

1 [Building Code - Increase Fees]

2
3 **Ordinance amending the Building Code to increase fees charged by the Department of**
4 **Building Inspection by 15%; and affirming the Planning Department's determination**
5 **under the 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.

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

14 Section 1. Findings

15 (a) The Planning Department has determined that the actions contemplated in this
16 ordinance comply with the California Environmental Quality Act (California Public Resources
17 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
18 Supervisors in File No. 230658 and is incorporated herein by reference. The Board affirms
19 this determination.

20 (b) On June 21, 2023, at a duly noticed public hearing, the Building Inspection
21 Commission considered this ordinance in accordance with Charter Section D3.750-5 and
22 Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building
23 Inspection Commission regarding the Commission's recommendation is on file with the Clerk
24 of the Board of Supervisors in File No. 230658.

25 (c) No local findings are required under California Health and Safety Code Section
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 amendments in this ordinance increase all fees charged by the Department of
 5 Building Inspection by 15 percent. The fees were last adjusted in 2015 by Ordinance No.
 6 159-15 (File No. 150559), which decreased all fees by seven percent below their previous
 7 values. Those values were last increased or set by Ordinance Nos. 107-09 (File No. 090588)
 8 and 122-08 (File No. 080719) in 2009 and 2008 respectively. Since 2015, inflation has
 9 resulted in approximately 32 percent increase in City costs. The Board of Supervisors hereby
 10 finds that the 15 percent increase is necessary to offset the Department of Building
 11 Inspection's costs to provide services for which the fees are collected.

12
 13 Section 2. Chapter 1A of the Building Code is hereby amended by revising Section
 14 110A, to read as follows:

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

16 * * * *

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

	<i>NEW CONSTRUCTION</i> ^{1, 3}		<i>ALTERATIONS</i> ^{1, 2, 3}		<i>NO PLANS</i> ^{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	\$131.29 <u>150.98</u> for the first	\$56.27 <u>64.71</u> for the first	\$144.85 <u>166.58</u> for the first	\$62.08 <u>71.39</u> for the first	\$167.40 <u>192.51</u> for the first

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	\$500.00 plus \$5,426.23 for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$500.00 plus \$2,332.68 for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$500.00 plus \$2,933.37 for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$500.00 plus \$1,261.45 for each additional \$100.00 or fraction thereof, to and including \$2,000.00	the first \$500.00 plus \$3,724.28 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$50,000.00	\$212,59244.48 for the first \$2,000.00 plus \$13,0214.97 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$91,22104.90 for the first \$2,000.00 plus \$5,586.42 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$188,80217.12 for the first \$2,000.00 plus \$17,7720.44 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$80,9893.13 for the first \$2,000.00 plus \$7,628.76 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$223,2025 6.68 for the first \$2,000.00 plus \$5,426.23 for each additional \$1,000.00 or fraction

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					thereof, to and including \$50,000. 00
\$50,001.00 to \$200,000.00	\$837,559 <u>63.18</u> for the first \$50,000.00 plus \$8,689 <u>.98</u> for each additional \$1,000.00 or fraction thereof, to and including \$200,000.00	\$359,064 <u>12.92</u> for the first \$50,000.00 plus \$3,724 <u>.28</u> for each additional \$1,000.00 or fraction thereof, to and including \$200,000.00	\$1,041,761 <u>198.0</u> <u>2</u> for the first \$50,000.00 plus \$10,631 <u>2.22</u> for each additional \$1,000.00 or fraction thereof, to and including \$200,000.00	\$446,745 <u>13.75</u> for the first \$50,000.00 plus \$4,56 <u>5.24</u> for each additional \$1,000.00 or fraction thereof, to and including \$200,000.00	\$483,365 <u>5.86</u> for the first \$50,000.00 plus \$2,663 <u>.06</u> for each additional \$1,000.00 or fraction thereof, to and including \$200,000.00
\$200,001.00 to \$500,000.00	\$2,139,552 <u>,460.</u> <u>48</u> for the first \$200,000.00 plus \$6,076 <u>.98</u>	\$917,061 <u>,054.62</u> for the first \$200,000.00 plus \$2,602 <u>.99</u>	\$2,636,263 <u>,031.</u> <u>70</u> for the first \$200,000.00 plus \$8,689 <u>.98</u>	\$1,130,741 <u>,300.</u> <u>35</u> for the first \$200,000.00 plus \$3,724 <u>.28</u>	Plans Required for Submittal

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	for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	
\$500,001.00 to \$1,000,000.00 (1M)	\$3,960.554,554. <u>63</u> for the first \$500,000.00 plus \$5.426.23 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$1,697.061,951. <u>62</u> for the first \$500,000.00 plus \$2.332.68 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$5,240.266,026. <u>30</u> for the first \$500,000.00 plus \$5.976.87 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$2,246.742,583. <u>75</u> for the first \$500,000.00 plus \$2.562.94 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	Plans Required for Submittal
\$1,000,001.00 to \$5,000,000.00 (5M)	\$6,670.557,671. <u>13</u> for the first \$1,000,000.00 plus \$4.775.49 for each additional \$1,000.00 or	\$2,862.063,291. <u>37</u> for the first \$1,000,000.00 plus \$2.052.36 for each additional \$1,000.00 or	\$8,225.269,459. <u>05</u> for the first \$1,000,000.00 plus \$5.426.23 for each additional \$1,000.00 or	\$3,526.744,055. <u>75</u> for the first \$1,000,000.00 plus \$2.332.68 for each additional \$1,000.00 or	Plans Required for Submittal

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\$5,000,00 1.00 (5M) to \$50 M	\$25,751.00 <u>29,614.00</u> for the first \$5,000,000.00 plus \$1,862.14 for each additional \$1,000.00 or fraction thereof	\$11,062.00 <u>12,721.00</u> for the first \$5,000,000.00 plus \$1,041.20 for each additional \$1,000.00 or fraction thereof	\$29,905.00 <u>34,391.00</u> for the first \$5,000,000.00 plus \$1,671.92 for each additional \$1,000.00 or fraction thereof	\$12,847.00 <u>14,774.00</u> for the first \$5,000,000.00 plus \$0,941.08 for each additional \$1,000.00 or fraction thereof	Plans Required for Submittal
\$50M to \$100M	\$109,451.00 <u>125,869.00</u> for the first \$50,000,000.00 plus \$1,882.16 for each additional \$1,000.00 or fraction thereof	\$57,862.00 <u>66,541.00</u> for the first \$50,000,000.00 plus \$1,341.54 for each additional \$1,000.00 or fraction thereof	\$105,055.00 <u>120,813.00</u> for the first \$50,000,000.00 plus \$2,052.36 for each additional \$1,000.00 or fraction thereof	\$55,147.00 <u>63,419.00</u> for the first \$50,000,000.00 plus \$1,471.69 for each additional \$1,000.00 or fraction thereof	Plans Required for Submittal
\$100M to \$200M	\$203,451.00 <u>233,969.00</u> for the first \$100,000,000.00	\$124,862.00 <u>143,591.00</u> for the first \$100,000,000.00	\$207,555.00 <u>238,688.00</u> for the first \$100,000,000.00	\$128,647.00 <u>147,944.00</u> for the first \$100,000,000.00	Plans Required for Submittal

	00 plus \$0.840.97 for each additional \$1,000.00 or fraction thereof	00 plus \$0.921.06 for each additional \$1,000.00 or fraction thereof	00 plus \$0.750.86 for each additional \$1,000.00 or fraction thereof	00 plus \$0.840.97 for each additional \$1,000.00 or fraction thereof	
\$200M and up	\$287,451.00330. <u>569.00</u> for the first \$200,000,000. 00 plus \$1.541.77 for each additional \$1,000.00 or fraction thereof	\$216,862.00249. <u>391.00</u> for the first \$200,000,000. 00 plus \$1.892.17 for each additional \$1,000.00 or fraction thereof	\$282,555.00324. <u>938.00</u> for the first \$200,000,000. 00 plus \$1.591.83 for each additional \$1,000.00 or fraction thereof	\$212,647.00244. <u>544.00</u> for the first \$200,000,000. 00 plus \$1.932.22 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 ~~3407327~~ 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 permit issued to a Small Business Enterprise for such activities during the month of

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

6 * * * *

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

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

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

13 C. Standard hourly issuance/inspection rates will apply for installations not covered by
 14 the fee categories below.

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

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

18
 19 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	\$148.80 <u>171.12</u>
CATEGORY 1M	Single Residential Unit– mechanical gas appliance (furnace, hydronic heat, heat pump)	\$139.50 <u>160.43</u>

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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)	\$255.75 <u>294.11</u>
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)	\$372.00 <u>427.80</u>
CATEGORY 2M	Mechanical gas appliances for residential construction with 6 dwelling units or guest rooms or less	\$223.20 <u>256.68</u>
CATEGORY 3PA	7 - 12 Dwelling Units	\$534.75 <u>614.96</u>
CATEGORY 3PB	13 - 36 Dwelling Units	\$1,069.50 <u>1,229.93</u>
CATEGORY 3PC	Over 36 Dwelling Units	\$4,464.00 <u>5,133.60</u>
CATEGORY 3MA	7 - 12 Dwelling Units	\$534.75 <u>614.96</u>
CATEGORY 3MB	13 - 36 Dwelling Units	\$1,069.50 <u>1,229.93</u>
CATEGORY 3MC	Over 36 Dwelling Units	\$4,464.00 <u>5,133.60</u>
CATEGORY 4PA	Fire sprinklers – one and two family dwelling units	\$139.50 <u>160.43</u>
CATEGORY 4PB	Fire sprinklers – 3 or more dwelling units or guest rooms, commercial and office – per floor	\$232.50 <u>267.38</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	\$302.25 <u>347.59</u>

1	CATEGORY 6PA	Restaurants (new and remodel) fee includes 5 or less drainage and or gas outlets– no fees required for public or private restroom	\$289.23 <u>332.61</u>
2	CATEGORY 6PB	Restaurants (new and remodel) fee includes 6 or more drainage and/or gas outlets– no fees required for public or private restroom	\$818.40 <u>941.16</u>
3	CATEGORY 8	New boiler installations over 200 kbtu	\$255.75 <u>294.11</u>
4	CATEGORY 9P/M	Surveys	\$279.00 <u>320.85</u>
5	CATEGORY 10P/M	Condominium conversions	\$339.45 <u>390.37</u>
6	BOILER MAINTENANCE PROGRAM	(Permit to operate– PTO) See Table 1A-M– Boiler Fees for additional boiler-related fees.	\$48.36 <u>55.61</u> each
7	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

1. Plan Review ~~\$173.94~~200.00 per hour
2. Inspection ~~\$158.10~~181.82 per hour, ~~\$167.40~~192.51 per hour for OSHPD inspection
3. Administration ~~\$96.72~~111.23 per hour, with a minimum charge of ~~\$48.36~~55.61 for 30 minutes or less

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

2 **SCHEDULE**

3 A. Permit applicants are required to itemize the proposed scope of work and select
4 the appropriate category and fee amount.

5 B. Separate permits are required for each structure, condominium unit, existing
6 dwelling unit (except in R3 occupancies), common area, commercial office floor or individual
7 tenant space.

8 C. Standard hourly permit issuance and inspection rates shall apply for installations
9 not covered by this fee schedule.

10 D. Fees shall be paid in full prior to obtaining: occupancy approval, job card signature,
11 permission to energize, or final signoff, as applicable.

12 E. For the purpose of fee calculation: appliances and utilization equipment each count
13 as one outlet or device in addition to receptacles, switches, and light outlets.

14 F. All permit fees related to reviewing the installation of pedestrian level lighting are
15 hereby waived for any permit issued for such activities for Small Business Enterprises during
16 the month of May. For purposes of this Section, a Small Business Enterprise shall be a
17 business that has 100 or fewer employees. The Planning Department and the Department of
18 Building Inspection shall establish process by which those two departments will certify that an
19 applicant is a Small Business Enterprise for the purpose of this Section and Section 355 of the
20 Planning Code.

21 See Table 1A-R for refund policy.

22 See Table 1A-J for permit extensions.

23
24 **Category 1**

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

1 Up to 10 outlets and/or devices ~~\$148.80~~171.12

2 11 to 20 outlets and/or devices ~~\$223.20~~256.68

3 Up to 40 outlets and/or devices, includes up to 200 Amp service upgrade ~~\$279.00~~320.85

4 * More than 40 outlets and/or devices ~~\$390.60~~448.85

5 * Buildings of 5,000 to 10,000 sq. ft. ~~\$558.00~~641.70

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7 **Category 2**

8 **General Wiring: Nonresidential Buildings & Residential Buildings over 10,000 sq.**
9 **ft.**

10 Up to 5 outlets and/or devices ~~\$223.20~~256.68

11 6 to 20 outlets and/or devices ~~\$334.80~~385.02

12 * Areas up to 2,500 sq. ft. ~~\$446.40~~513.36

13 * 2,501 to 5,000 sq. ft. ~~\$669.60~~770.04

14 * 5,001 to 10,000 sq. ft. ~~\$1,116.00~~1,283.00

15 * 10,001 to 30,000 sq. ft. ~~\$2,232.00~~2,567.00

16 * 30,001 to 50,000 sq. ft. ~~\$4,464.00~~5,134.00

17 * 50,001 to 100,000 sq. ft. ~~\$6,696.00~~7,700.00

18 * 100,001 to 500,000 sq. ft. ~~\$13,392.00~~15,401.00

19 * 500,001 to 1,000,000 sq. ft. ~~\$30,132.00~~34,652.00

20 * More than 1,000,000 sq. ft. ~~\$60,264.00~~69,304.00

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

22
23 **Category 3**

24 **Service Distribution and Utilization Equipment**

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

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

3 225 amps rating or less ~~\$223.20~~256.68

4 250 to 500 amps ~~\$334.80~~385.02

5 600 to 1000 amps ~~\$446.40~~513.36

6 1,200 to 2,000 amps ~~\$669.60~~770.04

7 More than 2,000 amps ~~\$892.80~~1,026.72

8 600 volts or more ~~\$892.80~~1,026.72

9 150 kva or less ~~\$223.20~~256.68

10 151 kva or more ~~\$334.80~~385.02

11 Fire Pump installations ~~\$446.40~~513.36

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13 **Category 4**

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

15 **(Use Category 4 for installations separate from the scope of work in Categories**
16 **1 or 2)**

17 Up to 2,500 sq. ft. ~~\$223.20~~256.68

18 2,501 to 5,000 sq. ft. ~~\$334.80~~385.02

19 5,001 to 10,000 sq. ft. ~~\$669.60~~770.04

20 10,001 to 30,000 sq. ft. ~~\$1,116.00~~1,283.00

21 30,001 to 50,000 sq. ft. ~~\$2,232.00~~2,567.00

22 50,001 to 100,000 sq. ft. ~~\$4,464.00~~5,134.00

23 100,001 to 500,000 sq. ft. ~~\$6,696.00~~7,700.00

24 500,001 to 1,000,000 sq. ft. ~~\$15,066.00~~17,326.00

25 More than 1,000,000 sq. ft. ~~\$30,132.00~~34,652.00

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

3 Buildings of not more than 6 dwelling units ~~\$334.80~~385.02

4 Buildings of not more than 12 dwelling units ~~\$446.40~~513.36

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

6 Building up to 3 floors ~~\$669.60~~770.04

7 4-9 floors ~~\$1,339.20~~1,540.08

8 10-20 floors ~~\$2,232.00~~2,567.00

9 21-30 floors ~~\$4,464.00~~5,134.00

10 More than 30 floors ~~\$6,696.00~~7,700.00

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12 **Category 5**

13 **Miscellaneous Installations**

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

16
17 Remodel/Upgrade of Existing Hotel Guest/SRO Rooms

18 Up to 6 rooms ~~\$279.00~~320.85

19 Each additional group of 3 rooms ~~\$139.50~~160.43

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21 Data, Communications, and Wireless Systems

22 10 cables or less Exempt

23 11 to 500 cables ~~\$158.10~~181.82

24 Each additional group of 100 cables ~~\$23.25~~26.74

1 Security Systems, 10 components or less ~~\$158.10~~181.82
2 Each additional group of 10 components ~~\$9.30~~10.70
3 Includes installations and devices that interface with life safety systems; excludes
4 installations in R3 Occupancies
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6 Office Workstations, 5 or less ~~\$158.10~~181.82
7 Each additional group of 10 workstations ~~\$46.50~~53.48
8
9 Temporary Exhibition Wiring, 1 to 100 booths (1 inspection) ~~\$223.20~~256.68
10 Each additional group of 10 booths ~~\$23.25~~26.74
11
12 Exterior Electrical Sign ~~\$158.10~~181.82
13 Interior Electrical Sign ~~\$158.10~~181.82
14 Each Additional Sign, at the same address ~~\$37.20~~42.78
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16 Garage Door Operator (Requiring receptacle installation) ~~\$158.10~~181.82
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18 Quarterly Permits ~~\$348.75~~401.06
19 Maximum five outlets in any one location
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21 Survey, per hour or fraction thereof ~~\$158.10~~181.82
22 Survey, Research, and Report preparation, per hour or fraction thereof ~~\$279.00~~320.85
23
24 Witness Testing: life safety, fire warning, emergency, and energy management systems
25 Hourly Rate ~~\$158.10~~181.82

1 Additional hourly rate ~~\$158.10~~181.82

2 Off-hour inspections: (two hour minimum) ~~\$316.20~~363.63

3 Additional off-hourly rate ~~\$237.15~~272.72

4
5 Energy Management, HVAC Controls, and Low-Voltage Wiring Systems

6 1-10 floors (3 inspections) ~~\$446.40~~513.36

7 Each additional floor ~~\$46.50~~53.48

8
9 Solar Photovoltaic Systems

10 10 KW rating or less ~~\$158.10~~181.82

11 Each additional 10 KW rating ~~\$93.00~~106.95

12 Standard Hourly Inspection Rate See Table 1A-D

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

15 1. Bleachers Permit Fee:	See Table 1A-A for New Construction Fees
16 2. Chimney and Flue Permit Fee:	See Table 1A-A for New Construction Fees
17 3. Demolition Permit Fee:	See Table 1A-A for New Construction Fees
18 4. Extra Permit Work: 19 (exceeding scope)	2 times the standard fees for work remaining to be done or not covered in original permit 20 scope
21 5. Garage Door Permit Fee: 22 Each garage door in an existing 23 building	\$148.80 <u>171.12</u>
24 6. Grading Permit Fee:	See Table 1A-A for New Construction Fees

1	7. House Moving Permit Fee:	Standard Hourly Inspection Rate - Minimum 3 Hours
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3	8. Recommencement of Work Not Completed:	Standard Inspection Fee per Table 1A-G; See also Table 1A-B– Commencement of Work Not Started
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6	9. Reroofing Permit Fee:	\$148.80 <u>171.12</u> for Single-Family homes and duplexes \$223.20 <u>256.68</u> for all others
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9	10. Strong Motion Instrumentation Program Fee:	
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11	Group R Occupancies of 3 stories or less, except hotels and motels	0.00013 times the valuation
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13	Hotels and motels, all buildings greater than 3 stories, all occupancies other than Group R	0.00024 times the valuation
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16	Minimum fee	\$1.60
17	11. Subsidewalk Construction Permit Fee:	See Table 1A-A for New Construction Fees
18		
19	Construction	
20	12. Construction of impervious surface in the required front and setback area	\$148.80 <u>171.12</u>
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TABLE 1A-G – INSPECTIONS, SURVEYS AND REPORTS

23	1. Standard Hourly Rate	See Table 1A-D
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2. Off-hours inspection	Standard Hourly Inspection Rate - Minimum Two Hours plus permit fee
3. Pre-application inspection	Standard Hourly Inspection Rate - Minimum Two Hours
4. Re-inspection fee	Standard Hourly Inspection Rate
5. Report of residential records (3R)	\$148.80 <u>171.12</u>
6. Survey of nonresidential buildings:	Standard Hourly Inspection Rate - Minimum Two Hours
7. Survey of residential buildings for any purpose or Condo Conversions:	
Single unit	\$1,627.50 <u>1,871.63</u>
Two to four units	\$2,139.00 <u>2,459.85</u>
Five + units	\$2,139.00 <u>2,459.85</u> plus Standard Hourly Inspection Rate
Hotels:	
Includes 10 guestrooms	\$1,627.50 <u>1,871.63</u>
11 + guestrooms	\$2,139.00 <u>2,459.85</u> plus \$39.53 <u>59.30</u> per guestroom over 11
8. Temporary Certificate of Occupancy	Standard Hourly Inspection Rate - Minimum Two Hours

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TABLE 1A-J – MISCELLANEOUS FEES

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1. Central Permit Bureau Processing Fee for Miscellaneous Permits from other disciplines	Standard Administration Hourly Rate - Minimum One-Half Hour
2. Building numbers (each entrance)	\$96.72 <u>111.23</u> NEW ADDRESSES \$195.30 <u>224.60</u> CHANGE OF EXISTING ADDRESS OR LOT NUMBER
3. Extension of time: application cancellation and permit expiration:	
Each application extension (in plan review)	\$148.80 <u>171.12</u> plus 20% of All Plan Review Fees
Each permit extension	\$148.80 <u>171.12</u> plus 10% of All Permit Issuance Fees
4. Product approvals:	
General approval - initial or reinstatement	Standard Hourly Plan Review Rate - Minimum Three Hours
General approval - modification or revision	Standard Hourly Plan Review Rate - Minimum Three Hours
General approval - biannual renewal	Standard Hourly Plan Review Rate - Minimum Three Hours
5. 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
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

1. Abatement Appeals Board hearing, filing fee	\$158.10 <u>181.82</u> per case
2. Board of Examiners filing fees:	
Each appeal for variance from interpretation of code requirements	Standard Hourly Plan Review Rate - Minimum Two Hours
Each appeal for approval of substitute materials or methods of construction	Standard Hourly Plan Review Rate - Minimum Four Hours
3. Building Official's abatement order hearing	Standard Hourly Plan Review Rate - Minimum Two Hours
4. Emergency order	Standard Hourly Plan Review Rate - Minimum Two Hours
5. Exceeding the scope of the approved permit	2 times the issuance fee
6. Access Appeals Commission:	
Filing fee	Standard Hourly Plan Review Rate - Minimum Two Hours per appeal
Request for a rehearing	Standard Hourly Plan Review Rate - Minimum Two Hours
7. Lien recordation charges	\$173.91 <u>200.00</u> or 10 percent of the amount of the unpaid balance, including interest, whichever is greater
8. Work without permit: investigation fee:	
Building, Electrical, Plumbing or Mechanical Code violations	9 times the Permit Issuance Fee plus the original permit fee

1	9. Building Inspection Commission hearing	
2	fees:	
3	Notice of appeal	Standard Hourly Plan Review Rate - Minimum Four Hours
4		
5	Request for jurisdiction	Standard Hourly Plan Review Rate - Minimum Four Hours
6		
7	Request for rehearing	Standard Hourly Plan Review Rate - Minimum Two Hours
8		
9	10. Additional hearings required by Code	Standard Hourly Plan Review Rate - Minimum Four Hours
10		
11	11. Violation monitoring fee (in-house)	Standard Administration Hourly Rate - Minimum One-Half Hour Monthly
12		
13	12. Failure to register vacant commercial	
14	storefront	4 times the registration fee

TABLE 1A-L – PUBLIC INFORMATION

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17		
18	1. Public notification and record keeping	
19	fees:	
20	Structural addition notice	Standard Administration Hourly Rate - Minimum One-Half Hour
21		
22	Affidavit record maintenance	\$15.00
23		
24	Posting of notices (change of use)	Standard Administration Hourly Rate - Minimum One-Half Hour
25		

1	Requesting notice of permit issuance (each address) per year	Standard Administration Hourly Rate - Minimum One-Half Hour
2		
3	30-inch by 30-inch (762 mm by 762 mm) sign	\$15.00
4		
5	2. Demolition:	
6	Notice of application and permit issuance by area/interested parties:	
7		
8	1 area (1 area = 2 blocks)	\$96.72 <u>111.23</u> <i>per annum per yearly fee for each</i> area
9		

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11 **TABLE 1A-M – BOILER FEES**

12	Permit to install or replace	See Table 1A-C - Category 8
13		
14	Permit to operate (certificate issued)	Standard Administration Hourly Rate - Minimum One-Half Hour
15		
16	Renew permit to operate (certificate issued)	Standard Administration Hourly Rate - Minimum One-Half Hour
17		
18	Replacement of issued permit to operate	Standard Administration Hourly Rate - Minimum One-Half Hour
19		
20	Connection to utility company provided steam (includes permit to operate)	Standard Administration Hourly Rate - Minimum One-Half Hour
21	Boiler Maintenance Program	\$48.36 <u>55.61</u>

22 * * * *

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

24		INITIAL INSPECTION	COMPLIANCE
25			INSPECTION

1	Single-family dwellings and	\$158.10 <u>181.82</u>	\$79.05 <u>90.91</u>
2	two-family dwellings		
3	Apartment houses and		
4	residential hotels:		
5	Up to 20 rooms	\$237.15 <u>272.72</u>	\$118.58 <u>136.37</u>
6	Each additional 10 rooms	\$79.05 <u>90.91</u>	\$48.36 <u>55.61</u>
7	or portion thereof		
8	Energy reports and		\$48.36 <u>55.61</u>
9	certificates:		
10	Filing fee for appeals:		\$96.72 <u>111.23</u>
11	Certification of qualified		\$186.00 <u>213.90</u>
12	energy inspector:		

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:	\$52.00 <u>60.00</u> per rental unit
18	2. Apartment house license fees:	
19	Apartment houses of 3 to 12 units	\$326.00 <u>375.00</u> per annum
20	Apartment houses of 13 to 30 units	\$488.00 <u>561.00</u> per annum
21	Apartment houses of more than 30 units	\$488.00 <u>561.00</u> and \$55.00 <u>63.00</u> for each additional 10 units or portion thereof
22	3. Hotel license fees:	
23	Hotels of 6 to 29 rooms	\$256.00 <u>294.00</u> per annum
24		
25		

Hotels of 30 to 59 rooms	\$470.00 <u>541.00</u> per annum
Hotels of 60 to 149 rooms	\$584.00 <u>672.00</u> per annum
Hotels of 150 to 200 rooms	\$660.00 <u>759.00</u> per annum
Hotels of more than 200 rooms	\$660.00 <u>759.00</u> and \$55.00 <u>63.00</u> for each additional 25 rooms or portion thereof

TABLE 1A-Q – HOTEL CONVERSION ORDINANCE FEES

Annual unit usage report	\$96.72 <u>113.23</u>
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
2. Challenge to claims of exemption:	
Usage report	\$48.36 <u>55.61</u>
Claim of exemption based on low-income housing	\$316.20 <u>363.63</u>
Claim of exemption based on partially completed conversion	\$474.30 <u>545.45</u>
3. Complaint of unlawful conversion	\$48.36 <u>55.61</u>
Determination by Department of Real Estate and cost of independent appraisals	Actual costs
4. Initial unit usage report	\$316.20 <u>363.63</u>
5. Permit to convert	\$474.30 <u>545.54</u>

1	6. Request for hearing to exceed 25%	
2	tourist season rental limit:	
3	Inspection staff review - standard hourly	Standard Inspection Hourly Rate
4	inspection fee	
5	Statement of exemption - Hearing Officer fee	\$316.20 <u>363.63</u>
6	7. Unsuccessful challenge:	
7	Usage report:	
8	Inspection staff review - standard hourly	Standard Inspection Hourly Rate
9	inspection fee	
10	Statement of exemption - Hearing Officer	\$316.20 <u>363.63</u>
11	fee	
12	<u>8.</u> Request for winter rental:	
13	Standard hourly inspection fee	Standard Inspection Hourly Rate

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:

19	1. Application or Permit Issuance Fee:	
20	Building, plumbing, electrical or	Amount paid less \$160.00 <u>184.00</u> or actual
21	mechanical permit issuance fee	costs, whichever is greater. No refunds
22		given after work started.
23	Plan Review Fees (each)	Amount determined by the Building Official
24		less \$160.00 <u>184.00</u>
25		

	No Refund due after application deemed acceptable for Department of Building Inspection Plan Review
2. Miscellaneous Fees:	Amount paid less \$52.00 <u>59.80</u> No refunds less than \$52.00 <u>59.80</u>

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

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

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Robb Kapla
ROBB KAPLA
Deputy City Attorney

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City and County of San Francisco

Tails Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 230658

Date Passed: July 25, 2023

Ordinance amending the Building Code to increase fees charged by the Department of Building Inspection by 15%; and affirming the Planning Department's determination under the California Environmental Quality Act.

June 14, 2023 Budget and Appropriations Committee - CONTINUED

June 28, 2023 Budget and Appropriations Committee - RECOMMENDED

July 11, 2023 Board of Supervisors - CONTINUED ON FIRST READING

Ayes: 10 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Safai, Stefani and Walton
Excused: 1 - Ronen

July 18, 2023 Board of Supervisors - PASSED ON FIRST READING

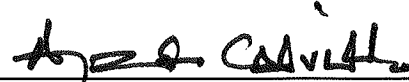
Ayes: 10 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Ronen, Safai, Stefani and Walton
Noes: 1 - Preston

July 25, 2023 Board of Supervisors - FINALLY PASSED


Ayes: 10 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Ronen, Safai, Stefani and Walton
Noes: 1 - Preston

File No. 230658

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 7/25/2023 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board



London N. Breed
Mayor

7/28/23

Date Approved