

ATTACHMENT A

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

R E S O L U T I O N

R-21-148

RESOLUTION TO ADOPT THE COUNTY OF SAN JOAQUIN
COMMUNITY DEVELOPMENT DEPARTMENT BUILDING PERMIT FEE SCHEDULE

WHEREAS, The Community Development Department provides various Building Services to the public including, but not limited to, processing applications, reviewing plans, issuing building permits and building inspections; and

WHEREAS, Government Code Section 66016 applies to fees authorized in Health & Safety Code sections 17951, 19132.3 and 19852, consisting of primarily fees for processing applications, reviewing plans, issuing building permits and building inspections (Building Services); and

WHEREAS, The Community Development Department seeks to recover cost for staff time spent providing Building Services.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of San Joaquin hereby adopts the following County of San Joaquin Community Development Department Building Permit Fee Schedule.

This Building Permit Fee Schedule shall be in effect January 31, 2022.

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of San Joaquin hereby rescinds Resolution No. R-11-229.

PASSED AND ADOPTED October 26, 2021, by the following vote of the Board of Supervisors, to wit:

AYES: **Villapudua, Miller, Winn, Rickman, Patti**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

Tom Patti

TOM PATTI
Chairman, Board of Supervisors
County of San Joaquin
State of California

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
County of San Joaquin
State of California



Rachél DeBord



Building Permit Fee Schedule

Effective January 31, 2022

A) BUILDING PERMIT FEE TABLE (See footnotes a. b. c. d.)	
Building Valuation	Building Permit Fee
\$1.00 to \$500.00	\$150.00
\$501.00 to \$2,000.00	\$150.00 for the first \$500.00 plus \$1.67 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$175.00 for the first \$2,000 plus \$12.66 for each additional \$1,000 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$466.00 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001 to \$100,000.00	\$718.50 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	1,068.50 for the first \$100,000.00 plus \$5.60.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001 to \$1,000,000.00	\$3,308.50 for the first \$500,000.00 plus \$4.75.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$ 1,000,000.00 and up	\$5,683.50 for the first \$1,000,000.00 plus \$3.65.00 for each additional \$1,000.00 or fraction thereof.
Footnotes	
<p>a. The total building valuation based on the 2018 ICC Building Valuation Data table for agricultural/wine storage or processing buildings classified as an S1, S2, F1 or F2 occupancy and agricultural buildings classified as a U occupancy, shall be reduced by 30% for enclosed buildings and 50% for attached or detached buildings that are open on no less than two sides. Agricultural greenhouse buildings classified as a U occupancy, shall be reduced by 75%.</p> <p>b. The total building valuation based on the 2018 ICC Building Valuation Data table for all occupancy types that are open on a minimum of two sides, shall be reduced by 30%.</p> <p>c. The total building valuation for Tennant Improvements that involve a change of occupancy shall be calculated as the greater of the following:</p> <ul style="list-style-type: none"> • The difference between the existing occupancy and the proposed occupancy square foot valuation using the 2018 ICC Building Valuation Data table, or • A minimum \$20.00 per square foot. <p>d. The total building valuation for a Tennant Improvement not involving a change of occupancy, or structures not identified with an occupancy type E.g. Cell Tower, the total building valuation shall be based on the total project valuation as provided by the applicant and approved by the Building Official.</p>	

B) PLAN REVIEW FEES

1) The plan Review fees for all building permits based on valuation shall be sixty-five percent (65%) of the building permit fee, as set forth in section A). (Use for all building permit types).	
2) Plan Review fees for repetitive submittals (Master Plans) shall be 65% of building permit fee, as set forth in section A) plus 10% of plan review fee. Subsequent plans \$150.00 each.	
3) Additional plan review hourly rate for revisions to approved plans:	\$150.00
4) Additional plan review hourly rate for reviews that exceed three (3):	\$150.00
5) Additional plan review hourly rate for processing job site plans, which were lost:	\$150.00
6) Minimum Fee For Any Plan Review Performed:	\$150.00

C) ADDITIONAL FEES AND SURCHARGE FEES

1) Strong Motion Instrumentation Program (S.M.I.P.) Fees. Fees are to comply with Public Resources Code, Chapter 8, Section 2705 (a):	Fees shall be as prescribed by the State of California Resources Agency
2) Imaging Fee to comply with Section 19850 of Section 1, Chapter 10 of the Health and Safety Code. All new residential and non-residential building plans, except agricultural buildings (U occupancies as defined in the current California Building Code).	Six percent (2%) of the building permit fee.
3) For Miscellaneous and all other permits and plans:	\$15.00
4) Information Technology Recovery Fee	Five percent (5%) of the building permit fee.
5) For Miscellaneous and all other permits and plans:	\$15.00
6) Disabled access surcharge Multi-Family residential and Commercial projects:	Ten percent (10%) of the building permit fee.
7) Energy Compliance Surcharge for all residential and commercial new construction building permits:	Fifteen percent (15%) of the building permit fee.
8) Green Compliance Surcharge for residential and commercial new construction building permits:	Ten percent (10%) of the building permit fee.
9) General Plan Implementation. Fees are to comply with section 66014 of the Government Code:	Five percent (5%) of the Building, Plumbing, Mechanical and Electrical Permit Fee.

10) Pre inspection fee of building/structure prior to alteration or relocation. Residential including SFR, mobile/manufactured home: Commercial including commercial coach:	\$200.00 \$300.00
11) Investigation Fee: Where work for which a permit is required is started or proceeded with prior to the obtaining of such permit, the fees shall be doubled. Fee to comply with Section 19132.5 of the Health & Safety Code.	Double fee applies to all building permit types.
12) Re-Inspection Fee: (Additional fee that may be charged after two consecutive failed inspections of the same item)	\$150.00 each
13) Minimum Fee For Any Building Work Requiring a Permit:	\$150.00
14) Change of Contractor Fee:	\$55.00
15) Temporary Occupancy review and issuance:	\$250.00
D) APPEALS	
1) Any appeal application for the Building Board of Appeal:	\$300.00
E) GRADING FEES	
1) Grading Permit First 1000 cubic yards (Including plan review): Each additional 1000 cubic yards:	\$500.00 \$25.00
2) Storm drain piping, drain inlets, and catch basins. First 5: Each additional 5:	\$350.00 \$50.00
3) Light standards. (See section H) for additional electrical fees). When included with a grading permit: When not include with a grading permit first 5: Each additional 5.	\$250.00 \$400.00 \$50.00
F) SCHEDULE OF FEES FOR PLUMBING PERMITS AND INSPECTIONS	
1) For residential new construction, addition to or remodel of single-family or multifamily dwellings associated with a building permit, \$0.06 x the square footage of the dwelling(s), or \$150.00 whichever is greater:	Total plumbing fee not to exceed \$350.00
2) For commercial and industrial new construction, addition to or remodel of commercial and industrial buildings associated with a building permit based on valuation, \$0.001 x total building valuation in accordance with Section A. or a minimum fee of \$150.00 whichever is greater:	Total plumbing fee not to exceed \$5,000.00
3) Water heater replacement. First water heater: Each additional:	\$150.00 \$25.00

4) Plumbing fixture replacement. First 3 fixtures: Each additional fixture: Additional fee when DWV or water piping extension/replacement is required:	\$150.00 \$25.00 \$25.00
5) New plumbing fixture installation. (Fee includes plan review). First 3 fixtures: Each additional fixture: Additional inspection required if underground piping installation included:	\$170.00 \$25.00 \$150.00 per inspection.
6) New or replacement of gas piping system. (Fee includes plan review). First 5 fixtures: Each additional fixture:	\$170.00 \$25.00
7) Sewer connection:	\$150.00
8) Sand oil or grease interceptor installation. (Fee includes plan review) First unit: Each additional unit:	\$430.00 \$100.00
9) Moved Building or Dwelling plumbing connections: When plan review is required:	\$150.00 \$150.00 per hour
10). Manufactured Home, Mobile Home, Commercial Coach plumbing connections: When plan review is required:	\$150.00 \$150.00 per hour
11) Re-Inspection Fee: (Additional fee that may be charged after two consecutive failed inspections of the same item)	\$150.00 each
12) Minimum Fee For Any Plumbing Work Requiring a Permit:	\$150.00 each
13) Miscellaneous plumbing items not listed, non-standard or complex (as determined by the building official) actual time at staff hourly rates.	
G) SCHEDULE OF FEES FOR MECHANICAL PERMITS AND INSPECTIONS	
1) For residential new construction, addition to or remodel of single-family or multifamily dwellings associated with a building permit, \$0.06 x the square footage of the dwelling(s), or minimum fee of \$150.00 whichever is greater:	Total mechanical fee not to exceed \$350.00
2) For commercial and industrial new construction, addition to or remodel of commercial and industrial structures associated with a building permit based on valuation, \$0.001 x total building valuation in accordance with Section A. or a minimum fee of \$150.00 whichever is greater:	Total mechanical fee not to exceed \$5,000.00

<p>3) Mechanical forced air furnace, package unit, split system, ductless mini split: Up to and including 100,000 Btu/h. First unit: Each additional unit: When new duct work is included: With structural alterations, additional plan review required:</p>	<p>\$150.00 \$50.00 \$75.00 \$150.00 per hour</p>
<p>4) Mechanical forced air furnace, package unit, split system. Over 100,000 Btu/h. First unit: Each additional unit: When duct work is included: With structural alterations, additional plan review required:</p>	<p>\$280.00 \$75.00 \$100.00 \$150.00 per hour</p>
<p>5) Gas range, kiln, range top or oven, dryer, rice cooker or similar. First unit: Each additional unit: When plan review is required:</p>	<p>\$150.00 \$25.00 \$150.00 per hour.</p>
<p>6) Walk-in Freezer/Cooler box. (Fee includes plan review) First 200 sf. Each additional 100 sf.</p>	<p>\$350.00 \$108.00</p>
<p>7) VAV/evaporator/heat exchanger/exhaust unit. First 3 units: Each additional unit: With structural alterations, additional plan review required:</p>	<p>\$250.00 \$108.00 \$150.00 per hour.</p>
<p>8) Commercial hood. Type I First unit: Each additional unit: Type II First unit: Each additional unit: With structural alterations, additional plan review required:</p>	<p>\$650.00 \$108.00 \$350.00 \$108.00 \$150.00 per hour.</p>
<p>9) Dust Collection System. Up to 4 connections/locations: Each additional connection: (Additional fees will be charged for equipment/tank foundation or pipe racking when included with the installation, see section I) miscellaneous fees)</p>	<p>\$790.00 \$170.00</p>
<p>10) Boiler/Compressor/Absorption/Ammonia System. Component change out/replacement each: Boiler/Compressor/Absorption System up to 100,000 btu: Boiler/Compressor/Absorption System over 500,000 btu: (Additional fees will be charged for equipment/tank foundation or pipe racking when included with the installation, see section I).</p>	<p>\$375.00 \$540.00 \$645.00</p>
<p>11) Cooling Tower: (Additional fees will be charged for equipment/tank foundation or pipe racking when included with the installation, see section I).</p>	<p>\$540.00</p>
<p>12) Ammonia system piping extension: (Piping only, additional fees will be charged for equipment/tank foundation or pipe racking when included with the installation, see section I).</p>	<p>\$375.00</p>

13) Moved Building or Dwelling mechanical outdoor unit installation: When plan review is required:	\$170.00 \$150.00 per hour
14). Manufactured Home, Mobile Home, Commercial Coach mechanical outdoor unit installation and duct cross over connections: When plan review is required:	\$170.00 \$150.00 per hour
15) Re-Inspection Fee: (Additional fee that may be charged after two consecutive failed inspections of the same item)	\$150.00 each
16) Minimum Fee For Any Mechanical Work Requiring a Permit:	\$150.00 each
17) Miscellaneous mechanical items not listed, non-standard, or complex (as determined by the building official) actual time at staff hourly rates.	

H) SCHEDULE OF FEES FOR ELECTRICAL PERMITS AND INSPECTIONS

1) For residential new construction, addition to or remodel of single-family or multi-family dwellings associated with a building permit. \$0.08 x the square footage of the dwelling(s), including the garage and carport, but not including patio cover(s), or minimum fee of \$150.00 whichever is greater:	Total electrical fee not to exceed \$350.00
2) For commercial and industrial new construction, addition to or remodel of commercial and industrial structures associated with a building permit based on valuation, \$0.001 x total building valuation in accordance with Section A. or a minimum fee of \$150.00 whichever is greater:	(Not to exceed \$10,000.00)
3) Services, switchboard, sub-panel and transformers. Up to 400 amps First service, switchboard, sub-panel or transformer: Each additional: When plan review is required:	\$150.00 \$50.00 \$150.00 per hour
4) Services, switchboard, sub-panel and transformers. Over 400 amps. (Fee includes 1hr. of plan review) First service, switchboard, sub-panel or transformer: Each additional: When additional plan review is required:	\$370.00 \$75.00 \$150.00 per hour
5) Commercial. General lighting and receptacles. First 1000 sf of floor area: Each additional 1000 sf of floor area:	\$500.00 \$75.00
6) Residential. General lighting and receptacles. First 1000 sf. of floor area: Each additional 500 sf of floor area:	\$350.00 \$25.00
7) Electrical equipment installation including Motors, Pumps and Similar Electrical Equipment. (Fee includes 1hr of plan review) First unit: Each additional unit: When additional plan review is required:	\$250.00 \$15.00 \$150.00

8) Photo Voltaic Systems. (Fee includes plan review) Up to 100 amps: 101 to 1000 amps: Over 1000 amps:	\$350.00 \$525.00 \$850.00
9) Moved Building or Dwelling including new electrical service panel: When plan review is required:	\$170.00 \$150.00
10). Manufactured Home, Mobile Home, Commercial Coach, electrical connections including electrical service panel:	\$150.00
11) Re-Inspection Fee: (Additional fee that may be charged after two consecutive failed inspections of the same item)	\$150.00 each
12) Minimum Fee For Any Electrical Work Requiring a Permit:	\$150.00 each
13) Miscellaneous electrical items not listed, non-standard, or complex (as determined by the building official) actual time at staff hourly rates.	
I) COMMERCIAL MISCELLANEOUS BUILDING PERMIT FEES	
1) Commercial balcony, deck, dock, platform, scale or similar structure. First 300 sf: Each additional 100 sf:	\$800.00 \$150.00
2) Commercial Patio Cover. First 1000 sf: Each additional 500 sf:	\$750.00 \$115.00
3) Commercial Modular Installation: (Includes set-up and ramps/stairs)	Use the square footage valuation of the ICC Valuation Table reduced by 60%.
4) Construction Trailer (Minimum building, electrical and plumbing)	\$450.00
5) Open Parking Shade Structure accessory to a commercial building. (Occupancy classification S2, risk category II).	Valuation \$30.00 per sf.
6) Cargo Container Commercial Use:	\$580.00 each
7) Catwalk/Pipe Rack structure. First 100 lineal feet Each additional 100 lineal feet	\$800.00 \$150.00
8) Demolition complete removal:	\$150.00
9) Demolition partial: (Engineered plan and plan review required)	Minimum fee \$150.00 plus minimum plan review of \$150.00 per hour.
10) Equipment anchoring to existing foundation/slab. First 20 anchor points: (base plates) Each additional 20 anchor points:	\$400.00 \$75.00
11) Foundation for water tank including static fire water tank, equipment and similar uses with anchoring. First 400 sf: Each additional 200 sf:	\$600.00 \$75.00

12) Foundation for wine, oil or fuel tank. First 400 sf: Each additional 200 sf:	\$700.00 \$100.00
13) Re-Roof permit for pitched roof, only a final inspection required. First 20 squares: Each additional 10 squares:	\$225.00 \$20.00
14) Re-Roof permit for low pitch roof, pre-deck and final inspection required. First 20 squares: Each additional 20 squares:	\$285.00 \$30.00
15) Racking / Storage Shelves/Conveyors and similar installations. First 1000 sf: Each additional 1000 sf:	\$800.00 \$150.00
16) Siding / stucco / veneer First 100 lf. of wall: Each additional 100 lf:	\$320.00 \$20.00
17) Window/door replacement First five: Each additional five:	\$210.00 \$20.00
18) Commercial generator installation with diesel, natural or LP gas supply. Up to 25kW: Over 25kW:	\$550.00 \$750.00
J) Residential Miscellaneous Building Permit	
1) SFR Complete interior/exterior remodel including building, mechanical, electrical and plumbing with structural changes. First 1000 sf: Each additional 500 sf:	\$1,120.00 \$180.00
2) SFR Complete interior/exterior remodel including building, mechanical, electrical and plumbing: First 1000 sf: Each additional 500 sf:	\$825.00 \$135.00
3) Standard kitchen remodel. First 300sf: Each additional 100 sf: With structural changes to bearing walls and openings:	\$450.00 \$60.00 \$150.00
4) Standard bathroom remodel. First 100 sf: Each additional 50 sf: With structural changes to bearing walls and openings:	\$300.00 \$50.00 \$150.00
5) Open Carport, patio cover or trellis (pre-engineered using existing concrete slab/foundation or auger anchoring system). First 300 sf: Each additional 100 sf:	\$350.00 \$75.00

6) Open Carport, patio cover or trellis, wood construction including new concrete slab/foundation. First 300 sf: Each additional 100 sf: (Attached or detached open on a minimum of two sides)	\$450.00 \$75.00
7) Enclosed patio room including minimal electrical for receptacles and light fixtures. (pre-engineered using existing concrete slab/foundation) First 300 sf: Each additional 100 sf:	\$400.00 \$75.00
8) Enclosed patio room including minimal electrical for receptacles and light fixtures. (wood construction including new concrete slab/foundation) First 300 sf: Each additional 100 sf:	\$550.00 \$75.00
9) Cargo Container: (No plan review required if installed per hand-out)	\$350.00 each
10) Demolition:	\$150.00
11) Deck, balcony. First 300 sf: Each additional 100 sf: Add if covered:	\$450.00 \$75.00 \$200.00
12) Dock pre-fabricated. First 150 sf: Each additional 50 sf:	\$350.00 \$50.00
13) Re-Roof permit for pitched roof, only final inspection required. First 20 squares: Each additional 10 squares:	\$200.00 \$20.00
14) Re-Roof permit for low pitched roof, pre-deck and final inspection required. First 20 squares: Each additional 10 squares:	\$255.00 \$25.00
15) Roof conversion flat to pitched roof or new roof structure. First 1000 sf: Each additional 500sf:	\$850.00 \$150.00
16) Siding / stucco / veneer. First 100 lf. of wall: Each additional 100 lf:	\$320.00 \$20.00
17) Window/door replacement. First 5: Each additional 5: For window framing changes or new framed openings, add:	\$210.00 \$20.00 \$150.00

18) Manufactured Home, Mobile Home installation including basic stair/landings at doors. Single Wide: Double Wide: Additional for 433A permanent installation:	\$600.00 \$700.00 \$133.00
19) Backup generator installation. Residential installation up to 22kW natural or LP gas: Over 22kW designed foundation and anchoring required:	\$350.00 \$450.00
K) Swimming Pool and Spa	
1) Gunite. First 800 sf: Each additional 200 sf: Pool re-plaster, plumbing and electrical:	\$770.00 \$100.00 \$650.00
2) Vinyl Lined/Fiberglass. First 800 sf: Each additional 200 sf:	\$610.00 \$70.00
3) Public Swimming Pool. First 800 sf: Each additional 200 sf:	\$1070.00 \$250.00
L) Sign	
1) Pole sign under 30' high:	\$510.00
2) Pole sign over 30' high:	\$630.00
3) Wall and roof mount sign:	\$370.00
4) Monument sign:	\$400.00
M) Fence	
1) Wood, chain link or vinyl first 200 lf: Each additional 100 lf:	\$350.00 \$50.00
2) Electrified fence. First 400 lf: Each additional 100 lf.	\$580.00 \$75.00
3) Masonry CMU or Concrete fence/wall/trash enclosure/retaining wall. First 100 lf: Each additional 100 lf:	\$700.00 \$75.00



Building Division Building Valuation Data Table

Effective January 31, 2022

To use this table: Multiply the cost per square foot by the floor area to get the valuation. Remember to include garages, porches, and decks.

Square Foot Construction Costs ^a

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	244.21	236.18	230.55	221.01	207.82	201.82	214.02	189.83	182.71
A-1 Assembly, theaters, without stage	223.45	215.42	209.80	200.25	187.31	181.32	193.26	169.33	162.21
A-2 Assembly, nightclubs	190.08	184.73	180.34	172.99	163.33	158.82	166.99	147.83	142.92
A-2 Assembly, restaurants, bars, banquet halls	189.08	183.73	178.34	171.99	161.33	157.82	165.99	145.83	141.92
A-3 Assembly, churches	224.47	216.44	210.82	201.27	189.73	183.73	194.28	171.74	164.62
A-3 Assembly, general, community halls, libraries, museums	188.77	180.74	174.11	165.57	151.59	146.63	158.58	133.64	127.52
A-4 Assembly, arenas	222.45	214.42	207.80	199.25	185.31	180.32	192.26	167.33	161.21
B Business	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
E Educational	207.44	200.32	195.11	186.22	173.62	164.85	179.83	151.63	147.30
F-1 Factory and industrial, moderate hazard	115.30	109.99	103.87	99.84	89.72	85.56	95.69	73.79	69.57
F-2 Factory and industrial, low hazard	114.30	108.99	103.87	98.84	89.72	84.56	94.69	73.79	68.57
H-1 High Hazard, explosives	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	N.P.
H234 High Hazard	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	62.34
H-5 HPM	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
I-1 Institutional, supervised environment	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
I-2 Institutional, hospitals	327.69	320.57	314.72	305.80	289.87	N.P.	299.12	270.56	N.P.
I-2 Institutional, nursing homes	227.45	220.33	214.47	205.56	191.65	N.P.	198.88	172.34	N.P.
I-3 Institutional, restrained	222.66	215.54	209.69	200.77	187.11	180.16	194.09	167.80	159.71
I-4 Institutional, day care facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
M Mercantile	141.54	136.19	130.80	124.45	114.24	110.73	118.45	98.74	94.83
R-1 Residential, hotels	196.81	190.20	184.74	177.03	162.97	158.58	177.13	146.15	141.65
R-2 Residential, multiple family	165.05	158.44	152.98	145.27	132.00	127.61	145.37	115.18	110.68
R-3 Residential, one- and two-family	154.04	149.85	145.98	142.32	137.11	133.50	139.93	128.29	120.75
R-4 Residential, care/assisted living facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
S-1 Storage, moderate hazard	106.85	101.54	95.43	91.40	81.50	77.33	87.25	65.57	61.34
S-2 Storage, low hazard	105.85	100.54	95.43	90.40	81.50	76.33	86.25	65.57	60.34
U Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

a. Values based on August 2018 International Code Council Building Valuation Data Table