BUILDING AND SAFETY DIVISION
TELEPHONE (949) 724-6300

BUILDING AND SAFETY FEE SCHEDULE
(Effective September 1, 2007)

Plan Check Payment: When a plan is required by the Administrative Authority to be submitted, a plan check fee shall be paid at the time of plan submittal.

Permit Payment: All required permit fees shall be paid by the applicant at the time of issuance. These fees are based on the cost per square foot and the type of construction.

Valuation: The determination of value or valuation shall be made by the Administrative Authority using guidelines published by the International Conference of Building Officials.

Penalty for Returned Checks: $25.00 each

Planning Fees: See Schedule I of Resolution

BUILDING PLAN CHECK AND PERMIT FEES

Cost per square foot unless otherwise noted

Permit Issuance Fee:	Each individual permit	$37.00
	Exceptions - Residential remodel or addition	$16.00

Type of Construction:

NEW COMMERCIAL BUILDINGS AND STRUCTURES:

Minimum Plan Check	$820.00
Minimum Inspection	$560.00

A. 0 to 10,000 square feet without interior improvement:

Plan Check:	$ 0.28
Inspection:	$ 0.26

NEW COMMERCIAL BUILDINGS AND STRUCTURES: (continued)

B. Over 10,000 to 60,000 square feet without interior improvements:

Plan Check: $2,820.00 + $ 0.13 per sq. ft. over 10,000 sq. ft.
Inspection: $2,600.00 + $ 0.20 per sq. ft. over 10,000 sq. ft.

C. Over 60,000 square feet without interior improvements:

Plan Check: $9,300.00 + $ 0.02 per sq. ft. over 60,000 sq. ft.
Inspection: $12,900.00 + $ 0.03 per sq. ft. over 60,000 sq. ft.

D. 0 to 10,000 square feet with interior improvements:

Plan Check: $ 0.37
Inspection: $ 0.35

E. Over 10,000 to 60,000 square feet with interior improvements:

Plan Check: $3,790.00 + $ 0.18 per sq. ft. over 10,000 sq. ft.
Inspection: $3,580.00 + $ 0.21 per sq. ft. over 10,000 sq. ft.

F. Over 60,000 square feet with interior improvements:

Plan Check: $13,000.00 + $ 0.03 sq. ft. over 60,000 sq. ft.
Inspection: $14,400.00 + $ 0.08 sq. ft. over 60,000 sq. ft.

G. High rise buildings greater than or equal to 4 stories:

Plan Check: $ 0.12
Inspection: $ 0.11

NOTES:

1. sq. ft.: square foot/feet

2. Projects without interior improvements include unimproved shell building for any occupancy, warehouse, parking garages, roof structures and other structures without interior partition walls or architectural finishes.

3. Projects with interior improvements include buildings with interior partitions or architectural finishes for office, retail, manufacturing, research and development, assembly, worship, or other use.

RESIDENTIAL SINGLE FAMILY DWELLINGS/ DETACHED CONDOMINIUMS AND DETACHED APARTMENTS:

(Includes plumbing, mechanical & electrical fees)

Inspection	$0.28
Model dwelling plan check	$0.39
Production dwelling plan check	$0.025

APARTMENTS AND ATTACHED CONDIMINIUMS:

(Includes plumbing, mechanical, & electrical fees)

Inspection	$0.21
Model Plan Check	$0.27
Production Plan Check	$0.02

HOTELS AND MOTELS:

(Includes plumbing, mechanical, & electrical fees)

Inspection	$0.21
Model building plan check	$0.27
Production building plan check	$0.02

TENANT IMPROVEMENTS:

A. 0 to 8,000 square feet

Inspection	$0.15
Plan Check	$0.15

B. Over 8,000 to 20,000 square feet

Inspection	$1,200.00 + $ 0.05 over 8,000 sq. ft.
Plan Check	$1,200.00 + $ 0.06 over 8,000 sq. ft.

C. Over 20,000 square feet

Inspection	$1,860.00 + $ 0.03 over 20,000 sq. ft.
Plan Check	$1,990.00 + $ 0.04 over 20,000 sq. ft.

Minimum Inspection Fee	$120.00
Minimum Plan Check Fee	$135.00

DEMOLITION-INTERIOR AND ENTIRE BUILDINGS
(when not part of tenant improvement permit)

Inspection	$146.00 Per Building
Plan Check	$146.00 Per Building

SEISMIC REINFORCEMENT 20% of Tenant Improvement rates, based on building square footage

Plan Check	20% of Tenant Improvement rates, based on building square footage

	Plan Check	Inspection
	(cost per square foot unless otherwise noted)	
RESIDENTIAL REMODEL/ADDITION	$0.49	$0.67
Minimum Fee	$48.00	$54.00
PATIO COVER, TRELLIS, CARPORT & MISC	$0.31	$0.33
RESIDENTIAL STRUCTURES		
Minimum-Residential	$48.00	$48.00
Minimum-Commercial	$135.00	$112.00
SWIMMING POOL/SPA (includes plmg., elec., Mech.)	$0.25	$0.80
FENCE	$0.025	$0.04
Minimum Fee	$190.00	$190.00
RETAINING WALL	$0.19	$0.16
Minimum Fee	$211.00	$217.00
Maximum Fee	$564.00	$564.00
RE-ROOF		
Residential	$129.00 each	
Commercial	$189.00 each	
Residential or Commercial job requiring calculations	$146.00	
SKYLIGHTS, WINDOWS, DOORS, SATELLITE DISHES		
Commercial – each job	$146.00	$159.00
Residential – each job	$48.00	$48.00
MISCELLANEOUS: Commercial structures,spray booths,storage racks, flagpoles, above ground tanks, equipment foundations, foundation structures (each item)	$211.00	$217.00
SIGNS		
Commercial	$84.00	$108.00
PARKING LOT MODIFICATION		
Restriping	$0.65 per space	
Resurfacing	$0.06 per sq. ft.	
Minimum Fee-Combined Total	$162.00	
Maximum Fee-Combined Total	$407.00	

	Plan Check	Inspection
	(cost per square foot unless otherwise noted)	
PRELIMINARY PLAN CHECK REVIEW	$135.00 per hr, $67.50 minimum	
Minimum Fee For Misc. Work, per 1/2 hour or less	$135.00	$120.00
Each plan check submittal beginning with the fourth submittal of a project or a fifth submittal for new buildings	$540.00 per review	
PLAN CHECK REVISIONS	$135.00	

OTHER RELATED PERMIT FEES

STRONG MOTION INSTRUMENTATION PROGRAM (S.M.I.P) STATE MANDATED

A.	Residential (1-3 stories)	$0.10 for each $1,000 valuation $0.50 cents minimum
B.	Commercial: includes hotels, motels, and all structures over 3-stories	$0.21 for each $1,000 valuation $0.50 cents minimum

Systems Development Charge (SDC)

1% of valuation

- Applicable to all new commercial and residential development
- Applicable to added square footage for commercial development

ENERGY & PHYSICALLY DISABLED ACCESS ENFORCEMENT SURCHARGE
- - State Mandated

Inspection

1. For each 1,000 square feet, or fraction thereof, up to 4,000 square feet: $37.00 per 1,000 sq. ft.

2. For each 1,000 square feet, or fraction thereof, over 4,000 square feet: $19.00 per 1,000 sq. ft.

Plan check 65% of above fee

MICROFILM FEE $0.75 per plan page

AUTOMATION FEE 5% of all plan check and inspection permit fees, except outsource inspections and residential remodels.

ROAD WEAR AND TEAR SLURRY SEAL FEE:

A. Commercial, Industrial, Hotel New Construction-5 Stories or less	
Building 50,000 sq. ft. or less	$0.03 per sq. ft.
Building over 50,000 sq. ft	$0.05 per sq. ft.
Maximum per project	$3,500.00
B. High Rise Buildings over 5 stories or 55 feet high	$0.16 per sq. ft.
Maximum per project	$3,500.00
C. Tenant Improvements	$0.01 per sq. ft.
D. Residential Detached Units	
New units	$0.03 per sq. ft.
Remodels or additions	$0.03 per sq. ft.
(Additions less that 50% of structure are exempt)	
Maximum Fee per unit	$50.00
E. Residential Apartment, Condominium and Townhouses	
New Units	$0.03 per sq. ft.
Maximum Fee per unit	$50.00

ADDITIONAL PLAN CHECKING FEES:

When changes are made to previously submitted plans, an additional plan check fee shall be paid to the Administrative Authority based upon cost of additional plan review time calculated at an hourly rate of $135.00, with a one-half hour minimum charge. In establishing said fee, no allowance for a decreased fee shall be permitted due to the replacement, omission or lessening of any member or portion of the building shown in the original plans. Said fee may be waived when, in the opinion of the Administrative Authority, the additional fee is not warranted.

MISCELLANEOUS PERMIT FEES

Re-inspection	$120.00 each
Variance Application	$379.00 each
Variance Homeowner	$162.00 each
Appeal Board Application	$1,300.00 each + $120.00 per hour
Occupancy and Real Estate Inspection:	
Residential	By certified private inspector; fee set by
Commercial	Building Official, based on size of building.
Temporary Certificate of Occupancy or Temporary Utilities	$270.00 for 30 days
Special Inspection	$217.00 each trade
Special Event	$195.00 per event
Temporary Signs/Banner Inspection	$26.00 each

MISCELLANEOUS PERMIT FEES
(Continued)

Leaf Blower Equipment Testing	$32.00 per unit, $16.00 retest
Leaf Blower Training	$2.00 per operator
Information Bulletin	$86.00 first year, $81.00 subsequent years
Sign Removal and Storage	$13.00 per sign
Code Enforcement Fines and Fee	$120.00 per hour for time expended after 30 days $60.00 minimum

OUTSIDE AGENCY FEES

Irvine Business Complex Fees
Transportation Corridor Agency Fees
Fee District 89-1
Orange County Sanitation District Fees
Orange County Fire Authority Fees
School District Fees (State mandated)
University Research Park
OCFA 92-1

Fees vary by project.

Contact the Permit Processing Counter at (949) 724-6313 for further information.