

1 [Building Code - Permit Fee Calculation]

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3 **Ordinance amending the Building Code to clarify that the Department of Building**
4 **Inspection may use multiple data sources to determine annual adjustments to the**
5 **construction cost schedule for permit issuance fees and affirming the Planning**
6 **Department’s determination under the California Environmental Quality Act.**

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

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

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14 Section 1. Environmental Finding; Building Inspection Commission Hearing. (a) The
15 Planning Department has determined that the actions contemplated in this ordinance comply
16 with the California Environmental Quality Act (California Public Resources Code Sections
17 21000 et seq.). The Board of Supervisors hereby affirms this determination. Said
18 determination is on file with the Clerk of the Board of Supervisors in File No. _____
19 and is incorporated herein by reference.

20 (b) On December 17, 2014, the Building Inspection Commission held a duly noticed
21 hearing on this ordinance and recommended its approval. The Building Inspection
22 Commission Secretary submitted a letter to the Clerk of the Board of Supervisors that
23 reported this decision. A copy of said letter is on file with the Clerk of the Board in File No.
24 _____.

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1 Section 2. The Building Code is hereby amended by revising Section 107A.2, to read
2 as follows:

3 107A.2 Permit Issuance Fees. The minimum permit fee per Section 110A, Table 1A-A
4 – Building Permit Fees – shall be paid at the time an application for a building permit is
5 issued. The New Construction Permit Fee Schedule applies to new buildings or structures.
6 The Alteration Permit Fee Schedule applies to alterations, repairs, additions or other work on
7 an existing building or structure, or to the modification of the scope of an approved permit as
8 required by Section 106A.4.7.

9 The determination of value or valuation under any of the provisions of this code shall
10 be made by the Building Official. The value to be used in computing the permit issuance and
11 plan review fees shall be the final valuation upon completion of all construction work for which
12 the permit is issued, as well as all finish work, painting, roofing, mechanical, electrical,
13 plumbing, heating, air conditioning, elevators, fire-extinguishing systems and all other
14 permanently installed equipment and construction, even though other permits to perform such
15 work may be required.

16 The valuation shall be calculated at the time of permit issuance according to a cost
17 schedule posted in the office of the Department or by actual construction cost, whichever is
18 greater. The valuation shall be recalculated at the time of any addenda and/or revision
19 issuance. Any additional fees due resulting from the recalculation of valuation shall be paid
20 prior to addenda and/or revision issuance. The cost schedule shall be adjusted annually
21 based on construction cost data reported by a variety of sources, including without limitation,
22 local contractors, design professionals, cost estimators or nationally published construction cost data
23 books or websites ~~Marshall and Swift, Valuation Engineers~~. Contractor overhead and profit shall be
24 reflected in the schedule. The Building Inspection Commission is authorized to waive the
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1 annual cost schedule adjustment if it determines that increasing the fees will exceed the cost
2 of providing the services for which the fees are paid.

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4 Section 3. Effective Date. This ordinance shall become effective 30 days after
5 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
6 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
7 of Supervisors overrides the Mayor's veto of the ordinance

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9 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
10 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
11 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
12 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
13 additions, and Board amendment deletions in accordance with the "Note" that appears under
14 the official title of the ordinance.

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16 APPROVED AS TO FORM:
17 DENNIS J. HERRERA, City Attorney

18 By: _____
19 John D. Malamut
Deputy City Attorney

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