



***City of Isleton
Building Division
Permit Fee Schedule
2020***

Introduction

Fees collected for building and safety services support Building Division. Plan review fees pay for staff time and/or Consultants to check plans for code compliance. Permit fees pay for inspection services. All fees are identified in the City of Isleton Fee Schedule and are available for your review.

The Building Division has developed a simplified version of the building permit, life safety, disabled access, title-24 energy and green building plan review, electrical, plumbing and mechanical permit cost. This new flat fee schedule simplifies fees, services and terminology for the public and staff members.

Building permit fees and any required plan check fees are based on the value of the project. Electrical, plumbing, mechanical, Title-24 energy and Disabled Access fees are based on a percentage of the building permit fee. The determination of value or valuation under any of the provisions of the fee schedule shall be made by the Chief Building Official and may be adjusted annually.

Building Permit Valuations. The applicant for a permit shall provide an estimate permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems and equipment. If, in the opinion of the Chief Building Official, the valuation is un-estimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Chief Building Official. The final building permit valuation shall be set by the Chief Building Official.

This flat fee schedule was prepared in response to those requests regarding permit fees. Its purpose is to acquaint applicants with the various fees and processes involved in obtaining a building permit, whether for a new water heater, patio cover, residential roof-top solar, or HVAC replacement in an existing structure. This recognizes that all possible situations and requirements have not been addressed, but it is hoped that the majority of building permit applications have been covered.

Every effort has been made to ensure the accuracy of data presented in this fee schedule. However, if discrepancies are noted, please call our staff at (916) 777-7770. Fees presented in this fee schedule are those in effect as of date of adoption by the Council. All fee estimates are preliminary until plan review is complete. Staff will call you with a final fee quote when your permit is ready to be issued.

Fee Schedule

Building Permit Fee

Building Permit Fee for any other construction work that is not listed, the contract amount will be the valuation and the fee will be the “Valuation Fee” (minimum fee \$155.00) for one inspection.

Electrical Permit Fee

Electrical Permit Fee for any other electrical work that is not listed, the contract amount will be the valuation and the fee will be the “Valuation Fee” (minimum fee \$155.00) for one inspection.

Plumbing Permit Fee

Plumbing Permit Fee for any other plumbing work that is not listed, the contract amount will be the

valuation and the fee will be the “Valuation Fee” (minimum fee \$155.00) for one inspection.

Mechanical Permit Fee

Mechanical Permit Fee for any other mechanical work that is not listed, the contract amount will be the valuation and the fee will be the “Valuation Fee” (minimum fee \$155.00) for one inspection.

Plan Checking Fees:

Building Life Safety Plan Checking Fee:

- For one (1) and two (2) family dwellings, the plan review shall be 75%.
- For non-residential and multi-family residential, the plan review shall be 75%.
- For all other buildings and structures, the plan review shall be 75%.

Title-24 Energy Plan checking Percentage:

- For residential, multi-family residential, commercial and industrial the plan review fee shall be **10%** of the building permit fee.

CALGreen Building Standards Plan checking Percentage:

- For residential, multi-family residential, commercial and industrial the plan review fee shall be **15%** of the building permit fee.

Disable Access Plan Checking Fee Percentage:

- For multi-family residential, commercial and industrial the plan review fee shall be **15%** of the building permit fee.

Miscellaneous Permit Fees

| State Fees | |
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| California Building Standards Fee - Health and Safety Code Section 18931.6-18931.7 | |
| Project Valuation | Fee |
| \$1 – 25,000 | \$1 |
| \$25,001 – 50,000 | \$2 |
| \$50,001 – 75,000 | \$3 |
| \$75,001 – 100,000 | \$4 |
| Every \$25,000 or fraction thereof above \$100,000 | Add \$1 |
| Strong Motion Instrumentation Program - Public Resources Code Section 2700-2709.1 | |
| Project Valuation Construction Type | |
| Residential (minimum charge \$0.50) | \$13 per \$100,000 of Valuation, and fractions thereof |
| Commercial (minimum charge \$0.50) | \$28 per \$100,000 of valuation, and fractions thereof |
| Miscellaneous Administration Fee | |
| Technology Surcharge Fee | 6% of building permit fee |
| Permit Issuance Fee (per permit) | \$45.00 |
| Permit Extension Request Review Fee | \$77.50 |
| Plan Check Extension Request Review Fee | \$77.50 |
| Building Permit Refunds for Solar (50% of building permit fee, excluding plan | 50% |

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| Check fee). | |
| Duplicate Permit Card Fee (duplicate copy) | \$40.00 |
| Plan Re-issuance Fee (official copy creation, does not include copy costs) | \$77.50 |
| Temporary Certificate of Occupancy (includes inspection) | \$620. 00 |
| Official Certificate of Occupancy Certificate | \$40.00 |
| Reinstatement of Expired Permit; older than 12 months (excludes development impact fees and other agency fees) | 50% of current Fee schedule permit costs. |
| Inspection Fees | |
| Certified Access Specialist Program (CASp) Certificate | \$11.00 |
| Certified Access Specialist Program (CASp) Consultation and Inspection | \$1,240.00 |
| Special Inspection (minimum 1-hour) | \$155.00 hr. |
| Permit Fee for Inspections of Work Completed Without Permit | 2x Pm. Fee |
| Special Inspection Approval List | \$155.00 |
| Re-inspection Fee | \$155.00 |
| Plan Review Fees | |
| Plan review. When a plan or other data is required to be submitted for review, the plan review fee for each building or Structure shall be 70% of the building permit fee as shown in Fee Schedule. | |
| Plan Check Extension Request Review Fee | \$ 77.50 |
| Deferred Submittal Request Fee (minimum 1 hour) | \$155.00 per hour |
| Plan Review Alternative Methods and Materials Review Fee (minimum 1 hour) | \$155.00 per hour |
| Plan Review of Soil Report | \$155.00 |
| Plan Review Consultation with Design Professionals (min.1 hr.) | \$155.00 |
| Revision to Permit/Plans (minimum ½ hour), Additional plan review required by changes, additions or revisions to plans (1 hr. min. charge) | \$155.00 minimum |
| For use of outside consultants for plan checking and inspections, or both | Actual cost |
| Energy Conservation Review. For review of California Code of Regulation Title 24 requirements for Energy Conservation, the fee Shall be equal to 10% of the building permit fee as shown in Table. | |
| Disable Access Review. For the review of California Code of Regulation Title 24 requirements for Accessibility for the physically disable, the fee shall be equal to 15% of the building permit fee. | |
| CALGreen Building Standards Review. For the review of California Code of Regulation Green Building Standards requirements for green building the fee shall be equal to 15% of the building permit fee. | |
| Expedited Plan Review (additional 50% cost above regular plan check fees) | 50% cost above regular Plan check |
| Single-family Production home plan review (Hourly; Minimum 1 hour); for subdivisions | \$155.00 |

| Permit Fees | Fee | Notes |
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| Demolition Permits: | | |
| Demolition (per building) additional fees may apply | \$316.00 | |
| Plan Check for Demolition | \$158.00 | |
| Residential Solar Permits - Per California Solar Permitting Guidebook – State Law | | |
| Residential Solar Plan Review Revision | \$77.50 | Minimum 1/2 hour Charge |
| Residential Roof Mount Solar 15kW or Less | \$370.00 | Flat rate includes plan review. |

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| | | Excludes electrical equipment. |
| Residential Roof Mount Solar Permit MORE than 15kW | \$500.00 | Plus \$15.00 per kW above 15kW. Excludes electrical equipment. |
| Residential Ground Mount Solar Permit 15kW or Less Residential ground mount; panels and equipment only (Excludes piers/foundation; piers/foundation shall be based on valuation) | \$370.00 | Flat rate - includes plan review. Excludes electrical equipment . |
| Residential Ground Mount Solar Permit <u>more than</u> 15kW. Residential ground mount; panels and equipment only (Excludes piers/foundation; piers/foundation shall be based on valuation) | \$500.00 | Plus \$15.00 per kW above 15kW. Excludes electrical equipment. |
| Commercial Solar Permits - Per California Solar Permitting Guidebook | | |
| Commercial Roof Mount Solar Plan Review Revisions | \$155.00 | 1-hour minimum |
| Commercial Roof Mount Solar 50kW or Less | \$1,000.00 | Flat rate-includes plan review. Excludes electrical equipment. |
| Commercial Roof Mount Solar 50kW to 250kW | \$1,000.00 | Plus \$7.00 per kW above 50kW. Excludes electrical equipment. |
| Commercial Roof Mount Solar more than 250kW | \$2,400.00 | Plus \$5.00 per kW above 250kW. Excludes electrical equipment. |
| Commercial Ground Mount Solar Plan Review - Piers | Based on Valuation | |
| Commercial Ground Mount Solar 50kW or Less | \$939.00 | Panels and PV equipment only (Excludes piers/foundation), Excludes electrical equipment. |
| Commercial Ground Mount Solar 50kW to 250kW | \$939.00 | Panels and PV equipment only (Excludes piers/foundation), Excludes electrical equipment. |
| Commercial Ground Mount Solar more than 250kW | \$1,659.00 | Panels and PV equipment only (Excludes piers/foundation), Excludes electrical equipment. |
| Commercial Ground Mount Solar Piers/Foundation | Based on Valuation | |
| Pool/Spa Permits | | |
| Residential swimming pool/spa or Hot tub plan review, per hour (minimum 1-hour) | \$158.00 | |
| Residential in-ground swimming pool permit | \$775.00 | |
| Residential swimming pool remodel permit | \$465.00 | |
| Residential spa or hot tub permit (self-contained above ground) | \$310.00 | |
| Commercial swimming pool/ spa permit | Based on valuation | |

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| Re-roof | |
| Residential re-roof permit (2-Inspections) | \$310.00 |
| Residential multi-family re-roof permit (2-Inspections per building) | \$310.00 |

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| Commercial re-roof permit (3-Inspections for buildings over 10,000 sq. ft.) | \$465.00 |
| Window installation or replacement permit (floor plan required for plan review, rough frame, and final inspection required) | |
| Residential windows/ Patio Doors Replacement (Excludes Plan Check) Per Single-family dwelling or multi-family dwelling. | \$310.00 |
| Plan check fee – Minimum ½-hour | \$77.50 |
| Patio covers | |
| Plan review (minimum 1-hour) | \$155.00 |
| Patio Covers Less than 500 sq. ft., wood or metal construction) | \$310.00 |
| Decks or trellis Less than 500 sq. ft. | \$310.00 |
| Plan review for decks or trellises (minimum 1-hour) | \$155.00 |
| Sign installation permit | |
| Plan review for sign (s), minimum ½-hour | \$ 77.50 |
| Painted or illuminated | \$155.00 |
| Monument (painted or illuminated) | \$310.00 |
| Cellular Tower Installation permit | |
| Plan review (minimum 1-hour, based on valuation table) | \$155.00 |
| Cellular, free standing Monopole | Valuation |
| Cellular, co-location (adding antenna's and/or equipment) | \$310.00 |
| Utility Cabinet | \$155.00 |
| Manufactured home set-up/installation | |
| Application fee | \$ 57.00 |
| Plan review (minimum 1-hour) | \$155.00 |
| Installation with Standard Plan Approval (SPA) | \$620.00 |
| Non-Standard Plan Approval (SPA), engineered foundation system | Based on valuation |
| Electrical | \$155.00 |
| Plumbing | \$155.00 |
| Accessory Structures | Based on valuation |
| Commercial Coach set-up/installation | Based on valuation |
| Miscellaneous Electrical | |
| Temporary power pole/service | \$155.00 |
| Vehicle charging stations (Less than 2 outlets). Excludes plan review | \$155.00 |
| Vehicle charging stations (more than 2 outlets). Excludes plan review | \$310.00 |
| Restoration of service (1-inspection) | \$155.00 |
| Electrical service meter and/or sub-panel installation | |
| Up to 200 amperes | \$155.00 |
| 325 to 1,000 amperes. Excludes plan review | \$233.00 |
| Over 1,000 amperes. Excludes plan review | \$310.00 |
| Miscellaneous Plumbing | |
| Water heater installation/replacement (1-inspection) | \$155.00 |
| Restoration of service (1-inspection) | \$155.00 |
| Tankless Water Heater (1-inspection) | \$155.00 |
| Commercial Boilers- Refrigerator Units- 4 Ton HVAC Units | |
| Based on construction valuation cost | |
| Miscellaneous Mechanical: | |
| Residential HVAC installation/replacement: | |
| Furnace, A/C condenser and duct work | \$310.00 |
| Furnace and/or A/C condenser only | \$155.00 |

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| Wall furnace or Wall Heater Only | \$155.00 |
| Air/Heat Duct Work Only | \$155.00 |
| Commercial HVAC installation/replacement: | |
| Furnace, A/C condenser and duct work | Based on Valuation |
| Furnace and/or A/C condenser only | \$310.00 |
| Fireplace installation/replacement: | |
| Prefabricated or metal (U.L. or listed recognized testing agency; EPA. approved) | \$155.00 |
| Masonry with gas fireplace insert (EPA approved) | \$155.00 |
| Building Code Violation Inspection Fees | |
| Substandard Housing Complaint Inspection (per hour) | \$155.00 |
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Permit Fees

Current state law requires that fees charged by a local enforcing agency for permit processing and inspection cannot exceed the reasonable cost of providing the service for which the fee is charged. In other words, fee revenue must only be used to defray the cost of permit processing and enforcement and cannot be used for general revenue purposes. These requirements are contained in Government Code Section 65850.55, Government Code Section 66016 and State Health and Safety Code Section 17951.

Government Code Section 66015 further sets specific limits on the amount local enforcing agencies can charge for solar PV permit fees. Fees in excess of these limits must be explicitly justified and are prohibited unless the municipality determines that it has already adopted a streamlined permit approval process.

According to state law, a residential permit fee means the sum of all charges levied by a city, county, city and county, or charter city in connection with the application for a solar energy system.

Permit Fee Limits for PV

| Residential | | Commercial | |
|-----------------|---------------------------------|------------------|----------------------------------|
| 15 kW or less | \$450 | 50 kW or less | \$1000 |
| More than 15 kW | \$500 + \$15 per kW above 15 kW | 50 kW – 250 kW | \$1000 + \$7 per kW above 50 kW |
| | | More than 250 kW | \$2400 + \$5 per kW above 250 kW |

Permit Fee Limits for Solar Thermal

| Residential | | Commercial | |
|-------------------------------|---|--|--|
| 10 kW _{th} or less | \$450 | 30 kW _{th} or less | \$1000 |
| More than 10 kW _{th} | \$450 + \$15 per kW _{th} above 10 kW _{th} | 30 kW _{th} – 260 kW _{th} | \$1000 + \$7 per kW _{th} above 30 kW _{th} |
| | | More than 260 kW _{th} | \$2610 + \$5 per kW _{th} above 260 kW _{th} |

Continuing cap on fees for solar roof permits

AB 1414 Lowers and extends a cap on permit fees a city or county may charge for solar energy systems. Under this bill, the maximum permit fee a city or county may charge is as follows: For residential photovoltaic (PV) systems the fee shall not exceed \$450 plus \$15 per kilowatt for each kilowatt above 15 kilowatts; For residential thermal systems the fee shall not exceed \$450 plus \$15 per kilowatt thermal for each kilowatt thermal above 10 kilowatt thermal;

22 Environmental Quality; For commercial PV systems the fee shall not exceed \$1,000 for systems up to 50kW plus \$7 per kilowatt for each kilowatt between 51 kilowatts and 250 kilowatts, plus \$5 per kilowatt for each kilowatt above 250 kilowatts; For commercial thermal systems the fee shall not exceed \$1,000 for systems up to 30 kilowatt thermal, plus \$7 per kilowatt thermal for each kilowatt thermal between 30 kilowatt thermal and 260 kilowatt thermal, plus \$5 per kilowatt thermal for each kilowatt thermal above 260 kilowatt thermal.

This bill also allows a city or county to charge permit fees in excess of the cap if there are written findings in a resolution or ordinance that provide substantial evidence that the reasonable cost to issue the permit is higher than the cap. This measure sunsets on **January 1, 2025**.