

COUNTY OF PLACER Community Development Resource Agency

BUILDING

Administrative Policy Building Fees: Residential Additions and Alterations > 3,000 sq.ft.

To: Building Department Staff

From: Curt Ryan & Ken Sibley

Approved: Tim Wegner, Chief Building Official

Effective Date: September 7, 2012

ISSUE:

The current feeing policy is ambiguous regarding when to assess a higher valuation on residential additions, and remodels for structures exceeding 3,000 square feet.

BACKGROUND/HISTORY:

The Building Division has historically clarified square footage calculations so as to be consistent and equitable in this determination. This policy shall provide guidance in the fee determination. The existing fee schedule does not currently provide clarification of how this fee shall apply to residential additions, and remodels.

ANALYSIS:

The current Building Division Fee Schedule provides a higher fee valuation rate, for all residential occupancies exceeding 3,000 square feet (calculated square footage includes both finished and unfinished areas), and all residential buildings located above 5,000 feet elevation regardless of square footage.

POLICY:

The following <u>shall be considered</u> in the determination of a higher fee valuation rate for additions and remodels, as set forth in the current Building Division Fee Schedule for all residential occupancies exceeding 3,000 square feet (includes both finished and unfinished areas).

- 1. All residential additions and remodels, located above 5,000 feet elevation regardless of square footage.
- 2. All residential additions exceeding 3,000 square feet (includes both finished and unfinished areas but, excludes decks and porches).
- 3. Remodel of an existing residence, when the area being remodeled exceeds 3,000 square feet.

- 4. Rebuild of a residential structure as defined in current policy Re-build vs. Remodel policy exceeding 3,000 square feet.
- 5. Permits issued for remodels with additions specifying a square footage of the combined areas exceeding 3000 square feet. (i.e. remodel of 1500 sq.ft. with an addition of 1600 sq.ft, for a total of 3100 sq. ft. of area within the scope of work, would warrant the higher fee valuation.)

The following <u>shall not be included</u> in the determination of the higher fee value as set forth in the current Building Division Fee Schedule for all residential occupancies less than 3,000 square feet (includes both finished and unfinished areas).

- 1. All occupancies located less than 5,000 feet elevation, that are also;
- 2. Remodels, or additions, totaling less than 3,000 square feet.
- 3. Decks and porches.