

CITY OF PLACERVILLE DEVELOPMENT FEES

Established by Resolution #7625 dated July 8, 2008 — Effective July 19, 2008

This is not a complete list of fees. **Fee Schedule subject to change without notice.**

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Updated: 8/30/2023 (nt)

BUILDING DIVISION

BUILDING DIVISION			
Plan Review (valuation cost)	Fee Calculations	Permit (valuation cost)*	Fee Calculations
Up to \$15,999	\$95.00 (minimum)	Up to \$7,999	\$95.00 (minimum)
\$16,000 to \$100,000	0.6% of Valuation	\$8,000 to \$100,000	1.2% of Valuation
\$100,001 & up	\$600+0.3% of Val. Over \$100,000	\$100,001 & up	\$1,200+0.7% of Val. Over \$100,000
Title-24 Plan Check Fee (Windows/HVAC/Reroof)	\$54.00	Water Heater (Change out like for like)	\$60
Revisions to Approved Plans	\$95 min. TBD by Building Official	Backflow Preventer	\$60
Expedited PV Solar ≤ 10kW	\$95	Expedited PV Solar ≤ 10kW	\$105 (plus Green & doc fee)
Manufactured Dwelling Foundation review	Based on valuation of foundation and installation.	Manufacture Dwelling	\$475 (\$95 per inspection for a total of 5 inspections)
Fire Sprinkler Review	\$300.00	Permit to Reestablish an Expired Permit	\$95 per inspection determined by Building Official
Inspections	Fee	Document Fee	Fee
Overtime Inspection	Billable overtime rate and transportation costs	11"x17" plans	\$10
Permit Extension	\$95 per inspection (TBD by the Building Official)	Larger than 11"x17"	\$25
Re-inspection Fee	\$95	Large Projects	TBD by Building Official
Inspection w/out benefit of a permit (Staff time)	\$95 per hr/per. inspection	FIRE DISTRICT IMPACT FEE New SFD Only & COM New / Additions Comm/Industry El Dorado County Fire District (Res. 8968- 7/24/21)	
Other	Fees		
Appeal to Board of Building Appeals	\$300	Residential (SFD)	\$1.03 sf
Notice of Non-Compliance	\$250 (plus recording fees TBD by the EDC Recorder Clerk's Office)	Residential (MFD)	\$1.49 sf
Green Fee – SB 1473(effective Jan. 1, 2009)	\$1.00 per every \$25,000 in permit value or fraction thereof.	Residential (Manufactured Dwelling)	\$1.08 sf
SMIP (State of California Seismic Fee; effective July 1, 2014)	R Group—0.013% of val. C Group—0.028% of val. Min. \$0.50	Retail/Commercial	\$0.87 sf
School District	Fee	Office	\$1.19 sf
Determined by the Office of Education (530-295-2202)	Fees charged for sf ≥ 500 sf	Industrial	\$0.83 sf
Residential	\$4.08 sf	Agriculture	\$0.53 sf
Commercial	\$0.66 sf	Warehouse/Distribution	\$0.69 sf

*Construction valuations tabulated per square foot of new or converted area determined by type of occupancy and construction. Refer to the attached ICC Building Valuation Data Schedule (updated in February and August).

Building Valuation Data – AUGUST 2023

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2024. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget x (\%)}}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$231.65/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$231.65/sq. ft x 0.0075
= \$27,798

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	335.89	324.58	316.94	304.93	286.87	278.00	295.62	266.02	257.55
A-1 Assembly, theaters, without stage	307.39	296.08	288.44	276.42	258.37	249.50	267.12	237.51	229.05
A-2 Assembly, nightclubs	269.94	261.93	254.48	245.85	230.56	223.99	237.02	209.57	202.79
A-2 Assembly, restaurants, bars, banquet halls	268.94	260.93	252.48	244.85	228.56	222.99	236.02	207.57	201.79
A-3 Assembly, churches	311.88	300.57	292.93	280.91	263.30	254.43	271.60	242.45	233.98
A-3 Assembly, general, community halls, libraries, museums	266.07	254.76	246.12	235.10	216.33	208.46	225.80	195.47	188.01
A-4 Assembly, arenas	306.39	295.08	286.44	275.42	256.37	248.50	266.12	235.51	228.05
B Business	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
E Educational	273.46	263.96	255.62	245.04	228.69	217.00	236.61	200.36	193.94
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	434.15	424.59	415.32	405.12	383.35	N.P.	396.02	358.57	N.P.
I-2 Institutional, nursing homes	302.01	292.45	283.18	272.97	253.83	N.P.	263.88	229.05	N.P.
I-3 Institutional, restrained	295.86	286.31	277.03	266.83	247.95	238.69	257.74	223.17	212.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	201.37	193.36	184.91	177.28	161.72	156.15	168.45	140.73	134.95
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family ^d	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.

PLANNING FEES:

Airport Land Use Commission:		
Airport Master Plan Consistency	\$ 500.00	
Development Plans	\$ 250.00	
EIR Review	\$ 400.00	
General Plan Updates	\$ 400.00	
Major Subdivisions	\$ 400.00	
Minor Subdivisions	\$ 150.00	
Notice of Preparation	\$ 55.00	
Rezoning	\$ 250.00	
Use Permits	\$ 150.00	
Annexation Fee	Billable Rate/T&M	
Appeals (Staff & Planning)	\$ 400.00	
Burn Down Letter	\$ 60.00	
Certificate of Merge	\$ 150.00 (+\$150 Planning fee = \$300 total)	
Common Driveway	\$ 400.00	
Conditional Use Permit – Major (requires initial study/negative declaration)	\$ 1500.00	
Conditional Use Permit – Minor (categorical/statutory exemption)	\$ 700.00	
CC&R's Review	\$ 575.00	
Development Agreement	Billable Rate/T&M	
Environmental Assessment/Initial Study/ Notice of Exemption	\$ 350.00	
Environmental Assessment/Initial Study/ Neg Dec – Mitigated Neg Dec	\$ 1800.00	
Environmental Impact Report	Actual costs + 15% Admin. Fee	
Final Subdivision Map (# lots _____) County Final Subdivision Map Check	\$ 1500.00 + \$35 each lot over 5 \$ 350.00 est. T&M/Fee established by the County, subject to change w/o notice	
Dept of Fish & Wildlife payable concurrent with:	<u>Effective 01-01-2023</u>	
- Negative Declaration	\$ 2,764.00	
- Mitigated Negative Declaration	\$ 2,764.00	
- Environmental Impact Report	\$ 3,839.25	
- Environmental Document pursuant to a Certified Regulatory Program	\$1,305.25	
- County Clerk Processing Fee	\$ 50.00	
General Plan Amendment	\$2,100.00	
Historic District Review	\$ 400.00	
Landscape Maintenance Agreement	\$ 150.00	
Landscape Plan Review (Plan Com)	\$ 275.00	
Lot Line Adjustment	\$ 250.00 (+\$250 Engineering fee = \$500 total)	
Master Sign Plan	\$ 350.00	
Minor Deviation	\$ 150.00	
Misc research and analysis; production of records and information not requested under the Public Records Act	Billable rate/T&M	
Notice of Determination	\$ 225.00	
County Clerk Processing Fee	\$ 50.00	

Notice of Restriction	\$ 150.00	
Planned Dev Overlay	\$ 1800.00	
Preliminary Plan Review	\$ 525.00	
Sign Permit	Based on valuation	
Sign Package Amendment (Plan Com)	\$ 250.00	
Sign Package Review (Plan Com)	\$ 350.00	
Site Plan Review/Projects under \$100,000. Projects \$100,000. - \$400,000. Projects \$400,001. and up	\$ 500.00 \$ 500.00 + .8% of value over \$100,000. \$ 2,900.00 + .6% of value over \$400,000.	
Site Plan Review Major Change	\$ 500.00	
Special Event Signage	\$ 100.00	
Temporary Manuf. Housing/Commercial coach permit	\$ 500.00	
Temporary Use Permit	\$ 200.00	
Tentative Parcel Map Tentative Parcel Map Extension	\$ 1,500.00 deposit/Billable rate/T&M \$ 400.00	
Tentative Subdivision Map (Number of Lots: _____)	\$ 3,000.00 (1 st lot + \$50 ea lot to & including 5 lots + \$30 ea parcel over 5)	
Tentative Subdivision Map Extension	\$ 650.00	
Time Extension (Use Permit/Site Plan Rev)	\$ 500.00	
Variance – Major (initial study/neg dec) – Minor (categ/statutory exempt)	\$ 1,000.00 \$ 500.00	
Woodland Alteration Plan/Permit	Billable rate/T&M	
Zone Change (map or text)	\$ 2,000.00	
Zoning Interpretation (Plan Com)	\$ 200.00	
Zoning/Flood Plain Letter	\$ 60.00	

ENGINEERING DEPARTMENT

Sewer Impact – (Resolution # 8355, Effective 11/07/2015)

<u>Application Fee-</u>	\$ 75.00
<u>Residential Capital Improvement Charges-</u>	
Single Family:	\$ 7,350.00
Multi Family:	\$ 5,513.00 Per Unit
Private Sewage Disposal System (Septic):	\$ 20.00
<u>Commercial Capital Improvement Charges-</u>	
Bar:	\$ 8,553.00
Car Wash:	\$ 4,925.00
Church:	\$ 5,186.00
Fairgrounds:	\$ 6,657.00
Fast Food:	\$12,523.00
Fire Station:	\$ 6,149.00
Hall:	\$ 5,184.00
Hospital:	*(See City Engineer)
Hotel / Motel:	*(See City Engineer)
Laundromat:	\$ 5,527.00
Market:	\$ 7,179.00
Mortuary:	\$ 9,929.00
Movie Theater:	\$11,312.00
Restaurant:	\$14,718.00
Rest Home / Boarding Home:	\$ 6,135.00
Retail Office:	\$ 5,806.00
School:	*(See City Engineer)
Service Station:	\$ 6,915.00

Traffic Impact – (Resolution # 8483, effective 3-25-2017; Resolution #8692, effective 3-11-2019; Resolution #8828; effective 4-13-2020; Resolution #8945, effective 05-10-2021; Resolution #9046, 4-11-2022).

<u>Residential TIM Fees-</u>	
Single Family:	\$ 18,409.00 per dwelling unit
Multi Family:	\$ 13,669.00 per dwelling unit
Manufactured Home in Park:	\$ 12,392.00 per dwelling unit
Other Residential Type Land Uses:	\$ 1,822.00 per trip
<u>Commercial TIM Fees-</u>	
Minor Commercial:	\$ 10.03 Per Square Foot
Major Commercial:	\$ 7.31 Per Square Foot
Gas Station:	\$ 16,335 Per Fuel Position (pump)
Industrial:	\$ 2.40 Per Square Foot
Other Commercial or Industrial Land Uses	\$ 436.00 per trip

Water Impact – (Resolution #8414, Effective 07/25/2016)

<u>Application Fee-</u>	\$ 75.00
<u>Capital Improvement Charges-</u>	
Apartments:	75% of CIC Fee (See City Engineer)
5/8" & "3/4":	\$ 21,046.00 (City \$6,867 11/9/15; EID \$14,179 7/23/16)
1":	\$ 39,345.00
1.5":	\$ 56,270.00
2":	\$ 98,362.00
3":	\$211,348.00
4":	\$352,693.00
Meter and Installation Costs (6/26/17)	T&M (Material and Billable hours for installation)
<u>Meter Costs</u>	
1"	\$ 1,000.00
1 1/2"	

<u>Park Development Impact-</u> \$1,320.00 Per Residence			
<u>Plan Review- (Cost Estimate for Site Work Required)</u>			
<u>Grading Plan Review (Residential)</u> <u>Residential Site Improvements-</u> Up to \$100,000.00: \$100,001 and Up: <u>Residential Offsite/Roadway-</u> Up to \$20,000.00: \$20,001.00 and Up: <u>Commercial Site Development-</u> Up to \$100,000.00: \$100,001.00 and Up: <u>"Other" Plan Check-</u> Lot/Boundary Line Adjustment Miscellaneous: Engineered Drainage Calculations: Engineered Retaining Walls: Tenant Improvements w/ Change in Building Occupancy:	\$ 500 T&M Deposit \$ 100.00 + 0.5% of Estimate Add- 0.25% of Estimate over \$100,000 2.5% of Estimate Add- 1% of Estimate over \$100,000 2.5% of Estimate/T&M Deposit if over \$300 Add- 1.5% of Estimate Over \$100,000/ T&M Deposit \$ 250.00 (+\$250 Planning fee = \$500 total) \$150.00 or \$300 T&M Deposit (TBD) \$ 175.00 \$ 125.00 \$ 250.00		
<u>Permits & Inspections- (Engineer's Estimate for Site Work Required)</u>			
<u>Grading Permits-</u> Commercial (Plan Review and Permit): Residential (Permit/Inspections): <u>Construction Inspections-</u> Commercial: Residential: Misc. Inspection: <u>"Other" Permits-</u> Change Orders: Permit Extension: Backflow Preventer: Pressure Reducer Valve: Irrigation Meter App/Permit:	\$ 2,000.00 T&M Deposit 1% of Estimate/T&M Deposit if over \$300 2.5% of Estimate/T&M Deposit if over \$300 \$150.00 (If Not Covered Under Permit) \$50.00 - \$150.00 (TBD Upon Issuance) Billable Rate/ T&M Deposit \$150.00 \$ 60.00 \$ 60.00 \$ 75.00		
<u>Parcel Maps/ Lot Line Adjustments- (Engineer's Estimate for Site Work Required)</u>			
<u>Parcel Maps-</u> Improvement Plan Review: Improvement Construction Inspection: Tentative Parcel Maps: Tentative Parcel Map Extension: Tentative Parcel Map Revisions: Amended Parcel Map: Amended Final Map: Merge & Re-Subdivide 20-1/2 Map: Lot Line Adjustment: Record of Survey /Parcel Map Review: Parcel Map Certificate of Correction:	1.5% of Estimate /T&M Deposit 2% of Estimate /T&M Deposit \$ 1,500.00 T&M Deposit \$ 400.00 Billable Rate/ T&M Deposit \$ 600.00 T&M Deposit \$ 600.00 T&M Deposit \$ 250.00 \$ 250.00 \$ 550.00 (Plus County Surveyor's Fee) \$ 300.00 (Plus County Surveyor's Fee)		

<u>Subdivisions- (Engineers Estimate Required)</u>			
<u>Subdivision Maps-</u> Tentative Subdivision Map: Final Subdivision Map: Amended Subdivision Map: Subdivision Improvement Plan Review: Planned Development Overlay: <u>Subdivision Inspections-</u> Up to \$500,000: \$500,000 and Up:		\$ 2,500.00 + \$50.00 Per Lot T&M Deposit Billable Rate /T&M Deposit Billable Rate/ T&M Deposit 1.5% of Estimate / T&M Deposit \$ 1,100.00 2% of Estimate/ T&M Deposit Add- 1% of Estimate Over \$100,000/ T&M Deposit	
<u>Encroachment Permits-</u>			
Miscellaneous: Commercial Driveway: Parking & Loading: Permit Extension: Pre-Inspection: Residential Driveway: Temporary Parking:		\$ 175.00 \$ 175.00 \$ 75.00 \$ 125.00 \$ 75.00 \$ 175.00 \$ 25.00	
<u>Transportation Permits-</u>			
Single Trip: Annual: City Police Escort:		\$ 16.00 (Per State Vehicle Code) \$ 90.00 (Per State Vehicle Code) \$ 225.00	
<u>Agreements-</u>			
<u>Street Frontage Improvement Agreements-</u> Residential: Commercial / Multi Family: Site Improvement Agreement Review: Private Maintenance Agreement:		\$ 300.00 \$ 500.00 Billable Rate/T&M Deposit \$ 500.00 T&M Deposit	(Continued)
<u>Streets/Addresses-</u>			
Street Name / Re-name Petition: Change of Address:		\$ 300.00 \$ 70.00	
<u>Right-of-Way-</u>			
General Vacation: Summary Vacation of Easement:		\$ 2,800.00 T&M Deposit \$ 650.00	
<u>Certificates-</u>			
Certificate of Compliance: Conditional Certificate of Compliance: Certificate of Merge:		\$ 600.00 \$ 1,950.00 \$ 150.00 (+\$150 Planning fee = \$300 total)	
<u>Misc. Engineering Fees-</u>			
Document Recording Fees: Sewer/Water/Storm Drain Extension: BAD/LLMD Assessment Districts: <u>Document Duplication Fees-</u> Large Maps, Etc: Bound Books & Policies: Large/Detailed Bound Books & Policies: Misc. Copies (8.5" x 11"- 11" x 17"):		\$ 100.00 (Plus County Recorder's Fees) \$ 500.00 /T&M Deposit Billable Rate/T&M Deposit \$ 5.00 Per Sheet \$ 20.00 Per Book \$ 40.00 Per Book \$.10 Per Sheet	

<u>Bond Review -</u> Grading / Completion / Restoration, etc: <u>Parking Garage Dumpster Usage Fees-</u> Restaurants: Retail / Business: <u>Staff Time Fees-</u> Misc research and analysis; production of records and information not requested under the Public Records Act	Billable Rate /T&M Deposit \$ 10.01 Per Month \$ 7.14 Per Month Billable rate/T&M	

The fees for 8-15-5: Traffic Impact Mitigation Fee, found on page 2 of this document, shall remain in effect until the comprehensive permanent traffic impact fee program is adopted. (Ord. 1615, 11-28-2006; amd. Res. 7542, 9-11-2007; Res. 7584, 1-22-2008; Res. 7627, 7-8-2007; Res. 7648, 10-14-2008; Res. 8371, 11-10-2015; Res. 8386, 01-26-16; Res. 8483, 03-25-17; Res. 8692, 3-11-2019; Res. 8828; 4-13-2020; Res.8945, 05-10-2021).

The fees for City Water CIC and Sewer, found on page 2 of this document, were approved under Resolution 8414 on May 24, 2016 by the City of Placerville's City Council. These fees came into effect on July 25, 2016.