cost of independent appraisals	Actual costs
5. Initial unit usage report	\$363.63 <u>546.46</u>
6. Permit to convert	\$545.45 <u>818.01</u>

1	67. Request for hearing to exceed 25% tourist season rental limit:	
2		
3	Inspection staff review— <i>standard</i> <i>hourly inspection fee</i>	<i>Standard Inspection Hourly Rate</i> \$280 per hour
4		
5	Statement of exemption - Hearing Officer fee	\$363.63542.82
6		
7	78. Unsuccessful challenge:	
8	Usage report:	
9	-Inspection staff review— <i>standard hourly inspection fee</i>	<i>Standard Inspection Hourly Rate</i> \$280 per hour
10		
11	-Statement of exemption - Hearing Officer fee	\$363.63546.46
12		
13	Request for winter rental:	
14	-Standard hourly inspection fee	<i>Standard Inspection Hourly Rate</i> \$280 per hour
15		

16

17 **TABLE 1A-R – REFUNDS**

18 Partial or complete refunds of only those fees contained herein will be given, provided
19 the applicant meets the refund requirements of the applicable section of this eCode. No other
20 fees are refundable, except as follows:

21	1. Application or Permit Issuance Fee:	
22	Building, plumbing, electrical or mechanical permit issuance fee	Amount paid less \$184.00 277 or actual costs, whichever is greater. No refunds given after work started.
23		
24		
25		

<p>1</p> <p>2</p> <p>3 Plan Review Fees (each)</p> <p>4</p> <p>5</p>	<p>Amount determined by the Building Official less \$184.00<u>277</u></p> <p>No Refund due after application deemed acceptable for Department of Building Inspection Plan Review</p>
<p>6 2. Miscellaneous Fees:</p> <p>7</p>	<p>Amount paid less \$59.80<u>277</u></p> <p>No refunds less than \$59.80<u>277</u></p>

8

9 Section 3. Effective Date. This ordinance shall become effective 30 days after

10 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

11 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board

12 of Supervisors overrides the Mayor's veto of the ordinance.

13

14 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors

15 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,

16 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal

17 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

18 additions, and Board amendment deletions in accordance with the "Note" that appears under

19 the official title of the ordinance.

20

21 APPROVED AS TO FORM:

22 DAVID CHIU, City Attorney

23 By: /s/ Robb Kapla

24 ROBB KAPLA

25 Deputy City Attorney

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LEGISLATIVE DIGEST

[Building Code - Fees]

Ordinance amending the Building Code to adjust fees charged by the Department of Building Inspection, and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Building Code Section 110A establishes the fees for permits and services provided by the Department of Building Inspection ("DBI") in Tables 1A-A through 1A-S.

Amendments to Current Law

The fee tables in Section 110A are being amended to adjust all fees by amounts pursuant to a 2023 fee study.

Background Information

The fees charged by DBI, including a universal 15% increase enacted last year, do not fully recover DBI's costs, necessitating drawdown of reserve funds to balance the department's budget. In 2023, DBI commissioned a fee study to determine the actual costs of service for each permit service. The fee study produced a recommended maximum amount to set each fee that would fully recover DBI costs to perform the service without risk of overcharge to permit applicants. The Proposed Legislation sets each fee to a value at or below the maximum recoverable amount in the fee study. This legislation is part of the Mayor's budget presentation.

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