

A. Building Permit Fees

BUILDING PERMIT FEES CALCULATED BY VALUATION
 This includes all new buildings, facilities, additions, tenant improvements and residential remodels

- 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.

International Building Code Group <small>Building Division staff will help determine the valuation for occupancies or construction types not listed in this table. The values below are based on the February 2015 ICC Building Valuation Data with the Building Standards Journal 16% local cost modifier included.</small>	Construction Type and Minimum Cost Per Square Foot							
	IA	IB	IIA	IIB	IIIA	IIIB	VA	VB
A-1 Assembly, theaters, with stage	265.67	256.95	250.68	240.19	225.83	219.32	206.42	198.60
A-1 Assembly, theaters, without stage	243.45	234.73	228.45	217.96	203.72	197.21	184.31	176.49
A-2 Assembly, nightclubs	205.19	200.51	200.51	194.96	176.30	171.42	159.70	154.27
A-2 Assembly, restaurants, bars, banquet halls	205.19	199.35	192.64	186.17	173.98	170.26	157.39	153.11
A-3 Assembly, churches	245.86	237.14	230.86	220.38	206.42	199.91	187.02	179.20
A-3 Assembly, general, community halls, libraries	205.18	199.46	189.02	179.70	164.41	159.06	145.00	138.34
A-4 Assembly, arenas	242.29	233.57	226.13	216.80	201.40	196.05	181.99	175.33
B Business	212.15	204.36	197.57	187.78	171.16	164.72	150.21	143.56
E Educational	223.06	215.15	208.97	199.66	186.44	176.96	162.93	157.97
F-1 Factory and industrial, moderate hazard	126.42	120.63	113.48	109.24	97.87	93.45	80.62	75.91
F-2 Factory and industrial, low hazard	125.26	119.47	113.48	108.08	97.87	92.29	80.62	74.75
H-1 High Hazard, explosives	118.33	112.54	106.56	101.15	91.18	85.60	73.93	N/A
H-2 H-3 H-4 High Hazard	118.33	112.54	106.56	101.15	91.18	85.60	73.93	68.06
H-5 (HPM) semiconductor fabrication	212.15	204.36	197.57	187.78	171.16	164.72	150.21	143.56
I-1 Institutional, supervised environment	211.73	204.02	198.33	188.77	174.64	169.92	156.62	151.64
I-2 Institutional, hospitals	357.87	350.07	343.28	333.50	315.69	N/A	294.74	N/A
I-2 Institutional, nursing homes	247.74	239.94	233.15	223.37	207.90	N/A	186.95	N/A
I-3 Institutional, restrained	241.71	233.93	227.13	217.35	202.47	194.86	181.52	172.54
I-4 Institutional, day care facilities	211.73	204.02	198.33	188.77	174.64	169.92	156.62	151.64
M Mercantile	153.83	147.98	141.28	134.80	123.37	119.65	106.78	102.50
R-1 Residential, hotels	213.57	205.85	200.16	190.60	176.76	172.04	158.75	153.76
R-2 Residential, multiple family	179.08	171.37	165.67	156.11	142.97	138.25	124.96	119.97
R-3 Residential, one- and two-family	166.95	162.36	158.35	154.08	148.42	144.55	138.89	130.68
R-4 Residential, care	211.73	204.02	198.33	188.77	174.64	169.92	156.62	151.64
S-1 Storage, moderate hazard	117.17	111.38	104.24	99.99	88.86	84.44	71.61	66.90
S-2 Storage, low hazard	116.01	110.22	104.24	98.83	88.86	83.28	71.61	65.74
U Utility, miscellaneous	90.27	85.23	80.09	76.01	68.70	64.16	54.32	51.77

BUILDING PERMIT FEES CALCULATED BY VALUATION

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

**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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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	<i>Based from Fee Table</i>	\$ _____
**FIRE INSPECTION FEE	<i>Flat Rate</i>	\$221
*HAZ-MAT INSPECTION FEE	<i>Minimum</i>	\$330/inspection
PLANNING + LANDSCAPE INSPECTION FEE	<i>Flat Rate</i>	\$212

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 \$1,319 for small projects, such as cellular communication sites to \$3,969 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:		\$ _____
<i>Plan Check fees for master plans shall be 1.25 x the BUILDING INSPECTION FEE</i>		
BUILDING INSPECTION FEE x .35 = PLANNING REVIEW FEE:		\$ _____
BUILDING INSPECTION FEE x .35 = FIRE REVIEW FEE:		\$ _____
*HAZ-MAT REVIEW FEE	<i>Minimum</i>	\$165/hour
SOLID WASTE REVIEW FEE	<i>Flat Rate</i>	\$80
BUILDING PLOT PLAN REVIEW FEE	<i>Flat Rate per Plot</i>	\$294
<i>This only applies to production homes.</i>		
PLANNING PLOT PLAN REVIEW FEE	<i>Flat Rate per Plot</i>	\$491
<i>This only applies to production homes.</i>		
FIRE PLOT PLAN REVIEW FEE	<i>Flat Rate per Plot</i>	\$110
<i>This only applies to production homes.</i>		

ADMINISTRATIVE FEES

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

BUILDING INSPECTION FEE x .06= TECHNOLOGY FEE:	\$ _____
BUILDING INSPECTION FEE x .16 = POLICY PLANNING FEE:	\$ _____
PERMIT ISSUANCE FEE (Flat Rate Applies to All Permits)	\$147

SMIP FEE RESIDENTIAL: .00013% 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: \$ _____
SMIP FEE COMMERCIAL: .00028% OF VALUATION		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.

FLAT RATE PERMIT FEES

These items will also have administrative fees added to the permit. In some cases, hourly plan review fees will also be required.

Miscellaneous Permit Fees – Not Calculated by Valuation

	Unit	Fee
1. Standard Hourly Rate (or fraction thereof) for Plan Check and Inspections	hourly	\$147/hour
a. Overtime Rate for Plan Check or Inspection Services	hourly	\$220.50
2. Revision (permit issuance fee and hourly plan check will also be charged)	hourly	\$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. Planning Division Plot Plan Review	each plot	\$441
b. Building Division Plot Plan Review and processing	each plot	\$294
6. Address Assignment		
a. New address	each	\$220.50
b. Accessory Dwelling Unit Address	each	\$73.50
		<u>Inspection Fee</u>
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. Voluntary Residential Seismic Retrofit Using "Plan Set A" Only applies to single family homes with a crawlspace less than or equal to 4 feet high.	each	\$147 Flat Rate - no admin fees
10. Damaged Building Survey Fire, flood, vehicle or similar damage		\$588
11. Patio Covers		
a. Patio Cover (requires drawings and hourly plan check)	each	\$294
b. Enclosed Patio (requires drawings and hourly plan check)	each	\$588
12. Photovoltaic Systems		
a. Residential (for systems that are not flush mounted, hourly plan check fees apply)	each system	\$300 Flat Rate – no admin fees
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
13. Residential Package Permits		
a. Tub / Shower Enclosure (includes trades)		\$147
b. Remodel- Complete Bathroom (includes trades)		\$220.50
c. Remodel- Kitchen (includes trades)		\$441
14. Storage Racks		
a. Up to 100 linear feet	first 100 lf	\$441
b. Each additional 100 linear feet	each 100 lf	\$147

FLAT RATE PERMIT FEES

These items will also have administrative fees added to the permit. In some cases, hourly plan review fees will also be required.

<u>Plumbing Mechanical & Electrical Fees – Not Calculated by Valuation</u>	<u>Unit</u>	<u>Inspection Fee</u>
15. Plumbing Permits – Residential (single-family and duplexes)		
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
16. Plumbing Permits – Commercial + Multi-Family		
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/ 100 feet
e. Gas Piping	Each 100 linear feet or fraction thereof	\$147/ 100 feet
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
17. Mechanical Permits – Residential (single-family and duplexes)		
a. Heating and/or Cooling Equipment (including ducts)	each	\$147
b. Wall Furnace	each	\$147
c. Kitchen Hood and Bathroom Vents	each	\$73.50
18. Mechanical Permits – Commercial + Multi-Family		
<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
b. *Air Handler Unit	each	\$147
c. Vent System	each	\$147
d. Exhaust Hood Replacement (additional hourly plan check may apply)	each	\$147
19. Electrical Permits – Residential (single-family and duplexes)		
a. General Electrical Permit - Residential (rough and final)	each	\$220.50
b. Residential E.V. charger	each	\$73.50
c. Service Upgrade -- Residential	each	\$73.50
d. Meter Reset	each	\$73.50
e. Temporary Power Installation	each	\$147
f. Minor Residential Electrical Permit (final only- no rough)	each	\$147

FLAT RATE PERMIT FEES

These items will also have administrative fees added to the permit. In some cases, hourly plan review fees will also be required.

20. Electrical Permits – Commercial + Multi-Family

Inspection Fee

a. General Electrical Permit – <i>Commercial + Multi-Family</i> (rough and final)	each	\$441
b. Commercial E.V. charger (may require additional hourly plan review)	each	\$294
c. Commercial Service Upgrade	each	\$147
d. Commercial Meter Reset	each	\$73.50
e. Minor Commercial Electrical Permit (final only- no rough)	each	\$220.50
f. Signs (illuminated exterior signage)	each	\$147

Additional Services and Violations – Not Calculated by Valuation

Unit

Fee

21. Special Review 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
e. Alternate Materials and Methods Review	each	\$588

22. Copies, Re-Print + Change of Contractor

a. Printing Scanned / Archived Drawings	each	\$10 per sheet
b. Job Card / Permit Re-Print	each	\$73.50
c. 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	205% of the Building Permit Fee
b. Filing of Notice of Substandard or Hazardous Structure	hourly	\$147 per hour
c. Removal of Notice of Substandard or Hazardous Structure	hourly	\$147 per hour
d. Placards for Condemnation	hourly	\$147 per hour
e. Notice and Order	hourly	\$147 per hour
f. Stop Work Order / Red Tag	hourly	\$147 per hour

C. CODE ENFORCEMENT – COMMUNITY PRESERVATION PROGRAM

1. Request for Postponement of Inspection

a. First Request	No Charge	
b. Second Request	No Charge	+ \$400 penalty
c. Third Request	No Charge	+ \$800 penalty
d. "No Show" for Inspection Appointment	\$ 392	+ \$1,600 penalty

2. Violation of Community Preservation, Sign, Vehicle, Weed Abatement, Building, Public Nuisance, Zoning Ordinances, and HMC Code violations

a. First Violation		
(1) Initial inspection	No Charge	
(2) Reinspection shows violation eliminated	No Charge	
(3) Reinspection shows violation still exists	\$ 626	+ \$400 penalty
(4) Second inspection violation still exists	\$ 626	+ \$800 penalty
(5) Third, Fourth, Fifth and Subsequent inspection shows violation still	\$ 626	+ \$1,600 penalty
b. Subsequent violation(s)		
(1) Initial inspection and notices	\$ 743	+ \$800 penalty
(2) Each subsequent inspection violation still exists	\$ 626	+ \$1,600 penalty
c. Abatement costs (per parcel)	\$ 1,325	plus contractor costs
d. Lien/Special Assessment (per parcel)	\$ 1,811	per parcel

3. Hearing Fee: (Administrative, Special Assessment, Administrative Citation, and Lien Hearings)

\$ 946	per Hearing
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4. Egregious Violation(s) Penalties

On-going health and safety violations, public nuisances and illegal uses, including but not limited to: garage conversion, room additions, accessory structures, construction without permits, home occupation, use permits or site plan review, unpermitted uses related to environmental hazards.

a. Tier 1 for first verified violation(s)	\$ 1,500
b. Tier 2 for second verified violation(s)	\$ 3,000
c. Tier 3 for third and subsequent verified violation(s)	\$ 5,000

5. Tobacco Retailer License, Initial or Renewal Fee

	\$ 400	annual fee
a. First Offense	\$ 1,500	penalty/30-day TRL suspensi
b. Second Offense	\$ 3,000	penalty/30-day TRL suspensi
c. Third Offense	\$ 5,000	penalty/30-day TRL suspensi
Resinspection Fee	\$ 117	Per visit

6. Cannabis Licensing Program, License Renewal, Inspection, Penalties Fees

		minimum one inspection per year (includes up to four HPD decoy fees/inspections annually).
a. Annual Commercial Cannabis Permit Fee:	\$ 15,000	
b. Program Fees:		
1) Initial Inspection, no violation found	\$ -	
2) Initial Inspection, violations found	\$ 5,000	
3) 2nd reinspection, no violations	\$ 500	reinspection fee
4) 2nd reinspection, violations found	\$ 10,000	+ \$500 reinspection fee
5) 3rd & subsequent reinspection, no violations	\$ 500	reinspection fee
6) 3rd & subsequent reinspection, violations found	\$ 15,000	+ \$500 reinspection fee
7) Subsequent Violations	\$ 10,000	+ \$500 reinspection fee
8) Subsequent reinspections, no violations found	\$ 500	reinspection fee
9) Subsequent reinspections, violations found	\$ 15,000	+ \$500 reinspection fee
10) Any required inspections after the initial inspection greater than three hours will be assessed an hourly code enforcement inspection fee of \$200/hr.		

c. Work Permit Application Fee		
Initial Application Fee (Including, but not limited to, Fingerprints, Live Scan, and Badge)	\$	299
d. Renewal Fee w/o Live Scan	\$	160

7. Grading or Encroachment Permit

a. Code violation illegal project, penalty fee may be applied daily	\$	125
b. Code Enforcement Investigations fees, for permit not yet obtained	\$	2,000

8. Building Violation Fees

a. Investigation Fee for work done without Permits (in addition to the regular permit fees)	205% of Building Permit Fee	
b. Filing of Notice of Substandard or Hazardous Structure	\$	164 per hour
c. Removal of Notice Substandard or Hazardous Structure	\$	164 per hour
d. Placards for Condemnation	\$	164 per hour
e. Notice and Order	\$	164 per hour