

**COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY**

399 Elmhurst Street • Hayward, CA 94544-1307
(510) 670-5480

June 2, 2008

The Honorable Board of Supervisors
County Administration Building
1221 Oak Street
Oakland, CA 94612

Dear Board Members:

SUBJECT: APPROVE PROPOSED FEE INCREASE FOR PERMIT APPLICATION FEES FOR BUILDING DEPARTMENT AND WELL PERMIT FEES

RECOMMENDATION:

1. Receive the **FEE SCHEDULE FOR PERMIT FEES** as shown on **Schedule A & B** for Building Department Service Fees and **Schedule C** for Well Permit Service Fees;
2. Conduct a public hearing in order to hear and consider statements for and against the fee increase, and;
3. Adopt by Minute Order the revised Fee Schedules.

SUMMARY:

In accordance with Board policy directing agencies/departments to periodically recommend revisions to service fees to recover the full cost of their services, the Public Works Agency proposes the following revision to their application fee schedule.

A. Building Department Services Fees (Schedule A & Schedule B)

The proposed recommendation is based on review of the Public Works Agency service fee schedule and compliance to the County mandates on the full cost recovery for services. The Building Department service fees have not been adjusted since 2003. The current economic downturn has revealed that the current fee structure for building permit services needs to be adjusted to reflect the actual cost to provide the permit services. After completing the building permit fee study, staff proposes a restructured fee table Schedule A and new valuation table Schedule B. Upon approval, the proposed new fee schedule will become effective July 1, 2008.

The following are highlights for the proposed building permit fees:

- Increase the minimum service fees and hourly rate for plan check, permit process, and inspection from the current \$75 for plan check and \$108 for permit and inspection to

\$125 to reflect the cost of labor and equipment. Other service items that are normally charged by staff hours are also adjusted accordingly.

- Maintain the current Building Permit Fee table which is based on construction valuation.
- Clarify the plan review fees of Plumbing, Mechanical, and Electrical for commercial, industrial or multi-family residential projects.
- Reduce permit fees for residential photo-voltaic (solar panel) or other renewal energy system from \$308 to \$250 on each system.
- Adjust the Building Valuation Table of 2003 to reflect the construction cost index according to ENR Material/Labor Cost: 2004 (6.9%), 2005 (5.3%), 2006 (6.2%) with a total of 18.4%. The average cost index increases for the table is 16%. This valuation table still remains the best way to set the building department service fee schedule. It is necessary to adjust this table to recover the overall operational cost due to labor and equipment increase for building department. The building valuation is also used as the base to collect Business License Fees (County General Funds) and property taxes collected by the County Assessor Office.
- Revise the current Building Valuation Table to reflect the newly adopted 2007 California Building Standards Code.
- Maintain the current square foot valuation for standard construction on new houses or additions when the total floor area is less than 3,000 sq. ft. Introduce an adjusted construction valuation (16% increase) for larger and up-scale estates (3,000 sq. ft. or more). These larger estates are costing the Department more for permits and inspections due to the complex design and construction methods.
- Introduce a site complexity factor to the valuation table for projects located in a special study zone and/or special design and construction method is required, for example, the geo-hazard zone or design for flood protection.

B. Well Permit Fees (Schedule C)

There has been no fee increase for the last 2 years since the implementation of the fee schedule on April 11, 2005. During the past two years, Public Works staff has monitored and evaluated the annual labor costs incurred in providing the well permitting services based on our fiscal accounting system. The initial fees schedule has been determined to be inadequate to cover the labor costs for administration and inspection. Staff is proposing a 15% well permit fees increase on July 1, 2008, to recover costs.

Similar fee increases are charged by other jurisdictions such as Contra Costa County, Alameda County Water District and San Francisco County. These agencies provide similar services and their fees are comparable to our proposed fees. With the increase in fees, we will be able to continue to provide the level of inspection necessary to ensure applicants are in compliance with well permit conditions and requirements by the State and other agencies.

DISCUSSION/FINDINGS:

A. Building Permit Fee Proposal

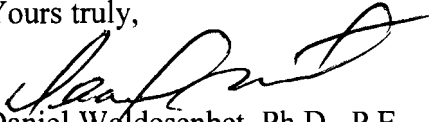
The following table compares the building permit services fees (plan review and inspection) for a basic new 2,000 square foot single family residence and remodel work on an existing home in different jurisdictions in the Alameda County:

Jurisdictions	2,000 Sq.ft. New Home	\$100K Remodel	Comments
Alameda County (new fee proposal)	\$ 5,522.47	\$2,642.76	3% inc. for new 10% inc. for Remodel
Alameda County (current fees)	\$ 5,365.90	\$2,385.91	
San Leandro	\$5,550.63	\$2,858.67	
Hayward	\$6,003.88	\$2,049.62	New Fee Proposal Under Review
Fremont	\$7,368.42	\$2,229.65	New Fee Proposal Under Review

FINANCE:

There will be no financial impact to County General Funds by the approval of the proposed services fee schedules. The increase in fees will allow the Department to recover its operating costs. These fees would become effective July 1, 2008. Adjusting building valuation table Schedule B will increase the property tax collected by the county assessor's office.

Yours truly,



Daniel Woldesenbet, Ph.D., P.E.
Director of Public Works

DW/AL

**ALAMEDA COUNTY BUILDING INSPECTION DEPARTMENT
SERVICE FEE SCHEDULE - EFFECTIVE JULY 1, 2008**

SCHEDULE – A

A. ESTABLISHING A MINIMUM FEE & HOURLY RATE

A minimum of \$125.00 service fee or hourly rate shall be charged for any plan review, permit or inspection services provided by the Building Inspection Department.

B. BUILDING PERMIT FEE TABLE

Building permit fees will be charged according to the following table. The total construction valuation is calculated according to tables in Exhibit - B.

TOTAL VALUATION	Building Permit Fees
\$ 1.00 to \$ 1,000.00	\$125.00 minimum permit issuance fee
\$ 1,001.00 to \$ 2,000.00	\$157.91
\$ 2,001.00 to \$ 3,000.00	\$192.79
\$ 3,001.00 to \$ 4,000.00	\$226.58
\$ 4,001.00 to \$ 5,000.00	\$274.41
\$ 5,001.00 to \$ 10,000.00	\$274.41 for the first \$5,000 plus \$18.42 for each additional \$1,000.00 or fraction thereof, to and including \$10,000.
\$ 10,001.00 to \$ 50,000.00	\$366.46 for the first \$10,000 plus \$8.88 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.
\$ 50,001.00 to \$ 100,000.00	\$721.82 for the first \$50,000.00 plus \$8.20 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.
\$100,001.00 to \$ 500,000.00	\$1131.66 for the first \$100,000.00 plus \$6.21 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.
\$ 500,001.00 and up	\$3616.59 for the first \$500,000.00 plus \$3.70 for each additional \$1,000.00 or fraction thereof.

C. PLAN REVIEW FEES

Plan review fees shall be paid at the time of submitting plans and specifications for review for review and approval.

Description	Plan Review Fees
Building Plan Review Fees	65% of the Building Permit fees, \$125.00 minimum
Additional plan review or Excessive Review Fees (when more than 2 re-submittals are required)	\$125.00 per hour – in house review, one hour minimum Consultant fees plus 20% administrative costs – Outside review.
Plot Plan Review for Tract or Parcel	\$125.00 per hour, one hour minimum.
Plumbing Plan Review Fees for Multi-Family, commercial/industrial buildings only.	17% of Building Plan review Fees, \$125.00 minimum
Mechanical Plan Review Fees for Multi-Family, commercial/industrial buildings only.	18% of Building Plan review Fees, \$125.00 minimum

**ALAMEDA COUNTY BUILDING INSPECTION DEPARTMENT
SERVICE FEE SCHEDULE - EFFECTIVE JULY 1, 2008**

Description	Plan Review Fees
Electrical Plan Review Fees - for Multi-Family, commercial/industrial buildings only.	20% of Building Plan review Fees, \$125.00 minimum
Plumbing, Mechanical, Electrical work only	65% of permit fees or \$125.00 minimum for each trade
Termite Report Review	\$125.00 per hour, one hour minimum.
T24 Energy Review and Inspection Fees	12.5% of Building Permit Fees, \$125.00 minimum
Plan Check Renewal fees	\$125.00 each application

D. OTHER INSPECTION / PERMIT FEES

Description	Other Inspection/Permit Fees
Additional inspection or Re-inspection Fees	\$125.00 per hour, one hour minimum
Inspections outside of normal business hours	\$180.00 per hour, two hours minimum
Code Violation investigation	\$125.00 per hour, one hour minimum
Demolition permit	\$125.00 each permit
Permit Renewal Fees	\$125.00 each permit
Residential Photo-voltaic or other renewal energy system less than 35 Kva per system (when no plan review is required)	\$250.00 for the first system, \$125.00 for each additional system
Commercial wind generator devices or photo-voltaic systems	Use contract valuation
Moved building when no work is required except attach to foundation	\$250.00 plus subtrade permit fees

E. PLUMBING, MECHANICAL, AND ELECTRICAL PERMIT FEE TABLE

Note:

The minimum fee will only apply *once* to a combo permit. A combo permit is a permit for a project consists of two or more trades of Building, Plumbing, Mechanical, or Electrical. However, the minimum fee only covers maximum of two inspection trips to the project. Any additional inspections will be charged based on inspection hourly rate.

Use the following table when the plumbing, mechanical, or electrical work is part of the building permit scope.

Description	Plumbing, Mechanical, and Electrical Permit Fees
Plumbing Permit	17% of Building Permit Fees, \$125.00 minimum
Mechanical Permit	18% of Building Permit Fees, \$125.00 minimum
Electrical Permit	20% of Building Permit Fees, \$125.00 minimum

Use the following table when the plumbing, mechanical, or electrical work is independent from the building permit scope:

**ALAMEDA COUNTY BUILDING INSPECTION DEPARTMENT
SERVICE FEE SCHEDULE - EFFECTIVE JULY 1, 2008**

Item Description	Plumbing, Mechanical, and Electrical Inspection Unit Fees
Electrical Services or sub-panels, temporary power pole	\$125.0 each.
Electrical circuits	\$125.00 for the first 3 circuits, \$31.25 for each additional circuit
Electrical devices or appliances, such as motor, generator, heater, electrical furnace, welding machine, transformer or rectifier	\$125.0 for only one device, \$62.5 each for more than one device
Plumbing, device, heating, cooling, or refrigerating system, water heater, boiler, incinerator, kiln, or other fuel burning appliance.	\$125.0 for the first device or system, \$62.5 for each additional device or system
Plumbing piping, water, drain, waste system, and vent, gas, radiant heating or refrigeration	\$125.00 for the first system, \$62.5 each additional system
Mechanical duct system for heating, ventilation, or dust collection	\$125.00 for the first system, \$62.5 each additional system
Solid fuel burning, vent or chimney for a gas fired appliance	\$125.00 for the first appliance, \$62.5 each additional appliance
Residential hood, or ventilation fan	\$125.00 for the first appliance, \$62.5 each additional appliance
Commercial hood	\$187.5 each
Standard light Pole (22' or less in height with manuf. standards, no plan review)	\$125.00 for the first light, \$31.25 each additional light pole.
Liquid or gaseous fuel tanks	\$125.00 each up to 1000 gallon tank, \$62.5 for each additional 1000 gallon capacity.
Extra Large equipment, systems, or appliances	\$125.00 per hour

F. OTHER SERVICES FEES

Description	Other Services Fees
Address assignment	\$125.00 per hour, one hour minimum for each address
Issue official Certificate of Occupancy	\$125.00 each
Temporary Certificate of Occupancy	\$250.00 each application
Alternative Materials & Design	\$125.00 per hour, two hours minimum each application
Microfiche copies	\$5.00 one to five copies, \$1.00 for each additional copy.
Monthly Report Subscription	\$180.00 Annual subscription fees, pro-rated as necessary
Document Imaging fees	1% of building permit fees

**ALAMEDA COUNTY BUILDING INSPECTION DEPARTMENT
SERVICE FEE SCHEDULE - EFFECTIVE JULY 1, 2008**

**SCHEDULE – B
BUILDING VALUATION TABLE**

A. New Construction or Additions

Square Foot Construction Valuation based on CBC Occupancy Groups For New Construction or Addition- 3 Story or less (Add 1% for each story over 3)	Construction Materials Used for Major Structural Systems		
	Concrete, Masonry or Steel	Concrete/Steel Mixed with Wood	Wood Frame
A-1 Assembly			
Theaters, with stage	\$221.55	\$185.84	\$171.86
Theaters, without stage	\$204.42	\$168.72	\$154.73
A-2 Assembly			
Nightclubs	\$170.63	\$144.16	\$132.59
Restaurants, bars, banquet halls - (including B occupancy)	\$169.47	\$141.84	\$130.27
A-3 Assembly			
Churches	\$205.06	\$169.32	\$155.33
General, community halls, libraries, museums	\$174.59	\$137.67	\$123.69
A-4 Assembly, arenas, indoor public swimming pool	\$203.26	\$166.40	\$152.41
B Business			
Professional offices, beauty shops	\$177.19	\$141.25	\$126.21
Medical Offices, dental,	\$205.81	\$171.68	\$150.00
Public Buildings, Fire Stations, banks	\$212.54	\$178.78	\$163.56
E Educational, schools	\$189.39	\$156.90	\$140.29
F-1 Factory/industrial - moderate hazard, winery, food process,	\$105.52	\$79.74	\$67.93
F-2 Factory/industrial - low hazard, brick, ceramic, gypsum	\$104.36	\$79.74	\$67.93
H-1 High Hazard, explosives	\$98.90	\$74.49	\$62.67
H2, 3, 4 High Hazard	\$98.90	\$74.49	\$62.67
H-5 HPM	\$177.19	\$141.25	\$126.21
I-1 Institutional, supervised environment	\$173.18	\$143.62	\$132.02
I-2 Institutional,			
Hospitals	\$294.56	\$257.92	\$242.90
Nursing homes	\$205.96	\$170.52	\$155.50

**ALAMEDA COUNTY BUILDING INSPECTION DEPARTMENT
SERVICE FEE SCHEDULE - EFFECTIVE JULY 1, 2008**

Square Foot Construction Valuation based on CBC Occupancy Groups For New Construction or Addition- 3 Story or less (Add 1% for each story over 3)	Construction Materials Used for Major Structural Systems		
	Concrete, Masonry or Steel	Concrete/Steel Mixed with Wood	Wood Frame
I-3 Institutional, restrained	\$201.13	\$166.65	\$151.63
I-4 Institutional, day care facilities	\$173.18	\$143.62	\$132.02
M Mercantile			
Department stores, markets, sales, whole sales,	\$142.01	\$111.83	\$98.87
Covered Malls	\$170.05	\$134.20	n/a
Gas Station Canopy	\$48.22	n/a	n/a
R-1 Residential, hotels or motels	\$175.36	\$145.54	\$133.94
R-2 Residential, multiple family (3 or more units)	\$188.08	\$152.77	\$141.23
R-3 Residential, one- and two-family			
Total Heated Floor Area less than 3,000 sq. ft. per unit	\$173.95	\$153.58	\$145.42
Total Heated Floor Area 3,000 sq. ft. or more per unit	\$200.04	\$176.62	\$167.23
Building with Site Complex (ie. Geo. Hazard Area or Flood design shall be required)	Add 12% of building valuation		
R-4 Residential, care/assisted living facilities	\$207.82	\$172.34	\$158.42
S-1, 2 Storages			
Warehouses	\$97.74	\$72.17	\$60.35
Service stations, repair garages	\$115.74	\$104.08	\$102.82
Parking garages	\$84.23	\$63.73	\$58.05
U Utility, miscellaneous			
Private garages,	\$74.59	\$54.77	\$44.96
Open carport, non-living basements (not finished),	n/a	\$43.82	\$35.97
Green houses, shade structures, sheds, stables, livestock shelters, sunrooms, and etc.	\$52.21	\$38.33	\$31.47
Agricultural buildings (enclosed)	\$82.05	\$60.25	\$49.46

B. Other Miscellaneous Building Items

Misc. Building Items	Unit	Unit Cost
Wood Decks	SF	\$25.67
Concrete/Masonry Retaining Walls		
Less than 4' high	SF	\$25.01
4' to 8' high	SF	\$33.35

**ALAMEDA COUNTY BUILDING INSPECTION DEPARTMENT
SERVICE FEE SCHEDULE - EFFECTIVE JULY 1, 2008**

Misc. Building Items	Unit	Unit Cost
Higher than 8'	SF	\$37.05
Patio Covers (partially enclosed per code)		
Wood Frame	SF	\$41.85
Metal	SF	\$30.48
Re-Roofing		
Composition Overlay	SF	\$1.80
T/O, Sheathing, Comp.	SF	\$3.00
T&G T/O	SF	\$3.50
Tile, Shingle, Shake, Foam	SF	\$6.00
Re-frame + Re-roof	SF	\$13.36
Fireplaces		
Factory-built or Masonry	EA	\$4,696.00
Insert or Free-standing stove	EA	\$2,048.56
Stucco or wood siding	SF	\$3.50
Moved House Foundation Only	n/a	25% of Valuation for new Building
Mobile or Pre-manufactured Home	SF	\$35.00
Interior Remodel	n/a	
residential, including conversion from non-heated to heated space	n/a	50% of valuation for new building
Commercial/Industrial	n/a	45% of valuation for new building
When work cannot be defined by floor area	n/a	By contract valuation
Shell only building – Commercial/Industrial	n/a	75% of valuation for new building

Note: The valuation table shall be published annually by the building official when adjustments are necessary due to construction cost index increase or decrease.

**ALAMEDA COUNTY PUBLIC WORKS AGENCY
SERVICE FEE SCHEDULE - EFFECTIVE JULY 1, 2008**

EXHIBIT – C

A. ESTABLISHING A 15% INCREASE IN WELL PERMIT FEES

Increase the current well permit fees by 15% to cover operating costs.

B. WELL PERMIT FEE TABLE

Well permit fees will be charged according to the following table in Exhibit-C.

CURRENT FEES	PROPOSED FEES (15% increase)
Well Permit Fee-\$300.00 per well, this includes inspection.	Proposed Fee for Well Permit-\$345.00 per well, this includes inspection.
Exploratory Hole permit fee-\$200.00, this includes inspection.	Proposes Fee Exploratory Hole permit fee-\$230.00, this includes inspection.

Approved as to Form
RICHARD E. WINNIE, County Counsel

By Candrey Baman

May 30, 2008

**THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA,
STATE OF CALIFORNIA**

RESOLUTION NUMBER R-2008-XXX

SERVICES FEE SCHEDULE FOR PERMITS

WHEREAS, Section 15.08.090 of the Alameda County Ordinance Code requires this Board of Supervisors to adopt a Schedule of Fees for permit application services; and

WHEREAS, it is necessary to adopt a new fee schedule in order to increase the current fee schedule to recover those costs incurred in processing and providing these services as shown in Exhibit "A", "B", and "C" entitled SERVICES FEE SCHEDULE FOR PERMITS attached hereto and made a part hereof; and

WHEREAS, said fee schedule entitled has been posted pursuant to Section 66016 of the Government Code; and

WHEREAS, notice of the time and place of the regular public meeting of the Board of Supervisors at which oral or written presentations can be made has been mailed at least 14 days prior to said meeting to any interested party who has on file a written request with the Board of Supervisors pursuant to Section 66016 of the Government Code; and

WHEREAS, on June 17, 2008 at the hearing referred to above, this Board of Supervisors did hear and consider all protests with respect to the adoption of said fee schedule.

NOW, THEREFORE, BE IT RESOLVED that this Board of Supervisors hereby adopts Exhibit "A", "B" and "C", entitled SERVICES FEE SCHEDULE FOR PERMITS, as the Schedule of Fees in accordance with Section 15.08.090 of the aforesaid Ordinance Code to become effective on July 1, 2008.

SCOTT HAGGERTY, President
Board of Supervisors

NOTICE OF
PUBLIC HEARING
PERTAINING TO
PROPOSED FEE INCREASE FOR PERMIT APPLICATION FEES FOR BUILDING
DEPARTMENT AND WELL PERMIT FEES

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the County of Alameda will hold a public hearing on Tuesday, June 17, 2008 at 11:00 a.m. to consider the adoption of a proposed resolution to increase permit application fees for Building Department and Well Permit fees authorized pursuant to Government Code Section 66016. The establishment of this fee will be effective upon adoption of this resolution. The Board meets in Room 512, County Administration Building, 1221Oak Street, Oakland, California.

Clerk of the Board of Supervisors

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