

BOARD of SUPERVISORS



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June 8, 2015

File No. 150559

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On June 1, 2015, Mayor Lee introduced the following legislation:

File No. 150559

Ordinance amending the Building Code to revise the Fee Schedules; and affirming the Planning Department's determination under the California Environmental Quality Act.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Victor Young".

By: Victor Young, Assistant Clerk

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Statutory Exemption pursuant to CEQA
Guidelines Section 15273 Rates, Tolls,
Fares, and Charges.

1 [Building Code - Fees]

2
3 **Ordinance amending the Building Code to revise the Fee Schedules and affirming the**
4 **Planning Department's determination under the California Environmental Quality Act.**

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

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

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
18 this determination.

19 (b) Pursuant to Charter Section D.3.750-5, the Building Inspection Commission
20 considered this legislation at a duly noticed public hearing held on May 20, 2015.

21 Section 2. The Building Code is hereby amended by revising Section 110A, to read as
22 follows:

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

24 1A-A Building Permit Fees

25 1A-B Other Building Permit and Plan Review Fees

- 1 1A-C Plumbing/Mechanical Permit Issuance and Inspection Fees
- 2 1A-D Standard Hourly Rates
- 3 1A-E Electrical Permit Issuance and Inspection Fee Schedule
- 4 1A-F Specialty Permit Fees
 - 5 1. Bleachers Permit Fee Table
 - 6 2. Chimney and Flue Permits
 - 7 3. Demolition Permit Fee Table
 - 8 4. Extra Permit Work
 - 9 5. Garage Door Permits
 - 10 6. Grading Permits
 - 11 7. House Moving Permit Fee
 - 12 8. Recommencement of Work Not Completed
 - 13 9. Reroofing Permits
 - 14 10. Strong Motion Instrumentation Program Fee
 - 15 11. Subsidewalk Construction
 - 16 12. Construction of Impervious Surface in Front Yard Setback Area
- 17 1A-G Inspections, Surveys and Reports
 - 18 1. Standard Inspection Fee
 - 19 2. Off-Hours Inspection
 - 20 3. Pre-Application Inspection
 - 21 4. Reinspection Fee
 - 22 5. Report of Residential Records (3R)
 - 23 6. Survey of Nonresidential Buildings
 - 24 7. Survey of Residential Buildings for any Purpose or Condominium Conversion
 - 25 8. Temporary Certificate of Occupancy

- 1 1A-H Sign Permit Fees
- 2 1A-I Reserved
- 3 1A-J Miscellaneous Fees
 - 4 1. Central Permit Bureau Processing Fee
 - 5 2. Building Numbers
 - 6 ~~2.~~ 3. Extension of Time: Application Cancellation and Permit Expiration
 - 7 ~~3.~~ 4. Product Approvals
 - 8 5. California Building Standards Commission Fee
- 9 1A-K Penalties, Hearings, Code Enforcement Assessments
 - 10 1. Abatement Appeals Board Hearing, Filing Fee
 - 11 2. Board of Examiners Filing Fees
 - 12 3. Building Official's Abatement Orders
 - 13 4. Emergency Order
 - 14 5. Exceeding the Scope of the Approved Permit
 - 15 6. Access Appeals Commission Filing Fee
 - 16 7. Lien Recordation Charges
 - 17 8. Work without Permit: Investigation Fee; Penalty
 - 18 9. Building Commission Hearing Fees
 - 19 10. Additional Hearings Required by Code
 - 20 11. Violation Monitoring
- 21 1A-L Public Information
 - 22 1. Public Notification and Record Keeping Fees
 - 23 2. Demolition
 - 24 3. Notices
 - 25 4. Reproduction and Dissemination of Public Information

5. Replacement of Approved Plans/Specifications

6. Records Retention Fee

1A-M Boiler Fees

1A-N Energy Conservation

1A-O Reserved

1A-P ~~Apartment House and Hotel~~ Residential Code Enforcement and License Fees

1A-Q Hotel Conversion Ordinance Fees

1A-R Refunds

1A-S Unreinforced Masonry Building Retrofit

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	\$141.17 <u>131.29</u> for the first \$500.00 plus \$5.83 <u>5.42</u> for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$60.50 <u>56.27</u> for the first \$500.00 plus \$2.50 <u>2.33</u> for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$155.75 <u>144.85</u> for the first \$500.00 plus \$3.15 <u>2.93</u> for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$66.75 <u>62.08</u> for the first \$500.00 plus \$1.35 <u>1.26</u> for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$180.00 <u>167.40</u> for the first \$500.00 plus \$4.00 <u>3.72</u> for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$50,000.00	\$228.62 <u>212.59</u> for the first \$2,000.00 plus \$14.00 <u>13.02</u> for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$98.00 <u>91.22</u> for the first \$2,000.00 plus \$6.00 <u>5.58</u> for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$203.00 <u>188.80</u> for the first \$2,000.00 plus \$19.11 <u>17.77</u> for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$87.00 <u>80.98</u> for the first \$2,000.00 plus \$8.19 <u>7.62</u> for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$240.00 <u>223.20</u> for the first \$2,000.00 plus \$5.83 <u>5.42</u> for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00

1					and including \$50,000.00		
2	\$50,001.00 to \$200,000.00	\$900.62 <u>837.55</u>	\$386.00 <u>359.06</u>	\$1,120.28 <u>1,041.76</u> for the first \$50,000.00 plus \$11.43 <u>10.63</u> for each additional \$1000.00 or fraction thereof, to and including \$200,000.00	\$480.12 <u>446.74</u>	\$519.84 <u>483.36</u> for the first \$50,000.00 plus \$2.86 <u>2.66</u> for each additional \$1000.00 or fraction thereof, to and including \$200,000.00	
3		for the first \$50,000.00 plus	for the first \$50,000.00 plus		for the first \$50,000.00 plus	for the first \$50,000.00 plus	
4		\$9.33 <u>8.68</u> for each additional \$1000.00 or	\$4.00 <u>3.72</u> for each additional \$1000.00 or		\$4.90 <u>4.56</u> for each additional \$1000.00 or	\$2.86 <u>2.66</u> for each additional \$1000.00 or	
5		fraction thereof, to and including \$200,000.00	fraction thereof, to and including \$200,000.00		fraction thereof, to and including \$200,000.00	fraction thereof, to and including \$200,000.00	
6							
7							
8							
9		\$200,001.00 to \$500,000.00	\$2,300.12 <u>2,139.55</u> for the first \$200,000.00 plus \$6.53 <u>6.07</u> for each additional \$1000.00 or fraction thereof, to and including \$500,000.00	\$986.00 <u>917.06</u> for the first \$200,000.00 plus \$2.80 <u>2.60</u> for each additional \$1000.00 or fraction thereof, to and including \$500,000.00	\$2,834.78 <u>2,636.26</u> for the first \$200,000.00 plus \$9.33 <u>8.68</u> for each additional \$1000.00 or fraction thereof, to and including \$500,000.00	\$1,215.12 <u>1,130.74</u> for the first \$200,000.00 plus \$4.00 <u>3.72</u> for each additional \$1000.00 or fraction thereof, to and including \$500,000.00	Plans Required for Submittal
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11							
12							
13							
14	\$500,001.00 to \$1,000,000.00 (1M)		\$4,259.12 <u>3,960.55</u> for the first \$500,000.00 plus \$5.83 <u>5.42</u> for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$1,826.00 <u>1,697.06</u> for the first \$500,000.00 plus \$2.50 <u>2.33</u> for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$5,633.78 <u>5,240.26</u> for the first \$500,000.00 plus \$6.42 <u>5.97</u> for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$2,415.12 <u>2,246.74</u> for the first \$500,000.00 plus \$2.75 <u>2.56</u> for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	Plans Required for Submittal
15							
16							
17							
18							
19		\$1,000,001.00 to \$5,000,000.00 (5M)	\$7,174.12 <u>6,670.55</u> for the first \$1,000,000.00 plus \$5.13 <u>4.77</u> for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$3,076.00 <u>2,862.06</u> for the first \$1,000,000.00 plus \$2.20 <u>2.05</u> for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$8,843.78 <u>8,225.26</u> for the first \$1,000,000.00 plus \$5.83 <u>5.42</u> for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$3,790.12 <u>3,526.74</u> for the first \$1,000,000.00 plus \$2.50 <u>2.33</u> for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	Plans Required for Submittal
20							
21							
22							
23							
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25							

1		<u>\$27,694.12</u>	<u>\$11,876.00</u>	<u>\$32,163.78</u>	<u>\$13,790.12</u>	
2	\$5,000,001.00	<u>25,750.55</u> for the	<u>11,062.06</u> for the	<u>29,905.26</u> for the	<u>12,846.74</u> for the	Plans Required for Submittal
3	(5M) and up to	first	first	first	first	
4	\$50 M	\$5,000,000.00	\$5,000,000.00	\$5,000,000.00	\$5,000,000.00	
5		plus \$4.90 <u>1.08</u>	plus \$2.10 <u>.65</u>	plus \$5.48 <u>.88</u>	plus \$2.35 <u>.56</u>	
6		for each	for each additional	for each additional	for each additional	
7	<u>\$50M</u>	additional	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	<u>Plans</u> <u>Required for</u> <u>Submittal</u>
8	<u>to</u>	\$1,000.00 or	fraction thereof	fraction thereof	fraction thereof	
9	<u>\$100 M</u>	fraction thereof				
10						
11		<u>\$74,350.55</u> for	<u>\$40,312.06</u> for	<u>\$69,505.26</u> for	<u>\$38,046.74</u> for	
12	<u>\$100M</u>	<u>the first</u>	<u>the first</u>	<u>the first</u>	<u>the first</u>	<u>Plans</u> <u>Required for</u> <u>Submittal</u>
13	<u>To</u>	<u>\$50,000,000.00</u>	<u>\$50,000,000.00</u>	<u>\$50,000,000.00</u>	<u>\$50,000,000.00</u>	
14	<u>\$200M</u>	plus <u>\$1.76</u> for	plus <u>\$1.16</u> for	plus <u>\$1.94</u> for	plus <u>\$1.24</u> for	
15		each additional	each additional	each additional	each additional	
16		<u>\$1,000.00</u> or	<u>\$1,000.00</u> or	<u>\$1,000.00</u> or	<u>\$1,000.00</u> or	
17		fraction thereof	fraction thereof	fraction thereof	fraction thereof	
18						
19		<u>\$162,350.55</u> for	<u>\$98,312.06</u> for	<u>\$166,505.26</u> for	<u>\$100,046.74</u> for	
20		<u>the first</u>	<u>the first</u>	<u>the first</u>	<u>the first</u>	<u>Plans</u> <u>Required for</u> <u>Submittal</u>
21	<u>\$100M</u>	<u>\$100,000,000.00</u>	<u>\$100,000,000.00</u>	<u>\$100,000,000.00</u>	<u>\$100,000,000.00</u>	
22	<u>To</u>	plus <u>\$.49</u> for	plus <u>\$.64</u> for	plus <u>\$.40</u> for	plus <u>\$.60</u> for	
23	<u>\$200M</u>	each additional	each additional	each additional	each additional	
24		<u>\$1,000.00</u> or	<u>\$1,000.00</u> or	<u>\$1,000.00</u> or	<u>\$1,000.00</u> or	
25		fraction thereof	fraction thereof	fraction thereof	fraction thereof	
26						
27		<u>\$211,350.55</u> for	<u>\$162,312.06</u> for	<u>\$206,505.26</u> for	<u>\$160,046.74</u> for	
28		<u>the first</u>	<u>the first</u>	<u>the first</u>	<u>the first</u>	<u>Plans</u> <u>Required for</u> <u>Submittal</u>
29	<u>\$200M</u>	<u>\$200,000,000.00</u>	<u>\$200,000,000.00</u>	<u>\$200,000,000.00</u>	<u>\$200,000,000.00</u>	
30	<u>and up</u>	plus <u>\$1.27</u> for	plus <u>\$1.49</u> for	plus <u>\$1.31</u> for	plus <u>\$1.50</u> for	
31		each additional	each additional	each additional	each additional	
32		<u>\$1,000.00</u> or	<u>\$1,000.00</u> or	<u>\$1,000.00</u> or	<u>\$1,000.00</u> or	
33		fraction thereof	fraction thereof	fraction thereof	fraction thereof	

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 3407 et seq. of this code.

3. All permit 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

1 permit issued to a Small Business Enterprise for such activities during the month of May. For
 2 purposes of this Section, a Small Business Enterprise shall be a business that has 100 or
 3 fewer employees. The Planning Department and the Department of Building Inspection shall
 4 establish process by which those two departments will certify that an applicant is a Small
 Business Enterprise for the purpose of this Section and Section 355 of the Planning Code.

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

6 1. Plan Review Fees Not Covered in Table 1A-A	Plan Review Hourly Rate - Minimum One Hour
7 2. Back Check Fee:	Plan Review Hourly Rate - Minimum One Hour
8 3. Commencement of work not started:	See SFBC Section 106A.4.4.1 Note: Compliance with additional codes is required.
9 a) Building, Plumbing, Mechanical, or Electric Permit Fee:	75% of current fee
10 b) Plan Review Fee:	100% of current fee
11 4. Permit Facilitator Fee:	Plan Review Hourly Rate Hourly - Minimum Three Hours See SFBC Section 106A.3.6
12 5. Pre-application Plan Review Fee:	Plan Review Hourly Rate - Minimum Two Hours Per Employee
13 6. Reduced Plan Review Fee:	50% of the Plan Review Fee
14 7. Sign Plan Review Fee:	See Table 1A-A– Building Permit Fees
15 8. Site Permit Fee:	25% of Plan Review Fee based on Table 1A-A. Minimum fee \$500.00
16 9. Premium Plan Review Fee– Submitted application:	50% of Plan Review Fee plus \$1,000.00
17 10. Premium Plan Review Fee– Over the counter building plan review by appointment:	50% of Plan Review Fee plus \$400.00
18 11. Other Services:	Hourly Rates per Table 1A-D

19 **NOTES:**

- 20 1. See Table 1A-D-Standard Hourly Rates.
- 21 2. "Back check" is defined as: (1) that time spent reviewing applicant-initiated revisions to plans that do not affect the valuation, scope or size of the project; or (2) any additional plan review performed on required corrections to plans beyond the standard review process, as determined by the Building Official. Plan review required for applicant-initiated revisions effecting valuation, scope, or size or project may be assessed a new plan review fee in addition to the initial plan review fee as determined by the Building Official.

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

- A. Permit applicants shall show a complete itemization of the proposed scope of work and select the appropriate fee category.
- B. A separate permit is required for each structure, condominium unit, existing apartment unit, high- rise office floor, suite, or tenant space.
- C. Standard hourly issuance/inspection rates will apply for installations not covered by the fee categories below.
- D. Fees shall be paid in full prior to approval for occupancy, job card signature, gas tags, or final signoff, as applicable.
- E. See Table 1A-R for refund policy.

1. Permit Issuance Fees by Category:

CATEGORY 1P	Single Residential Unit– water service, sewer replacement, single plumbing fixture installation, shower pan installation, or kitchen or bathroom remodels		\$160.00 <u>148.80</u>
CATEGORY 1M	Single Residential Unit– mechanical gas appliance (furnace, hydronic heat, heat pump)		\$150.00 <u>139.50</u>
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)		\$275.00 <u>255.75</u>
CATEGORY 2PB	Plumbing installation for residential construction with 6 dwelling units or guest rooms or less; with underground plumbing installation (includes		\$400.00 <u>372.00</u>

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	water, gas, waste, and vent)		
CATEGORY 2M	Mechanical gas appliances for residential construction with 6 dwelling units or guest rooms or less		\$240.00 <u>223.20</u>
CATEGORY 3PA	7– 12 Dwelling Units		\$575.00 <u>534.75</u>
CATEGORY 3PB	13– 36 Dwelling Units		\$1,150.00 <u>1,069.50</u>
CATEGORY 3PC	Over 36 Dwelling Units		\$4,800.00 <u>4,464.00</u>
CATEGORY 3MA	7– 12 Dwelling Units		\$575.00 <u>534.75</u>
CATEGORY 3MB	13– 36 Dwelling Units		\$1,150.00 <u>1,069.50</u>
CATEGORY 3MC	Over 36 Dwelling Units		\$4,800.00 <u>4,464.00</u>
CATEGORY 4PA	Fire sprinklers– one and two family dwelling units		\$150.00 <u>139.50</u>
CATEGORY 4PB	Fire sprinklers– 3 or more dwelling units or guest rooms, commercial and office– per floor		\$250.00 <u>232.50</u>
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		\$325.00 <u>302.25</u>
CATEGORY 6PA	Restaurants (new and remodel) fee includes 5 or less drainage and or gas outlets– no fees required for public or private restroom		\$311.00 <u>289.23</u>
CATEGORY 6PB	Restaurants (new and remodel) fee includes 6 or more drainage and/or gas outlets– no fees required		\$880.00 <u>818.40</u>

	for public or private restroom		
CATEGORY 8	New boiler installations over 200 kbtu		\$275.00 <u>255.75</u>
CATEGORY 9P/M	Surveys		\$300.00 <u>279.00</u>
CATEGORY 10P/M	Condominium conversions		\$365.00 <u>339.45</u>
BOILER MAINTENANCE PROGRAM	(Permit to operate– PTO) See Table 1A-M– Boiler Fees for additional boiler-related fees.		\$52.00 each <u>48.36</u>
2.	Standard inspection fees Reinspection or additional inspection per SFBC Section 108A.8		Hourly inspection rate

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

TABLE 1A-D – STANDARD HOURLY RATES

<p>1. Review \$187.00 <u>173.91</u> per hour 2. Inspection \$170.00 <u>158.10</u> per hour, \$180.00 <u>167.40</u> per hour for OSHPD inspection 3. Administration \$104.00 <u>96.72</u> per hour, with a minimum charge of \$52.00 <u>48.36</u> for 30 minutes or less</p>	
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TABLE 1A-E – ELECTRICAL PERMIT ISSUANCE AND INSPECTION FEE SCHEDULE

<p>A. Permit applicants are required to itemize the proposed scope of work and select the appropriate category and fee amount. B. Separate permits are required for each structure, condominium unit, existing dwelling unit (except in R3 occupancies), common area, commercial office floor or individual tenant space.</p>	
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1 C. Standard hourly permit issuance and
 2 inspection rates shall apply for installations
 not covered by this fee schedule.
 3 D. Fees shall be paid in full prior to
 4 obtaining: occupancy approval, job card
 signature, permission to energize, or final
 signoff, as applicable.
 5 E. For the purpose of fee calculation:
 6 appliances and utilization equipment each
 count as one outlet or device in addition to
 receptacles, switches, and light outlets.
 7 F. All permit fees related to reviewing the
 8 installation of pedestrian level lighting are
 hereby waived for any permit issued for such
 9 activities for Small Business Enterprises
 during the month of May. For purposes of
 10 this Section, a Small Business Enterprise
 shall be a business that has 100 or fewer
 11 employees. The Planning Department and
 the Department of Building Inspection shall
 12 establish process by which those two
 departments will certify that an applicant is a
 13 Small Business Enterprise for the purpose of
 14 this Section and Section 355 of the Planning
 Code.

15
 16 See Table 1A-R for refund policy.
 See Table 1A-J for permit extensions.

17 **Category 1**
 18 **General Wiring: Residential Buildings up**
to 10,000 sq. ft.
 19 Up to 10 outlets and/or devices ~~\$160.00~~
148.80
 20 11 to 20 outlets and/or devices ~~\$240.00~~
223.20
 21 Up to 40 outlets and/or devices, includes up
 22 to 200 Amp service upgrade ~~\$300.00~~ 279.00
 *More than 40 outlets and/or devices ~~\$420.00~~
 23 390.60
 *Buildings of 5,000 to 10,000 sq. ft. ~~\$600.00~~
 24 558.00
 25

**Category 2
General Wiring: Nonresidential Buildings
& Residential Buildings over 10,000 sq. ft.**

Up to 5 outlets and/or devices ~~\$240.00~~ 223.20

6 to 20 outlets and/or devices ~~\$360.00~~ 334.80

*Areas up to 2,500 sq. ft. ~~\$480.00~~ 446.40

*2,501 to 5,000 sq. ft. ~~\$720.00~~ 669.60

*5,001 to 10,000 sq. ft. ~~\$1,200.00~~ 1,116.00

*10,001 to 30,000 sq. ft. ~~\$2,400.00~~ 2,232.00

*30,001 to 50,000 sq. ft. ~~\$4,800.00~~ 4,464.00

*50,001 to 100,000 sq. ft. ~~\$7,200.00~~ 6,696.00

*100,001 to 500,000 sq. ft. ~~\$14,400.00~~

13,392.00

*500,001 to 1,000,000 sq. ft. ~~\$32,400.00~~

30,132.00

*More than 1,000,000 sq. ft. ~~\$64,800.00~~

60,264.00

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

**Category 3
Service Distribution and Utilization
Equipment
Includes: Generators, UPS, Transformers
and Fire Pumps
(Use Category 3 for installations separate
from the scope of work in Categories 1 or
2)**

225 amps rating or less ~~\$240.00~~ 223.20

250 to 500 amps ~~\$360.00~~ 334.80

600 to 1000 amps ~~\$480.00~~ 446.40

1,200 to 2,000 amps ~~\$720.00~~ 669.60

More than 2,000 amps ~~\$960.00~~ 892.80

600 volts or more ~~\$960.00~~ 892.80

150 kva or less ~~\$240.00~~ 223.20

151 kva or more ~~\$360.00~~ 334.80

Fire Pump installations ~~\$480.00~~ 446.40

**Category 4
Installations of Fire Warning and
Controlled Devices
(Use Category 4 for installations separate
from the scope of work in Categories 1 or
2)**

Up to 2,500 sq. ft.	\$240.00 <u>223.20</u>
2,501 to 5,000 sq. ft.	\$360.00 <u>334.80</u>
5,001 to 10,000 sq. ft.	\$720.00 <u>669.60</u>
10,001 to 30,000 sq. ft.	\$1,200.00 <u>1,116.00</u>
30,001 to 50,000 sq. ft.	\$2,400.00 <u>2,232.00</u>
50,001 to 100,000 sq. ft.	\$4,800.00 <u>4,464.00</u>
100,001 to 500,000 sq. ft.	\$7,200.00 <u>6,696.00</u>
500,001 to 1,000,000 sq. ft.	\$16,200.00 <u>15,066.00</u>
More than 1,000,000 sq. ft.	\$32,400.00 <u>30,132.00</u>

Table 1A-E

Fire Warning and Controlled Devices (Retrofit Systems)

Buildings of not more than 6 dwelling units	\$360.00 <u>334.80</u>
Buildings of not more than 12 dwelling units	\$480.00 <u>446.40</u>
Buildings with more than 12 dwelling units and non-residential occupancy	
Building up to 3 floors	\$720.00 <u>669.60</u>
4-9 floors	\$1,440.00 <u>1,339.20</u>
10-20 floors	\$2,400.00 <u>2,232.00</u>
21-30 floors	\$4,800.00 <u>4,464.00</u>
More than 30 floors	\$7,200.00 <u>6,696.00</u>

**Category 5
Miscellaneous Installations**

Remodel/Upgrade of Existing Hotel Guest/SRO Rooms	
Up to 6 rooms	\$300.00 <u>279.00</u>
Each additional group of 3 rooms	\$150.00 <u>139.50</u>

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Data Communications, and Wireless Systems	
10 cables or less	Exempt
11 to 500 cables	\$170.00 <u>158.10</u>
Each additional group of 100 cables	\$25.00 <u>23.25</u>
Security Systems, 10 components or less	\$170.00 <u>158.10</u>
Each additional group of 10 components	\$10.00 <u>9.30</u>
Includes installations and devices that interface with life safety systems; excludes installations in R3 Occupancies	
Office Workstations, 5 or less	\$170.00 <u>158.10</u>
Each additional group of 10 workstations	\$50.00 <u>46.50</u>
Temporary Exhibition Wiring, 1 to 100 booths (1 inspection)	\$240.00 <u>223.20</u>
Each additional group of 10 booths	\$25.00 <u>23.25</u>
Exterior Electrical Sign	\$170.00 <u>158.10</u>
Interior Electrical Sign	\$170.00 <u>158.10</u>
Each Additional Sign, at the same address	\$40.00 <u>37.20</u>
Garage Door Operator (Requiring receptacle installation)	\$170.00 <u>158.10</u>
Quarterly Permits	\$375.00 <u>348.75</u>
Maximum five outlets in any one location	
Survey, per hour or fraction thereof	\$170.00 <u>158.10</u>
Survey, Research, and Report preparation, per hour or fraction thereof	\$300.00 <u>279.00</u>
Witness Testing: life safety, fire warning, emergency, and energy management systems	
Hourly Rate	\$170.00 <u>158.10</u>
Additional hourly rate	\$170.00 <u>158.10</u>
Off-hour inspections: (two hour minimum)	\$340.00 <u>316.20</u>
Additional off-hourly rate	\$255.00 <u>237.15</u>
Energy Management, HVAC Controls, and Low-Voltage Wiring Systems	

1-10 floors (3 inspections) Each additional floor	\$480.00 <u>446.40</u> \$50.00 <u>\$46.50</u>
Solar Photovoltaic Systems 10 KW rating or less Each additional 10 KW rating Standard Hourly Inspection Rate	\$170.00 <u>158.10</u> \$100.00 <u>93.00</u> See Table 1-A-D

TABLE 1A-F – SPECIALTY PERMIT FEES

1. Bleachers Permit Fee:	See Table 1A-A for New Construction Fees
2. Chimney and Flue Permit Fee:	See Table 1A-A for New Construction Fees
3. Demolition Permit Fee:	See Table 1A-A for New Construction Fees
4. Extra Permit Work: (exceeding scope)	2 times the standard fees for work remaining to be done or not covered in original permit scope
5. Garage Door Permit Fee: Each garage door in an existing building	\$160.00 <u>148.80</u>
6. Grading Permit Fee:	See Table 1A-A for New Construction Fees
7. House Moving Permit Fee:	Standard Hourly Inspection Rate - Minimum 3 Hours
8. Recommencement of Work Not Completed:	Standard Inspection Fee per Table 1A-G; See also Table 1A-B– Commencement of Work Not Started
9. Reroofing Permit Fee:	\$160.00 <u>148.80</u> for Single-Family homes and duplexes \$240.00 <u>223.20</u> for all others
10. Strong Motion Instrumentation Program Fee: Group R Occupancies of 3 stories or less, except hotels and motels Hotels and motels, all buildings greater than 3 stories, all occupancies other than Group R Minimum fee	0.00013 times the valuation 0.00024 times the valuation \$1.60
11 Subsidewalk Construction Permit Fee: Construction	See Table 1A-A for New Construction Fees
12. Construction of impervious surface in the required front and setback area	\$160.00 <u>148.80</u>

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

2 1. Standard Hourly Rate	See Table 1A-D
3 2. Off-hours inspection	Standard Hourly Inspection Rate - Minimum Two Hours plus permit fee
4 3. Pre-application inspection	Standard Hourly Inspection Rate - Minimum Two Hours
5 4. Re-inspection fee	Standard Hourly Inspection Rate
6 5. Report of residential records (3R)	\$160.00 <u>148.80</u>
7 6. Survey of nonresidential buildings:	Standard Hourly Inspection Rate - Minimum Two Hours
8 7. Survey of nonresidential buildings for any purpose or Condo Conversions:	
9 Single unit	\$1,750.00 <u>1,627.50</u>
10 Two to four units	\$2,300.00 <u>2,139.00</u>
11 Five + units	\$2,300.00 <u>2,139.00</u> plus Standard Hourly Inspection Rate
12 Hotels:	
13 Includes 10 guestrooms	\$1,750.00 <u>1,627.50</u>
14 11 + guestrooms	\$2,300.00 <u>2,139.00</u> plus \$42.50 <u>39.53</u> per guestroom over 11
15 8. Temporary Certificate of Occupancy	Standard Hourly Inspection Rate - Minimum Two Hours

16 **TABLE 1A-H – SIGN PERMIT FEES**

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 **TABLE 1A-I – RESERVED**

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

21 1. Central Permit Bureau Processing Fee for Miscellaneous Permits from other disciplines	Standard Administration Hourly Rate - Minimum One- Half Hour
22 2. Building numbers (each entrance)	\$104.00 <u>96.72</u> NEW ADDRESSES \$210.00 <u>195.30</u> CHANGE OF EXISTING ADDRESS OR LOT NUMBER
23 3. Extension of time: application cancellation and permit expiration:	
24 Each application extension (in plan review)	\$160.00 <u>148.80</u> plus 20% of All Plan Review Fees

1	Each permit extension	\$160.00 <u>148.80</u> plus 10% of All Permit Issuance Fees
2	4. Product approvals:	
3	General approval - initial or reinstatement	Standard Hourly Plan Review Rate - Minimum Three Hours
4	General approval - modification or revision	Standard Hourly Plan Review Rate - Minimum Three Hours
5	General approval - biannual renewal	Standard Hourly Plan Review Rate - Minimum Three Hours
6	5. Technology surcharge on the cost of permit applications processed by the Department of Building Inspection for all departments and bureaus of the City and County of San Francisco	2% of permit cost
7		
8	5.-6. California Building Standards Commission Fee	Pursuant to the provisions of California Health and Safety Code Sections 18930.5, 18931.6, 18931.7 and 18938.39
9		
10	7.6. Vacant building - Initial and annual registration fee	Standard Inspection Hourly Rate - Minimum Four and One-Half Hours

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

11	1. Abatement Appeals Board hearing, filing fee	\$170.00 <u>158.10</u> per case
12		
13	2. Board of Examiners filing fees:	
14	Each appeal for variance from interpretation of code requirements	Standard Hourly Plan Review Rate - Minimum Two Hours
15	Each appeal for approval of substitute materials or methods of construction	Standard Hourly Plan Review Rate - Minimum Two Hours
16	3. Building Official's abatement order hearing	Standard Hourly Plan Review Rate - Minimum Two Hours
17	4. Emergency order	Standard Hourly Plan Review Rate - Minimum Four Hours
18	5. Exceeding the scope of the approved permit	2 times the issuance fee
19	6. Access Appeals Commission:	
20	Filing fee	Standard Hourly Plan Review Rate - Minimum Two Hours
21	Request for a rehearing	Standard Hourly Plan Review Rate - Minimum Two Hours
22	7. Lien recordation charges	\$187.00 <u>173.91</u> or 10 percent of the amount of the unpaid balance, including interest, whichever is greater
23	8. Work without permit: investigation fee:	
24	Building, Electrical, Plumbing or Mechanical Code violations	9 times the Permit Issuance Fee plus the original permit fee
25		

1	9. Building Inspection Commission hearing fees:	
2	Notice of appeal	Standard Hourly Plan Review Rate - Minimum Four Hours per appeal
3		
4	Request for jurisdiction	Standard Hourly Plan Review Rate - Minimum Four Hours per appeal
5		
6	Request for rehearing	Standard Hourly Plan Review Rate - Minimum Two Hours per appeal
7	10. Additional hearings required by Code	Standard Hourly Plan Review Rate - Minimum Four Hours
8	11. Violation monitoring fee (in-house)	Standard Administration Hourly Rate- Minimum One-Half Hour Monthly
9		

10 **TABLE 1A-L – PUBLIC INFORMATION**

11	1. Public notification and record keeping fees:	
12	Structural addition notice	
13	Affidavit record maintenance	
14	Posting of notices (change of use)	
15	Requesting notice of permit issuance (each address) per year	
16	30-inch by 30-inch (762 mm by 762 mm) sign	
17	2. Demolition:	\$104.00 <u>96.72</u>
18	Notice of application and permit issuance by area/interested parties:	
19	1 area (1 area = 2 blocks)	
20	3. Notices:	
21	300-foot (91.44 m) notification letters	
22	Residential tenants notification	
23	4. Reproduction and dissemination of public information:	
24	Certification of copies:	
25	1 to 10 pages	
	Each additional 10 pages or fraction thereof	
	Electrostatic reproduction:	

1	Each page photocopy	
2	35 mm duplicards from microfilm rolls (Diazo card)	
3	Hard copy prints:	
4	8 1/2 inch by 11 inch copy from microfilm roll	
5	11 inch by 17 inch copy of plans	
6	8 1/2 inch by 11 inch copy from aperture cards or from electronic copies of building records (scanned or computer generated)	
7	5. Replacement of approved construction documents: Each sheet of plans (Larger than 11 × 17)	
8	6. Records Retention Fee	
9	Each page of plans per page of plans	
10	Each page of supporting documentation (e.g., soil reports, structural calculations, acoustical reports, energy calculations, etc.)	
11	per page of documentation	

TABLE 1A-M – BOILER FEES

12	Permit to install or replace	See Table 1A-C - Category 8
13	Permit to operate (certificate issued)	Standard Administration Hourly Rate - Minimum One- Half Hour
14	Renew permit to operate (certificate issued)	Standard Administration Hourly Rate - Minimum One- Half Hour
15	Replacement of issued permit to operate	Standard Administration Hourly Rate - Minimum One- Half Hour
16	Connection to utility company provided steam (includes permit to operate)	Standard Administration Hourly Rate - Minimum One- Half Hour
17	Boiler Maintenance Program	\$52.00 48.36
18	Permit to install or replace	See Table 1A-C - Category 8
19	Permit to operate (certificate issued)	Standard Administration Hourly Rate - Minimum One- Half Hour
20	Renew permit to operate (certificate issued)	Standard Administration Hourly Rate - Minimum One- Half Hour
21	Replacement of issued permit to operate	Standard Administration Hourly Rate - Minimum One- Half Hour

Renewal required:

1. Low-pressure boilers every 12 months. (See definition of low-pressure boilers in Chapter 2.
2. Water heaters when alteration or replacement permits are issued.

1 **TABLE 1A-N – ENERGY CONSERVATION**

	INITIAL INSPECTION	COMPLIANCE INSPECTION
2 Single-family dwellings and 3 two-family dwellings	\$170.00 <u>158.10</u>	\$85.00 <u>79.05</u>
4 Apartment houses and 5 residential hotels:		
6 Up to 20 rooms	\$255.00 <u>237.15</u>	\$127.50 <u>118.58</u>
7 Each additional 10 rooms or 8 portion thereof	85.00 <u>79.05</u>	\$52.00 <u>48.36</u>
9 Energy reports and 10 certificates:		\$52.00 <u>48.36</u>
11 Filing fee for appeals:		\$104.00 <u>96.72</u>
12 Certification of qualified 13 energy inspector:		\$200.00 <u>186.00</u>

14 **TABLE 1A-O – RESERVED**

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

16 1. One- and Two-family 17 dwelling unit fees:		\$52.00 per rental unit
18 2. Apartment house license 19 fees:		
20 Apartment houses of 3 to 12 21 units		\$326.00 per annum
22 Apartment houses of 13 to 23 30 units		\$488.00 per annum
24 Apartment houses of more 25 than 30 units		\$488.00 and \$55.00 for each additional 10 units or portion thereof
3. Hotel license fees:		
Hotels of 6 to 29 rooms		\$256.00 per annum
Hotels of 30 to 59 rooms		\$470.00 per annum
Hotels of 60 to 149 rooms		\$584.00 per annum
Hotels of 150 to 200 rooms		\$660.00 per annum
Hotels of more than 200 rooms		\$660.00 and \$55.00 for each additional 25 rooms or portion thereof

1 **TABLE 1A-Q – HOTEL CONVERSION ORDINANCE FEES**

2	Annual unit usage report		\$104.00 <u>96.72</u>
3	1. Appeal of initial or annual status determination:		Standard Inspection Hourly Rate pursuant to Section 110A of this code shall apply for Department Inspector's work on such request plus fees for Hearing Officer
4	2. Challenge to claims of exemption:		
5	Usage report		\$52.00 <u>48.36</u>
6	Claim of exemption based on low-income housing		\$340.00 <u>316.20</u>
7	Claim of exemption based on partially completed conversion		\$510.00 <u>474.30</u>
8	3. Complaint of unlawful conversion		\$52.00 <u>48.36</u>
9	Determination by Department of Real Estate and cost of independent appraisals		Actual costs
10	4. Initial unit usage report		\$340.00 <u>316.20</u>
11	5. Permit to convert		\$510.00 <u>474.30</u>
12	6. Request for hearing to exceed 25% tourist season rental limit:		
13	Inspection staff review - standard hourly inspection fee		Standard Inspection Hourly Rate
14	Statement of exemption - Hearing Officer fee		\$340.00 <u>316.20</u>
15	7. Unsuccessful challenge:		
16	Usage report:		Standard Inspection Hourly Rate
17	Inspection staff review - standard hourly inspection fee		
18	Statement of exemption - Hearing Officer fee		\$340.00 <u>316.20</u>
19	Request for winter rental:		Standard Inspection Hourly Rate
20	Standard hourly inspection fee		

TABLE 1A-R – REFUNDS

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

<p>1. Application or Permit Issuance Fee:</p> <p>Building, plumbing, electrical or mechanical permit issuance fee Plan Review Fees (each)</p>	<p>Amount paid less \$160.00 or actual costs, whichever is greater. No refunds given after work started.</p> <p>Amount determined by the Building Official less \$160.00 No Refund due after application deemed acceptable for Department of Building Inspection Plan Review</p>
<p>2. Miscellaneous Fees:</p>	<p>Amount paid less \$52.00 No refunds less than \$52.00</p>

No existing permittee who paid a fee under the fee schedules in effect at the time the fee was paid shall be eligible for a refund or subject to a fee reassessment as a result of an amendment to the fee schedules. If the Building Official determines that an error has been made in the assessment of fees, a refund for the portion determined to be in error may be made upon written request by the applicant.

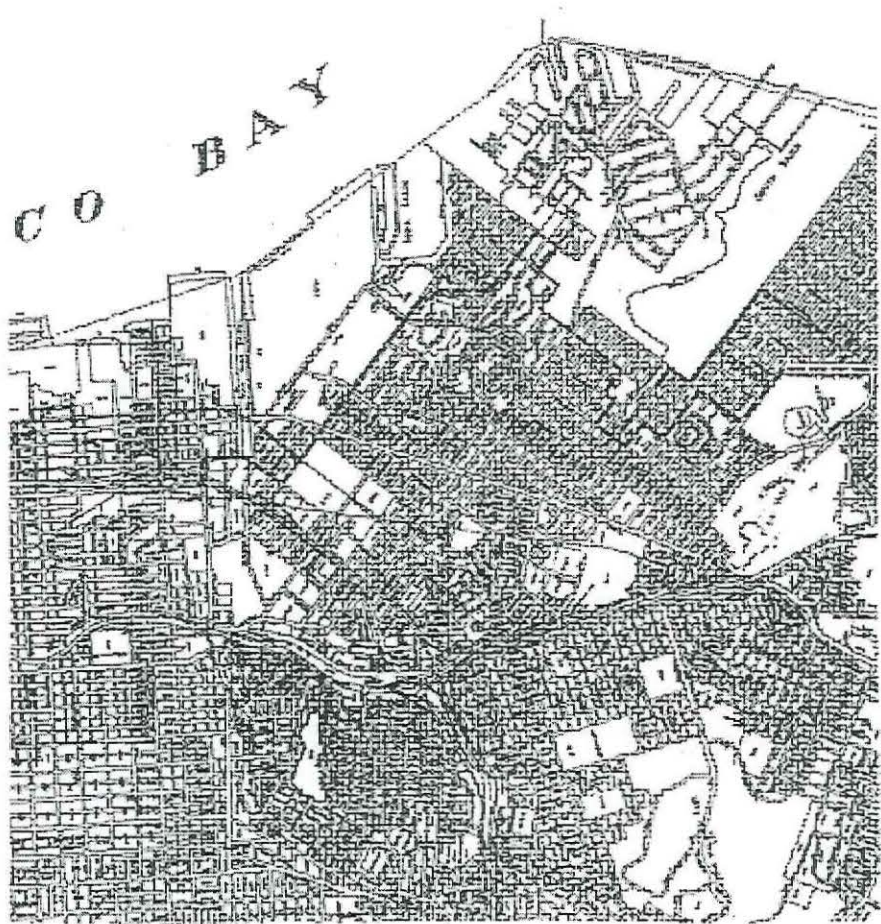
TABLE 1A-S – UNREINFORCED MASONRY BEARING WALL BUILDING RETROFIT

<p>Review of Inventory Form (Section 1604B.2.1)</p>	<p>Standard Plan Review Hourly Rate - Minimum Two Hours</p>
<p>Review of the summary of the engineering report (Section 1604B.2.3)</p>	<p>Standard Plan Review Hourly Rate - Minimum Two Hours</p>
<p>Board of Examiners filing fees (Section 105A7.4):</p>	<p>Standard Plan Review Hourly Rate - Minimum Two Hours</p>
<p>Each appeal for a variance from or interpretation of code requirements</p>	<p>Standard Plan Review Hourly Rate - Minimum Four Hours</p>
<p>Each appeal for the approval of substitute materials or methods of design or construction (Section 105A.7.3)</p>	<p>Standard Plan Review Hourly Rate - Minimum Two Hours</p>

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FIGURE 1A-I -1851 HIGH-TIDE LINE MAP






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

20
21 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
22 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
23 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
24 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
25

1 additions, and Board amendment deletions in accordance with the "Note" that appears under
2 the official title of the ordinance

3

4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6
7 By: 
8 JUDITH A. BOYAJIAN
Deputy City Attorney

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