



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
BUILDING SERVICES DIVISION
County of Placer

TO: Board of Supervisors DATE: July 6, 2021

FROM: Steve Pedretti, Agency Director

BY: Gabe Armstrong, Building Manager

SUBJECT: Administrative Amendment to Plan Review and Inspection Service Contract with Shums Coda Associates, Inc. for the Tahoe City Lodge Project

ACTION REQUESTED

1. Approve an administrative amendment to replace Exhibit 4 to the Plan Review and Inspection Services Contract with Shums Coda Associates, Inc. for the Tahoe City Lodge Project.

BACKGROUND

On May 25, 2021, the Board of Supervisors approved a plan review and inspection services contract with Shums Coda for the Tahoe City Lodge project. Exhibit 4 to the contract requires replacement to current valuation tables for this type of project. No other changes are being requested with this action.

This type of contractual arrangement for plan review and inspection services has been used successfully with other large developments in providing services outside the division's normal course of business. It allows the developer to move forward at an expedited pace while the County ensures its State mandated California Code of Regulation, Title 24, requirements are met (Health and Safety Code 18941.5).

ENVIRONMENTAL CLEARANCE

This action is categorically exempt from environmental review pursuant to CEQA Guidelines section 15309 – Inspections since it is for performance of project inspection services.

FISCAL IMPACT

There is no net County cost associated with this action as all costs for County services and the plan review and inspection services by the consultant will be paid by the applicant, Kila Tahoe, LLC.

ATTACHMENT

Attachment A: Revised Exhibit 4: Building valuation data supplement

On file with the Clerk of the Board – Review and Inspection Services Contract

ATTACHMENT A

REVISED EXHIBIT 4: BUILDING VALUATION DATA SUPPLEMENT

Exhibit 4 County of Placer Community Development Resource Agency / Building Division Commercial Valuation Table

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 \$129.29 |
| \$ 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 \$129.29 |
| \$ 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.

Effective 7/01/2021