

Development Services Department**A. Building Permit Fees****BUILDING PERMIT FEES CALCULATED BY VALUATION**

This includes all new buildings, additions, tenant improvements, residential remodels and cell sites

- Valuation is defined as the fair market value of materials and labor for the work.
- Valuation shall be the higher of the stated valuation or the figure from the current International Code Council valuation table below.
- The current ICC Valuation data table below is adjusted with a regional construction cost modifier for the San Francisco Bay Area of 16%*.
**Source: The local modifier is 1.16 times the cost per square foot as published in the Building Standards Journal, April 2002 edition.*
- The valuation for tenant improvements, residential remodels or other projects that do not involve new square footage, shall be a minimum of **60%** of the cost per square foot in the valuation table below.

**Construction Type and
Minimum Cost Per Square Foot**

International Building Code Group

**Building Division staff will help determine the valuation for occupancies or construction types not listed in this table.*

	IIA	IIB	IIIA	IIIB	VA	VB
A-1 Assembly, theaters, with stage	250.68	240.19	225.83	219.32	206.42	198.60
A-1 Assembly, theaters, without stage	228.45	217.96	203.72	197.21	184.31	176.49
A-2 Assembly, restaurants, bars, banquet halls	192.64	186.17	173.98	170.26	157.39	153.11
A-3 Assembly, churches	230.86	220.38	206.42	199.91	187.02	179.20
A-3 Assembly, general, community halls, libraries	189.02	179.70	164.41	159.06	145.00	138.34
A-4 Assembly, arenas	226.13	216.80	201.40	196.05	181.99	175.33
B Business	197.57	187.78	171.16	164.72	150.21	143.56
E Educational	208.97	199.66	186.44	176.96	162.93	157.97
F-1 Factory and industrial, moderate hazard	113.48	109.24	97.87	93.45	80.62	75.91
F-2 Factory and industrial, low hazard	113.48	108.08	97.87	92.29	80.62	74.75
H-1 High Hazard, explosives	106.56	101.15	91.18	85.60	73.93	N/A
H-2 H-3 H-4 High Hazard	106.56	101.15	91.18	85.60	73.93	68.06
H-5 (HPM) semiconductor fabrication	197.57	187.78	171.16	164.72	150.21	143.56
I-1 Institutional, supervised environment	198.33	188.77	174.64	169.92	156.62	151.64
I-2 Institutional, hospitals	343.28	333.50	315.69	N/A	294.74	N/A
I-2 Institutional, nursing homes	233.15	223.37	207.90	N/A	186.95	N/A
I-4 Institutional, day care facilities	198.33	188.77	174.64	169.92	156.62	151.64
M Mercantile	141.28	134.80	123.37	119.65	106.78	102.50
R-1 Residential, hotels	200.16	190.60	176.76	172.04	158.75	153.76
R-2 Residential, multiple family	165.67	156.11	142.97	138.25	124.96	119.97
R-3 Residential, one- and two-family	158.35	154.08	148.42	144.55	138.89	130.68
R-4 Residential, care	198.33	188.77	174.64	169.92	156.62	151.64
S-1 Storage, moderate hazard	104.24	99.99	88.86	84.44	71.61	66.90
S-2 Storage, low hazard	104.24	98.83	88.86	83.28	71.61	65.74
U Utility, miscellaneous	80.09	76.01	68.70	64.16	54.32	51.77

BUILDING PERMIT FEES CALCULATED BY VALUATION**This includes all new buildings, additions, tenant improvements, residential remodels and cell sites****All sub-permits (plumbing, mechanical and electrical) are included in the plan check and inspection fees for valuation based projects.*

- Once the valuation for the project is established, use the table below to determine the Building Inspection Fee. Several other fees are based on the Building Inspection Fee and this is outlined on the next page.

TOTAL VALUATION (Materials and Labor)	BUILDING INSPECTION FEE
\$1 to \$500	\$29.77
\$501 to \$2000	\$29.77 for the first \$500 plus \$3.87 for each additional \$100 or fraction thereof, to and including \$2000
\$2,001 to \$25,000	\$87.82 for the first \$2000 plus \$17.74 for each additional \$1000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$495.68 for the first \$25,000 plus \$12.80 for each additional \$1000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$815.70 for the first \$50,000 plus \$8.87 for each additional \$1000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1259.15 for the first \$100,000 plus \$7.09 for each additional \$1000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$4097.18 for the first \$500,000 plus \$6.02 for each additional \$1000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$7109.14 for the first \$1,000,000 plus \$4.00 for each additional \$1000 or fraction thereof

BUILDING PERMIT FEES CALCULATED BY VALUATION*

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**All sub-permits (plumbing, mechanical and electrical) are included in the plan check and inspection fees for valuation based projects.*

INSPECTION FEES

***Fire re-inspection fees are \$387*

**Hazardous Materials Inspection Fees vary on complexity of project (see Hazardous Materials comments below in Plan Review Fee Section for examples and contacts for estimates.)*

BUILDING INSPECTION FEE *Based from Fee Table* \$_____

****FIRE INSPECTION FEE** *Flat Rate* \$221

***HAZ-MAT INSPECTION FEE** *Minimum* \$284/inspection

PLAN REVIEW FEES

The Building Plan Check Fee applies to all permits. Other review fees will be applied based on the specific scope of work.

**Hazardous Materials Review and Inspection fees generally range from \$1,300 for small projects, such as cellular communication sites to \$4,000 for larger or more complex projects, such as those that may have H-Occupancies. Please contact the Hayward Fire Department at (510) 583-4900 for an estimate for your specific project.*

BUILDING INSPECTION FEE x 1.0 = BUILDING PLAN CHECK FEE: \$_____

Plan Check fees for master plans shall be 1.25 x the BUILDING INSPECTION FEE

BUILDING INSPECTION FEE x .35 = PLANNING REVIEW FEE: \$_____

BUILDING INSPECTION FEE x .35 = *FIRE REVIEW FEE: \$_____

***HAZ-MAT REVIEW FEE** *Minimum* \$142/hour

SOLID WASTE REVIEW FEE *Flat Rate* \$80

PLOT PLAN REVIEW FEE *Flat Rate per Plot* \$441

This only applies to production homes.

BUILDING INSPECTION FEE x .03 = TECHNOLOGY FEE: \$_____

BUILDING INSPECTION FEE x .16 = COMMUNITY PLANNING FEE: \$_____

PERMIT ISSUANCE FEE (Flat Rate applies to all permits) \$147

ADMINISTRATIVE FEES

Administrative fees apply to all permits. This includes the individual permits not calculated by valuation on the following pages.

SMIP FEE RESIDENTIAL:
.00013% OF VALUATION

SMIP FEE COMMERCIAL:
.00028% OF VALUATION

CA BUILDING STANDARDS FEE:
\$1.00 (Valuation \$1-25k)
\$2.00 (Valuation \$25-50k)
\$3.00 (Valuation \$50-75k)
\$4.00 (Valuation \$75-100k)
Add \$1 per every 25k over 100k

SMIP: \$ _____

CA BLDG. STANDARDS FEE \$ _____

BUILDING PERMIT FEE: \$ _____

The Building Permit Fee is defined as the sum of the plan check, inspection, and administrative fees. Some projects will also have impact fees which are calculated separately.

<u>Miscellaneous Permit Fees – Not Calculated by Valuation</u>	Unit	Fee
1. Standard Hourly Rate (or fraction thereof) for Plan Check and Inspections	hour	\$147/hour
2. Revision (permit issuance fee and hourly plan check will also be charged)	hour	\$147
3. Permit Issuance Fee (applies to all permits)	each	\$147
4. Miscellaneous Items (for items that do not have a set fee)	each	\$147
5. Plot Plan Review		
a. Plot Plan Review and Processing (in addition to permit issuance fee)		\$441
6. Address Assignment		
a. Single	each	\$220.50
b. Multiple	each	\$73.50
		Building Inspection Fee
7. Demolition		
a. Commercial/Residential demolition up to 3,000 square feet	0-3000 sf	\$294
b. Each additional 3,000 square feet	each	\$147
8. Equipment Installation	first piece	\$294
a. Additional Equipment at Same Site	each	\$147
b. Equipment Pad	each	\$220.50
9. Damaged Building Survey Fire, flood, vehicle or similar damage		\$588
10. Patio Covers		
a. Patio Cover (requires drawings and hourly plan check)	each	\$294
b. Enclosed Patio (requires drawings and hourly plan check)	each	\$588
11. Photovoltaic Systems		
a. Residential (for systems that are not flush mounted, hourly plan check fees apply)	each system	\$300
b. Commercial, up to 50 kilowatts (hourly plan check fees apply)	each system	\$1,000
c. Commercial, each additional kilowatt 51kw-250kw (hourly plan check fees apply)	each kw	\$7
d. Commercial, each additional kilowatt over 250kw (hourly plan check fees apply)	each kw	\$5
12. Residential Package Permits		
a. Tub / Shower Enclosure (includes trades)		\$147
b. Remodel- Complete Bathroom (includes trades)		\$220.50
c. Remodel- Kitchen (includes trades)		\$441
13. Storage Racks		
a. Up to 100 linear feet	first 100lf	\$441
b. Each additional 100 linear feet	each 100lf	\$147

Plumbing Mechanical & Electrical Fees – Not Calculated by Valuation		Unit	Building Inspection Fee
14. Plumbing Permits - Residential			
a. Water Heater		each	\$73.50
b. Fixtures – covers 2 Inspections for any type or number of fixtures		2 site visits	\$147
c. Water Service Repair / Replacement		each	\$73.50
d. Water Pipe (Repair or Replacement)		each	\$147
e. Sewer on private property or Cleanout Installation		each	\$147
f. Sewer Ejector System		each	\$147
g. Solar Water Heating System - <i>Hourly plan check fees may apply for systems that are not flush mounted or have other structural issues.</i>		each	\$147
h. Residential Gas Piping			\$147
i. Residential Gas Test or Meter Reset		each	\$147
15. Plumbing Permits - Commercial			
a. Water Heater (Repair or Replacement)		each	\$147
b. Water Service (Repair or Replacement)		each	\$147
c. Sewer Ejector System		each	\$147
d. Industrial / Commercial Process Piping System		Each 100 linear feet or fraction thereof	\$147
e. Gas Piping		Each 100 linear feet or fraction thereof	\$147
f. Gas Test / Meter Reset		each	\$147
g. Sewer on private property or Cleanout Installation		each	\$147
h. Grease Trap		each	\$147
i. Grease Interceptor		each	\$147
j. Vacuum Breaker, Backflow Preventer or Pressure Regulator		each	\$147
16. Mechanical Permits - Residential			
a. Heating and/or Cooling Equipment (including ducts)		each	\$147
b. Wall Furnace		each	\$147
c. Kitchen Hood and Bathroom Vents		each	\$147
17. Mechanical Permits – Commercial			
<i>*For units over 400 pounds or for replacements that are not in the same location, hourly plan review fees apply.</i>			
a. *HVAC unit (includes all associated sub-permits)		each	\$220.50
d. *Air Handler Unit		each	\$147
b. Vent System		each	\$147
c. Exhaust Hood Replacement (additional hourly plan check may apply)		each	\$147
18. Electrical Permits – Commercial + Residential			
a. General Electrical Permit - Residential (rough and final)		each	\$294
b. General Electrical Permit – Commercial + Multi-Family (rough and final)		each	\$441
c. Service Upgrade -- Residential		each	\$514.50
d. Additional Meter Reset (general electrical permit for first)		each	\$73.50
e. Temporary Power Installation		each	\$147

Building Inspection**Fee****Electrical Permits (Continued) – Commercial + Residential**

f. Residential E.V. charger	each	\$73.50
g. Commercial E.V. charger (may require additional hourly plan review)	each	\$294
h. Minor Residential Electrical Permit (final only- no rough)	each	\$147
i. Minor Commercial Electrical Permit (final only- no rough)	each	\$220.50

Additional Services and Violations – Not Calculated by Valuation**Unit****Fee****19. Expedited Services**

a. Expedited Hourly Plan Review	hour	\$220.50/hour
b. Expedited Plan Review	each	200% of Plan Review Fee
c. Phased Approval Permits	each	\$588
d. Temporary Certificate of Occupancy	each	\$588

22. Copies, Re-Print + Change of Contractor

a. Microfilm Reproduction (8.5" x 11")	each	\$3 for first sheet \$1 for each additional
b. Printing Scanned / Archived Drawings	each	\$10 per sheet
c. Job Card / Permit Re-Print	each	\$147
d. Change of Contractor	each	\$147

23. Special Inspector Qualification Review

a. Initial Review for Approved Inspector List	each	\$588
b. Renewal Review (after 3 years)	each	\$294

24. Violation Fees

a. Investigation Fee for work done without Permits (in addition to the regular permit fees)	Each project	200% of the Building Permit Fee
b. Filing of Notice of Substandard or Hazardous Structure	each	\$147
c. Removal of Notice of Substandard or Hazardous Structure	each	\$147
d. Placards for Condemnation	each	\$147
e. Notice and Order	each	\$147