BUILDING DEPARTMENT FEE SCHEDULE

VALUATION. The determination of value or valuation under any provision of the Placer County Code shall be made by the Chief Building Official. The total valuation to be used within Fee Table 3-A shall be determined by using the ICBO Building Standards Valuation Data dated April 2002, as adopted by the Board of Supervisors and as adjusted by the Chief Building Official each July 1st according to the State of California Department of General Services California Construction Cost Index (CCCI) or as authorized by applicable laws. Valuation not listed in the Building Valuation Data shall be valued per the Building Valuation Data Supplemental below. The Building Valuation Data Supplemental may be expanded administratively by the Chief Building Official in order to clarify or cover additional types of work and situations.

Fees based on hourly rates shall be adjusted by the Chief Building Official each July1st according to the State of California Department of Industrial Relations "Consumer Price Index – California for All Urban Consumers" for the most recently available twelve (12) month reporting period. Any fees may be modified from time to time by resolution of the Board of Supervisors. The Chief Building Official shall maintain the current fee schedule; the Chief Building Official shall make the current fee schedule available for public review upon request.

The valuation to be used in computing the building permit fee shall be the total valuation of all construction work for which the permit is issued, as well as all roofing, mechanical, electrical, plumbing heating, air conditioning, elevators, fire extinguishing systems, racking systems, and any other permanently installed equipment affixed to the building or structure.

The valuation of grading, retaining walls, paving and other site work, and any demolition work, shall be included unless such work was included in other permits issued by the Building Services Division or other County departments.

The valuation data is used and intended to establish consistent criteria for calculating permit fees, and the calculated total valuation does not necessarily reflect actual costs. The County Assessor does not rely on this cost, but performs independent assessments of permitted work.

Where multiple valuation rates are given, the higher value shall apply for all occupancies larger than three thousand (3000) square feet (includes both finished and unfinished areas) and all buildings located above five thousand (5000) feet elevation regardless of square footage. Shell buildings and unfinished rooms/spaces shall be valued no less than eighty (80) percent of the above valuation. Each subsequent tenant improvement (TI) and/or permits to finish an area will be charged an amount based on the **valuation listed in the most current Building Valuation Data Supplemental**

Where the value of the proposed work is not listed in the ICBO publication **or the Building Valuation Data Supplemental** the valuation will be based upon the equivalent contract amount.

PLANCHECK & PROCESSING FEES

A. Full Plan Review Fee -	50% of the Fee as set forth in the Fee Schedule (Table 3-A). Applicable when plans are submitted. Includes plumbing, electrical, and mechanical review.
B. Limited Review & Processing Fee -	10% of the Fee as set forth in the Fee Schedule (Table 3-A) or $121.49. Applicable when review for compliance can be determined through a plot or site plan or referenced to a master plan previously reviewed and approved by the

department or when applicant contracts with one of County-approved 3rd Party Plan Review Companies.

C. Additional Plancheck & Processing Fee - Applicable when additional plan review is required due to: **1)** Incomplete or unacceptable response by applicant on deficiencies found during the plan review process which results in 3 or more rechecks/correction letters; **2)** significant revisions submitted after plan review is well underway; or **3)** revisions submitted during construction to reflect field changes. Fees for such reviews shall be at the following hourly rate: $121.49/hour of actual time spent with a minimum fee of $121.49.

D. Energy Compliance Review - Energy Compliance review will be $121.49 per application for valuations up to $400,000.00, and $121.49 plus .0001 x building valuation for projects exceeding $400,000.00. Additions and remodel projects with a valuation less than $50,000.00 will be charged $60.75.

E. Accessibility Compliance Review - Accessibility Compliance review will be $121.49 per application for valuations up to $400,000.00, and $121.49 plus .0001 x building valuation for projects exceeding $400,000.00. Additions and remodel projects with a valuation less than $50,000.00 will be charged $60.75. Apartments less than 3 units, Townhomes less than 4 units, and any other buildings exempt from accessibility are not subject to this fee.

PERMIT & INSPECTION FEES

A. Building Permit Fee - 50% of the Fee as set forth in the Fee Schedule (Table 3-A) in addition to any Electrical, Plumbing, and Mechanical Fees.

B. Limited Building Permit Fee - 50% of the Fee as set forth in the Fee Schedule (Table 3-A) or $121.49, whichever is greater. Applicable when inspection is associated with or referenced to a master plan previously reviewed and approved by the department.

C. Strong Motion Fee (Seismic) - Residential Occupancies 1 to 3 stories in height except hotels and motels: $13.00 per each $100,000 of building valuation. With a minimum fee of $.50

All Other Occupancies: $28.00 per each $100,000 of building valuation. With a minimum fee of $.50

Established to fund the acquisition of **strong-motion** instruments and installing and maintaining such instruments as needed in representative geologic environments and structures throughout the state.

Placer County will retain 5% of the total amount it collects for data utilization and administration.

D. Building Standards Commission SB1473 -	All Building Permits: $4.00 per $100,000 of building valuation or appropriate fractions thereof interpreted as $1.00 per each $25,000 of building valuation, with a minimum fee of $1.00. Established to fund development, adoption, publication, updating, and educational efforts associated with green building standards. Placer County will retain 10% of the total amount it collects for code enforcement education and administration.

ELECTRICAL INSPECTION FEES *

* An electrical permit is required for all electrical work regulated by the California Electrical Code. Fees for work not included in Items 1 – 9 below shall be calculated based on the contract amount of the work being performed using Table 3-B of the Placer County Fee Schedule. Where such electrical work is performed in conjunction with a building permit, the fee is added to that permit, and a separate electrical permit is not required.

1. New Residential	Table 3-B
2. Addition or remodel to existing dwelling	Table 3-B
3. New Commercial	Table 3-B
4. Shell Building Table 3-B	
5. Commercial alterations/ tenant improvements	Table 3-B
6. Electric service change (per service)	$121.49
7. Solar photovoltaic systems	
- Ground Mounted	$287.88
- Roof Mounted	$166.29
- Commercial Systems	1% of Valuation
8. Commercial signs	$121.49
9. Temporary electric service/pole/construction power	$121.49
10. Residential Generators	$243.03

MECHANICAL INSPECTION FEES *

* A mechanical permit is required for all mechanical work regulated by the California Mechanical Code. Fees for work not included in Items 1 - 6 below shall be calculated based on the contract amount of the work being performed using Table 3-B of the Placer County Fee Schedule. Where such mechanical work is performed in conjunction with a building permit, the fee is added to that permit, and a separate mechanical permit is not required.

1. New Residential	Table 3-B
2. Addition or alteration to existing dwelling	Table 3-B
3. New Commercial	Table 3-B
4. Shell Building	Table 3-B
5. Commercial alterations/ tenant improvements	Table 3-B
6. Mechanical change-outs	
- Commercial per unit	$121.49
- Residential per unit	$121.49

PLUMBING INSPECTION FEES *

* A plumbing permit is required for all plumbing work regulated by the California Plumbing Code. Fees for work not included in Items 1 - 6 below shall be calculated based on the contract amount of the work being performed using Table 3-B of the Placer County Fee Schedule. Where such plumbing work is performed in conjunction with a building permit, the fee is added to that permit, and a separate plumbing permit is not required.

1. New Residential	Table 3-B
2. Addition or alteration to existing dwelling	Table 3-B
3. New Commercial	Table 3-B
4. Shell Building	Table 3-B
5. Commercial alterations / tenant improvements	Table 3-B
6. Plumbing miscellaneous permit (each)	$121.49

(Water heater, softener, water and/or sewer line replacement, septic abandonment, etc.)

MISCELLANEOUS INSPECTION & FLAT RATE FEES

1. Re-inspection Fee	$121.49*
2. Extra inspection Fee/Inspection where no fee indicated	$121.49*
*Also See Section 15.04.050 G. 2.	
3. Inspection/After Hours – (each, 2 Inspection Minimum)	$182.28/hour
4. Imaging/processing/storage (applicable to all permits – Min. $22.91)	
Plans	$1.62/page
Letter & Legal documents	$.69/page
5. Swimming Pools	
Residential	$562.85
Residential - Above ground/enclosure	$389.26
Commercial	1% of Valuation
6. Re-roof	
Residential	$166.29
Commercial	1% of Valuation
7. Siding	
Residential	$166.29
Commercial	1% of Valuation
8. Window Change-out/Replacement	$243.03
9. Cell Towers	
New Tower	$607.56
Equip. Cabinet and Antenna Co-location	$364.52
Antenna Co-location Only	$121.49
10. Application to Board of Building Appeals	$118.59
11. Change of Occupancy (minimum 1 hour)	$121.49/hour
12. Investigation of Work without Permit	$121.49/hour*
*Also See Section 15.04.050 G. 9.	

Effective 7/01/2018

13. Expired Permit – New 2 year permit	$121.49/inspection
14. Administrative Fee	$121.49
15. Grading Fee	$41.53
16. Demolition permit fee	$121.49
17. Fire-Safe (driveway) regulation fee	$100.80
Areas covered by North Tahoe Fire District (Tahoe Office)	No Fee
18. Ag Building/Exempt, >10 acres	$35.58
Electrical, Mechanical, Plumbing for Ag Exempt	$41.68/each
19. Equipment	
Air Conditioning/Residential	$5.96
Air Conditioning/Commercial	$7.13
Fire Sprinkler System	$4.43

MOBILE HOME INSTALLATION

Mobile Home installation fees shall be based upon the latest version of Title 25 of the California Administrative Code. See Building Department Handout **CTR 105.3 -** Manufactured Home Fees.

Manufactured/Mobile Home (Primary, Secondary)

Foundation	$390.83
Piers	$271.06
Temporary	$239.54

BUILDING VALUATION DATA SUPPLEMENTAL

	$$/Sq.Ft.
New Single Family Dwelling	
>3000 sq. ft. or above 5000' elevation	$157.30
<3000 sq. ft. or below 5000' elevation	$114.57
2. Residential Additions	
>3000 sq. ft. or above 5000' elevation	$157.30
<3000 sq. ft. or below 5000' elevation	$114.57

Attached Garage/Storage	$41.36
3. Secondary residence/Auburn	$114.57
Secondary residence/Tahoe	$157.30
4. Residential Remodel (within existing floor area)	
>3,000 sq. ft. or above 5000' elevation	$78.66
<3,000 sq. ft. or below 5000' elevation	$57.27
If bathrooms are added or remodeled, add lump sum amount per bathroom with a max. $23,642.46	$12,182.96
If kitchen is remodeled, add lump sum amount	$13,646.17
If half-bath added or remodeled (no bathing facilities), add lump sum amount	$5,003.22
Garage Alteration/Remodel	$20.69
5. Converted from garage, basement, or unfinished area to living	
>3,000 sq. ft. or above 5000' elevation	$115.95
<3,000 sq. ft. or below 5000' elevation	$73.20
6. Rebuild on Existing Foundation (80% of New)	
>3,000 sq. ft. or above 5000' elevation	$125.85
<3,000 sq. ft. or below 5000' elevation	$91.67
Garage	$33.10
7. Unfinished Living/Storage/Attic	
>3,000 sq. ft. or above 5000' elevation	$125.85
<3,000 sq. ft. or below 5000' elevation	$91.67
8. Covered porch/deck	$28.29
9. Wood deck >30" above grade	$15.62
10. Finished Storage	
>3,000 sq. ft. or above 5000' elevation	$157.30
<3,000 sq. ft. or below 5000' elevation	$114.57

10. Outdoor Kitchen/BBQ-Covered and below 5000' elevation	$91.67
11. Residential rebuild on existing foundation	
>3,000 sq. ft. or above 5000' elevation	$125.85
<3,000 sq. ft. or below 5000' elevation	$91.67
Garage	$33.10
12. Guesthouse	
>3,000 sq. ft. or above 5000' elevation	$157.30
<3,000 sq. ft. or below 5000' elevation	$114.57
13. Sun Room, cabanas, or other similar structures	
Unconditioned	$39.48
Conditioned	$114.57
14. Patio Cover (including pre-fab or listed product)	$28.29
15. Fences over 6 foot above grade (projected area)	
Concrete or Masonry	$15.38
Wood	$1.88
16. Private Garage	$41.36
17. AG Building <10ac.	$41.36
18. Carport/Porte-Cochere	$28.29
19. Storage/shop/shed	$41.36
20. Greenhouse	$41.36
21. Pool House	$41.36
With mechanical and/or plumbing	$114.57
22. Breezeway	$28.29
24. Convert Patio to Living	$86.30

25. Commercial remodel or tenant improvement

Based on Construction Type and Occupancy Classification	20% of rate prescribed in Building Valuation Data Sheet
If restrooms are added or relocated, add lump sum per restroom	$12,521.98
If commercial kitchen is added, add lump sum	$20,988.05

TABLE 3-A

The basic fee shall be computed and paid as follows: This fee does not include electrical, mechanical, or plumbing "Permit & Inspection Fees." It does not include fees charged for energy compliance review, accessibility compliance review, seismic, nor does it include fees charged by other agencies.

VALUATION	BASIC FEE SCHEDULE
Residential (R-3 and Accessory):	$.007 x valuation/ minimum $40.00
Commercial and Industrial:	
$ 1—$ 500,000	$.007 x valuation/ minimum $121.49
$ 500,001—600,000	$3,500 + (.00455 x valuation exceeding $500,001
$ 600,001—700,000	$3,955 + (.0042 x valuation exceeding $600,001
$ 700,001—800,000	$4,375 + (.00385 x valuation exceeding $700,001
$ 800,001—900,000	$4,760 + (.0035 x valuation exceeding $800,001
$ 900,001—1,000,000	$5,110 + (.00315 x valuation exceeding $900,001
$ 1,000,001—AND GREATER	$5,425 + (.0028 x valuation EXCEEDING $ 1,000,000)

TABLE 3-B

Permit fees as referenced and based on valuation for Plumbing, Electrical, and Mechanical permits shall be computed individually and paid as follows: This table does not apply to residential permits $4,000.00 or less.

VALUATION	BASIC PERMIT FEE
Residential (R-3 and Accessory):	.001 x valuation
Commercial and Industrial:	
$ 1—$ 500,000	$.001 x valuation/ minimum $121.49
$ 500,001—600,000	$500 + (.00065 x valuation exceeding $500,001
$ 600,001—700,000	$565 + (.0006 x valuation exceeding $600,001
$ 700,001—800,000	$625 + (.00055 x valuation exceeding $700,001
$ 800,001—900,000	$680 + (.0005 x valuation exceeding $800,001
$ 900,001—1,000,000	$730 + (.00045 x valuation exceeding $900,001
$ 1,000,001—AND GREATER	$775 + (.0004 x valuation EXCEEDING $ 1,000,000)

(1) Projects $5,000,000 and greater pay a permit fee of 1% (.01) x valuation in addition to the plumbing, electrical, and mechanical inspection fees in Table 3-B. The amount in excess of the basic fee computed by Table 3-A and Table 3-B is subject to cost accounting on an hourly basis and refunds made available for any funds not used between the basic fee and the 1% permit fee.

For example, a $5,000,000 project would pay a 1% permit fee of $50,000. Tables 3-A and 3-B calculates a basic fee of $23,750 [(5,425 + .0028 x 4,000,000) + (775 + .0004 x 4,000,000) x 3 (P,E,M)]. Department time on the project would be cost accounted. The amount between the 1% deposit and the basic fee ($50,000 minus $23,750) would fund department costs above the basic fee. Any unused portion above the basic fee would be returned at the final of the project.

(2) Any project receiving a higher than normal level of service, such as extended hours to accommodate an expedited schedule, or continuous inspection, must pay the associated costs.