

Appendix B

City of Glendale

Community Development Fee Schedule

Effective July 1, 2008



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Building Plan Review Fees

Plan review fees pay for the evaluation of plans to determine compliance with adopted codes and ordinances. These fees are based on a percentage of the calculated building permit fee with a minimum charge for each application. Payment of the plan review fee is in addition to the building permit fee and is non-refundable after plans are accepted and the review is started.

Building Permit Fees

Building inspections are financed by building permit fees. Permit fees for new buildings, additions, and pools are based on the valuation (total construction costs) of the buildings or structure. The determination of the value or valuation will be made on the basis of the Building Valuation Data published in the International Conference of Building Official Building Standards and by other valuation criteria approved by the Building Official. Other types of permits have fees based on the amount of time estimated to inspect the project until completion.

In addition to the basic level of inspection services offered, additional inspection services are available through prior arrangement with the Building Safety Department and with payment of the appropriate fee. These services include after-hours, weekend or holiday inspections, re-inspections, optional (not required) inspections and requests for time-specific inspections.

Miscellaneous Fees

Miscellaneous fees are those fees that do not fall under the plan review or inspection areas. These fees are generally based on an hourly rate but may be set on standard administrative costs for providing service.

ADMINISTRATIVE FEES

General Services:

Permit Faxing (charged once, faxed in or out)	\$11.13
Permit Record Change (incl. Address change)	\$33.40
Plan Reproduction Fee	\$107.96 (plus printing costs)
Photocopies	\$3.34
Record Retention Fee (commercial, residential, T.I. plans)	1% (of permit, \$10 min.)
Refund of Permit Fee (no inspections made)	20% (of permit, \$50 min.)

Expired Permits:

Permits expire by limitation and become null and void if the work authorized by the permit has not commenced within 180 days from the date of the permit, or any permit shall expire 180 days after the last approved inspection. (See section 303.4 of the 1997 Uniform Administrative Code)

Renewals prior to expiration	50% (of original permit)
Renewals after expiration	100% (of new permit fees)
Work prior to issuance of permit.	200% (of new permit fees)

Appeals/Modifications/Formal Interpretations:

Request for modifications per Section 106 of the Uniform Administrative Code or alternate materials and methods per Section 105 of the Uniform Administrative Code must first be made to the Building Safety Manager, who will conduct the initial review.

Initial Review/Structural	\$107.96 p/h (2 hr min.)
Initial Review/Non-Structural	\$107.96 p/h (2 hr min.)
Requests for Code Modifications or Formal Interpretations from Building Official	\$107.96 p/h (3 hr. min.)
Renewal of Approval	\$111.34 (for 3 years)
Board of Appeals	
Single Family Residential	\$278.36
Non-Single Family	\$389.68
Lot Combination, Building Code Covenant and Use Agreement, Non-Build Easement Requests	\$107.96 p/h (1 hr min.)

Damaged Buildings:

Administration	\$107.96 p/h (1 hr min.)
Investigation	\$107.96 p/h (1 hr min.)
Appeal to Hearing Officer	\$668.04

Phased Submittals:

Projects built with phased or partial permits require significantly more coordination time for the plan review and inspection process than do projects built under a single permit.

Plan Review of Phased Designs for New Construction and Additions
(foundation only, shell building, etc.)

Initial Plan Review Application	100% (plan review fee per bldg.)
Subsequent Plan Review Submittals (for each phase)	75% (of permit based on valuation of submittal)

Optional Plan Review Services:

P.A.S.S. (Permits and Safety Sequence)	75% (of permit based on valuation of submittal) x3
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Building Safety Pre-Plan Submittal Meeting	\$107.96 p/h (1 hr min.)
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Staff Consultation and Research	\$107.96 p/h (2 hr min.)
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Revisions - (Plan review of changes made to approved plans
either before or after permit is issued. Revisions that expand the
scope of a permit require a new permit and fees.)

	\$107.96 p/h (1 hr min.)
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Deferred Submittals	\$107.96 p/h (2 hr min.)
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Certificate of Occupancy:

Certificate of Occupancy	Included in original permit fee
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First Temporary Certificate of Occupancy (TCO)	\$466.65 (for a max. of 30 days)
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First 30 day extension of TCO	\$933.30 (for an additional 30 days)
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Second 30 day extension of TCO	\$1,866.60 (for an additional 30 days)
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It is expected that no project shall exceed 90 days operation under a Temporary Certificate of Occupancy. Should a third or subsequent extension occur, the fee will double that of the previous extension. For example, the third extension would be \$3,733.20, the fourth extension would be \$7,466.40, etc.

Change of Occupancy or Use: (Requires both of the following)

Plan Review	\$107.96 p/h (2 hr min.)
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Inspection	\$100.46 p/h (2 hr min.)
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Copy of Certificate of Occupancy	\$67.48 (per copy)
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New Certificate of Occupancy:

Tenant Space - no work	\$100.46
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RESIDENTIAL FEES

Plan Review Fees:

Plan review fees are due when the permit application is submitted. For combination permits, plan review fees for electrical, mechanical, and plumbing reviews will be collected at the time of permitting.

Standard Plans:

Base Plan Only-Building	75% (of permit fee, min. \$107.96 hr)
Base Plan plus variations	75% (of permit fee, min. \$107.96 hr) + \$53.98 per each additional elevation or change to building footprint
Electrical Plan Review	75% of the electrical permit fee (minimum \$107.96 for 1 hr)
Plumbing Plan Review	75% of the plumbing permit fee (minimum \$107.96 for 1 hr)
Mechanical Plan Review	75% of the mechanical permit fee (minimum \$107.96 for 1 hr)
Site Plan Review	\$53.99 (per permit)
Third or Subsequent Review of Plans	\$107.96 (1 hr min.)
Annual Renewal of Standard Plans	\$53.99 (per plan)
Revisions - (Plan review of changes made to approved plans before or after permit issued.)	\$107.96 (1 hr min.) Revisions that expand the scope of a permit require new permit and fees.
Truss Calculation Review - Truss package submitted separately from building permit plans or revisions to the truss package are required after permit is issued.	\$107.96 p/h (2 hr min.)

Custom Home, Remodel, Room Addition Plans:

Building Plan Review	75% of the building permit fee (minimum \$107.96 for 1 hr)
Electrical Plan Review	75% of the electric permit fee (minimum \$107.96 for 1 hr)
Plumbing Plan Review	75% of the plumbing permit fee (minimum \$107.96 for 1 hr)
Mechanical Plan Review	75% of the mechanical permit fee (minimum \$107.96 for 1 hr)
Third or Subsequent Review of Plans	\$107.96 p/h (1 hr min.)
Revisions - (Plan review of changes made to approved plans before or after permit issued.)	\$107.96 p/h (1 hr min.) Revisions that expand the scope of a permit require new permit and fees.
Truss Calculation Review - Truss package submitted separately from building permit plans or revisions to the truss package are required after permit is issued.	\$107.96 p/h (2 hr min.)

PERMIT FEES

Permit fees are based on the valuation of the project, or portion of the project represented by each separate permit. Valuation of the work shall be the estimated cost as determined by the Building Official based on nationally recognized standards and shall include the value of materials, labor, overhead, and profit. See Table 3B (which is the valuation chart) to determine the value of the project. Fees for all permits will be collected at the time of permitting.

All Residential Plans:

Demolition Permit	\$51.85 per structure
Building Permit	Based on value, see Table 3A
Electrical Clearance - (Inspection not included w/Electrical permits) When required by utility co. to energize service	\$100.46 per request
Temporary Power Meter Installation	\$133.62
Electric Permit:	
Base Permit Fee	\$26.17
Electrical Service - 200A or less	\$33.96
Electrical Service - over 200A	\$69.19
Sub panels	\$33.96
Appliances - 1 HP or less- dishwasher, cook tops, ranges, wall a/c, washing machines, garbage disposals, water heaters, clothes dryers, space heaters, trash compacters	
	\$5.29 each
Livable Floor Area	\$0.062 sq. ft.
Non-Livable Floor Area	
Receptacles/Switches/Outlets:	
First 20 fixtures	\$1.22
Additional fixtures	\$0.80 each
Lighting Fixtures:	
First 20 fixtures	\$1.22
Additional fixtures	\$0.80 each
Miscellaneous	\$20.25 each
Mechanical Permit:	
Base Permit Fee	\$26.17
Air Handlers	\$11.86
Evaporative Coolers	\$11.86
Furnaces:	
100K BTU or less	\$16.49
over 100K BTU	\$20.25

Appliance Vents	\$8.08
Vent Fans	\$8.08
Exhaust Hoods	\$11.86
All-in-one HVAC	\$16.49
Piggy-backed HVAC (w/evap)	\$28.33
Miscellaneous equipment/appliances	\$11.86 each
Repairs/additions to existing equipment	\$15.25

Plumbing Permit:

Base Permit Fee	\$26.17
Fixtures	\$10.36 each
Sewer	\$27.45
Water Piping	\$5.29 100 lineal ft. (100 ft. min.)
Drainage Piping	\$5.29 100 lineal ft. (100 ft. min.)
Water Heater	\$13.70
Gas Piping:	
5 outlets or less	\$6.84
more than 5 outlets	\$1.22 each
Gas Clearance - (Inspection not included with M/P permits) When required by utility co. to establish service	\$100.46 per request
Lawn Sprinkler System-(includes backflow device)	\$16.49 each
Miscellaneous equipment/appliances	\$10.92 each

Mobile Home Plan Review and Permit Fees:

Plan Review	\$107.96 (1/2 hr min. @ \$53.98)
Site Plan Review	\$50.10 per permit
Installation	\$133.62 per unit
Electrical Upgrade/New Service	\$100.46 per unit

COMMERCIAL FEES

Plan Review Fees:

Plan review fees are due when the permit application is submitted. For combination permits, plan review fees for electrical, mechanical, and plumbing reviews will be collected at the time of permitting.

Building Plan Review	75% of the building permit fee (minimum \$107.96 for 1hr)
Electrical Plan Review	75% of the electrical permit fee (minimum \$107.96 for 1hr)
Plumbing Plan Review	75% of the plumbing permit fee (minimum \$107.96 for 1hr)
Mechanical Plan Review	75% of the mechanical permit fee (minimum \$107.96 for 1hr)
Site Plan Review - For previously approved standards- carports, retaining walls, bus shelters	\$50.10 per permit
Third or Subsequent Review of Plans	107.96 p/h (1 hr min.)
Revisions - Plan review of changes made to approved plans before or after permit issued.	107.96 p/h (1 hr min.) Revisions that expand the scope of a permit require new permit and fees.
Truss Calculation Review - When truss package is submitted separate from building permit plans or revisions to truss package are required after permit is issued.	107.96 p/h (2 hr min.)
Plan Review Services Not Otherwise Listed - Plan review of changes made to approved plans before or after permit issued.	107.96 p/h (1 hr min.) Revisions that expand the scope of a permit require new permit and fees.

Permit Fees: Minimum Commercial Permit Fee of \$100.46

Permit fees are based on the valuation of the project, or portion of the project represented by each separate permit. Valuation of the work shall be the estimated cost as determined by the Building Official based on nationally recognized standards and shall include the value of materials, labor, overhead, and profit. See Table 3B (which is the valuation chart) to determine the value of the project. Fees for all permits will be collected at the time of permitting.

Demolition Permit	\$111.34 per structure Based on value, see Table 3A
Building Permit	
Electrical Clearance - (At a single site address) When required by utility co. to energize service	\$100.46 per request
Gas Clearance - (At a single site address) When required by utility co. to establish service	\$100.46 per request

Temporary Power:	
Meter Installation	\$133.62
Power Pole or Pedestal	\$26.17
Distribution System - In addition to pole or pedestal fee construction sites, decorative lights, Christmas tree lots, pumpkin patches, etc.	\$13.70
Electrical Permit:	
Base Permit Fee	\$51.85
Electrical Service:	
200A or less	\$33.96
201A-999A	\$69.19
over 1000A	\$100.46 p/h (3 hr min.)
Appliances less than 1 HP	\$5.29 each
Appliances more than 1 HP	\$13.70 each
Receptacles/Switches/Outlets:	
First 20 fixtures	\$1.22 each
Additional fixtures	\$0.80 each
Lighting Fixtures:	
First 20 fixtures	\$1.22 each
Additional fixtures	\$0.80 each
Theatrical-type	\$1.22 each
Pole or platform mounted	\$1.22 each
Power Apparatus:	
1 HP or less	\$5.29 each
more than 1 HP less than 10 HP	\$13.70 each
more than 10 HP less than 50 HP	\$27.39 each
more than 50 HP less than 100 HP	\$55.12 each
more than 100 HP	\$82.95 each
Bus ways, each 100 lineal feet	\$8.08 each
Miscellaneous	\$25.93 each
Multi-Family Residential Only:	
Livable Floor Area	\$0.056 sq. ft.

Mechanical Permit:

Base Permit Fee	\$51.85
Furnaces:	
All-in-one HVAC:	
100K BTU or less	\$16.49 each
over 100K BTU	\$20.25 each
Heat Pump - Split System	\$28.33 each
Piggy-back HVAC (w/evap)	\$28.33 each
100K BTU or less	\$16.49 each
over 100K BTU	\$20.25 each
Floor Furnace	\$16.49 each
Suspended, Recessed, Floor Mounted	\$16.49 each
Appliance Vents	\$8.08 each
Repairs/additions to existing equip.	\$15.25 each
Air Handlers:	
Less than 10,000 CFM	\$11.86 each
More than 10,000 CFM	\$20.15 each
Evaporative Coolers	\$11.86 each
Boilers/Compressors/Absorption Systems:	
Ventilation and Exhaust:	
Vent/Exhaust Fan	\$8.08 each
Exhaust Hoods:	
Type I	\$155.55 each
Type II	\$11.86 each
Compensation Air Circ. System	\$11.86 each
Prod. Conveying Exhaust System	\$11.86 each
Refrigeration Condensers	\$11.86 each
Refrigeration Evaporators	\$11.86 each
Incinerators/Comm/Industrial	\$16.15 each
Boilers/Compressors/Absorption Systems:	
Less than 3HP or 100K BTU/h	\$16.35 each
More than 3HP and less than 15HP or more than 100K and less than 500 KBTU/h	\$30.23 each
More than 15HP and less than 30HP or more than 500K and less than 1,000,000BTU/h	\$41.48 each
Greater than 30HP and less than 50HP or >1,000,000BTU/h and <1,750,000BTU/h	\$61.73 each
Greater than 50HP or 1,750,000 BTU/h	\$103.16 each
Miscellaneous equipment/appliances	\$11.86 each
Chilled/Hot Water Piping (Hydronic)	\$5.29 100 lineal ft. (100 ft. min.)