

RESOLUTION NO. 4534

A RESOLUTION AMENDING THE FEE SCHEDULE FOR CERTAIN BUILDING DIVISION FEES AND REPEALING RESOLUTION NO. 3988.

WHEREAS, building fees were last updated in August, 1998, by Resolution No. 3988, and

WHEREAS, the City Council reviewed the existing building fees on October 8, 2001, and held a public hearing on the proposed fees on October 24, 2001; and

WHEREAS, increased costs in providing building inspection services necessitate an increase in building division revenues; and

WHEREAS, it is the City's intent that the cost of inspection services be borne by those persons and entities who generate the need for such services rather than by city taxpayers.

NOW, THEREFORE, BE IT RESOLVED that the building inspection and permit fees shown in Exhibit A, attached hereto, are adopted by the City of Albany; and

BE IT FURTHER RESOLVED that the updated fee schedule shall become effective December 1, 2001; and

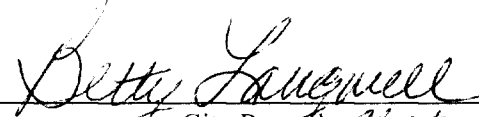
BE IT FURTHER RESOLVED that Resolution No. 3988 is hereby repealed.

DATED THIS 24 DAY OF October 2001.



Mayor

ATTEST:



City Recorder

1. BUILDING PERMITS:

NON-RESIDENTIAL & RESIDENTIAL:

Total Valuation Fee (value of construction is determined by the building official)

\$0 to \$25,000	\$50.00* for the first \$2,000 plus \$7.40 for each additional \$1,000 or fraction
\$25,001 to \$50,000	\$220.00 for the first \$25,000 plus \$5.50 for each additional \$1,000 or fraction
\$50,001 to \$100,000	\$360.00 for the first \$50,000 plus \$4.30 for each additional \$1,000 or fraction
\$100,001 and up	\$575.00 for the first \$100,000 plus \$3.20 for each additional \$1,000 or fraction

*Maximum of one inspection. See Item No. 9 for required additional inspections and plan review fees.

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2. PLUMBING PERMITS:

Base Fee.....	\$50.00*
* On residential construction, the base fee may be omitted when accompanied by a building permit.	
Plumbing Fixture (per fixture)	10.00
Sewer:	
for the first 50 feet	33.00
each additional 100 feet or portion.....	28.00
Water service:	
for the first 50 feet	33.00
each additional 100 feet or portion.....	28.00
Storm and rain drain:	
for the first 50 feet	33.00
each additional 100 feet or portion.....	28.00
Manufactured home space	28.00
Minor Labels (10).....	110.00
Medical Gas (per outlet)	10.00 ea
PLUS: Medical Gas piping.....	22.00/per floor
Medical vacuum system.....	22.00/per floor

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3. MECHANICAL PERMITS:

Base Fee.....	\$ 50.00*
* On residential construction, the base fee may be omitted when accompanied by a building permit.	

Unit Fee Schedule:

Woodstove - Freestanding/Insert	17.00
Gas Stoves – Freestanding/Insert.....	39.00
Additional Gas Appliances	7.00
Each air conditioner/compressor or forced-air or gravity-type furnace or burner, including ducts and vents, to and including 100,000 Btu/h	7.00
Each air conditioner/compressor or forced-air or gravity-type furnace or burner, including ducts and vents, over 100,000 Btu/h	8.50
Each ventilation fan connected to a single duct	3.50

Other equipment	5.00
<u>Remodel:</u>	
Each duct line extension	7.00
Each gas line extension or outlet.....	7.00

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4. **PLAN REVIEW:**

NON-RESIDENTIAL & RESIDENTIAL:

65% of building permit fee PLUS 25% of plumbing and mechanical permit fees for the review of applicable requirements such as limit controls, storm drainage, fixture clearances, ventilation, combustion air, and etc. Hourly rate for additional or predevelopment consultation plan review/research is \$50.00 per hour. 40% of building permit fee for fire/life safety on commercial permits.

PLUS LAND USE PLAN REVIEW FOR BUILDING PERMITS:

Minimum.....\$ 50/hr (minimum 1/2 hr.)¹

PLUS FLOODPLAIN/FLOOD HAZARD ZONE REVIEW:

5% of building permit fee when project is within flood hazard zone.

THIRD PARTY PLAN REVIEW\$ 50/hr (\$100.00 min.)¹

APPLICATION FOR ALTERNATE MATERIALS & METHODS\$ 50/hr (\$100.00 min.)¹
(Or review of non-code State Approved Items)

5. **PARKING LOT PERMITS:**

1- 25,000 square feet	\$ 0.04per sq. ft.
25,001 - 99,999 square feet	\$ 0.025 per sq. ft.
100,000 and more square feet.....	\$.01 per sq. ft.
Remodel/Review.....	\$.02 per sq. ft.
.....	Plus \$50/hr review (\$100 min.)

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6. **MANUFACTURED HOME PERMITS:**

Manufactured home setup.....	\$ 167.00
(PLUS 7% State Surcharge)	11.69
State Fee	30.00

NOTE: See plumbing, electrical and mechanical sections for additional fees.

\$167.00 installation fee allows three (3) inspections total. These include the stand and lot preparation, all support blocking, Earthquake-Resistant Bracing System (ERBS), flood and wind anchoring devices, perimeter skirting, underfloor access and ventilation, mechanical crossovers and terminations and temporary steps (this fee does not include plumbing or electrical connection permit fees).

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¹Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, fringe benefits of the employees involved and any cost incurred by the city for special inspectors or consultants as required by the Building Official.

7. MISCELLANEOUS PERMITS (minimum \$35.00):

Moving a building.....	\$ 56.00	
Demolition	40.00	
(Plumbing fee also assessed if sewer is to be capped).		
Change of occupancy	\$100.00 (plus\$50.00/hr	research)
Address reassignment or change.....	35.00	

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8. SIGN PERMITS:

Minimum Fee.....	\$ 28.00	
(Structural inspection and review to be covered under Construction Permits/Plan Review.)		
Freestanding and Projecting Signs (per sq. ft.)50	
All Other Signs (per sq. ft.).....	.40	
Temporary Signs (initial cost)	11.00	

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9. MISCELLANEOUS INSPECTIONS (minimum \$50.00):

Investigation Fees: Costs for additional inspections/review/engineering required for investigations needed by the Building Official shall be recovered at cost plus 30% overhead. These activities may include, but are not limited to, actions necessary to issue a new or revised Certificate of Occupancy, costs associated with third party review, complaint investigation, additional inspections, annual reviews, etc.

PLUS 7% STATE SURCHARGE ON THE ABOVE

10. ELECTRICAL PERMITS:

RESIDENTIAL PER UNIT:

1000 sq. ft. or less.....	\$94.50	*4
Each additional 500 sq. ft. or portion of.....	\$16.50	
Limited Energy	\$25.00	
Each manhome/modular service/feeder	\$44.50	*2

SERVICES OR FEEDERS :

Installation, Alterations or Relocation

No circuits included

Installation, Alteration or Relocation

200 Amps or less	\$55.50	*2
201 to 400 Amps.....	\$66.50	*2
401 to 600 Amps.....	\$89.00	*2
601 to 1000 Amps.....	\$144.50	*2
Over 600 Amps or 1000 Volts.....	\$333.50	*2
Reconnect Only	\$39.00	*2

TEMPORARY SERVICES OR FEEDERS:

Installation, Alterations, or Relocation

200 Amps or less	\$ 39.00	*2
201 to 400 Amps.....	\$44.50	*2

401 to 600 Amps.....	\$89.00	*2
Over 600 Amps or 1000 Volts.....	\$333.50	*2

BRANCH CIRCUITS:

New, Alteration, or Extension Per Panel

Branch Circuits with purchase of service or feeder fee.....	\$2.25	each*2
Branch Circuits without purchase of service or feeder fee.....	\$39.00	*2
Each additional	\$2.25	*2

MISCELLANEOUS:

Service or Feeder NOT Included

Minor Labels (10).....	\$110.00	
Pump or Irrigation Circle.....	\$40.00	*2
Sign or Outline Lighting.....	\$40.00	*2
Signal Circuits or a limited energy panel, alteration/extensions	\$40.00	*2

ADDITIONAL INSPECTION FEES OVER THE ALLOWABLE IN ANY OF THE ABOVE:

Per Inspection	\$39.00
Miscellaneous hourly fee for inspections and industrial plant inspections	\$65.00

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PLAN REVIEW FEE:

25% of electrical permit, if required (see permit).

*Number of inspections allowed per permit.

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11. FIRE SPRINKLER PERMITS:

SYSTEMS AND DEVICES:

Add/Replace Valves, Attachments or Devices	42.50 each
Fire Pump Installation or replacement (less than 1000 gpm).....	100.00 each
Fire Pump Installation or replacement (1000 gpm or more).....	200.00 each
Hood Suppression Systems (per hood)	80.00 each

Hydrants (including PIV's)

1 to 3	180.00
More than 3.....	60.00 each

New, Lower/Raise, and Relocate Fire Sprinkler Heads

1 to 25.....	75.00
26 to 50	125.00
51 to 100.....	200.00
101 to 200.....	285.00
201 to 300.....	325.00
301 to 500.....	480.00
501 to 1000.....	1000.00
1001 to 2000.....	1740.00
2001 to 3000.....	2250.00
3001 to 4000.....	2680.00
4001 to 5000.....	2850.00

5001 to 6000	3000.00
over 6000 fire sprinkler heads, for the first 6000.....	2000.00
each 100 heads or fraction thereof over 6000	20.00
Each riser	50.00
Hydrostatic Test.....	40.00(per riser)
Flush Test	40.00(per test/per riser)
Storage Tank(in addition to separate building permit)	150.00

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PLAN REVIEW FEE: 40% of fire sprinkler permit (\$50.00 minimum).

Revisions	50.00 per hour (1 hr. minimum)
Additional Inspections/Plan Review as required by Building Official	50.00 per hour

12. FIRE ALARM PERMITS (Separate electrical permit required in addition):

Each riser	50.00
Fire Alarm Control Panel.....	50.00

SIGNAL INITIATING AND NOTIFICATION TYPES:

Signal Initiating Devices: Detectors, manual pull stations, water flow, tamper switches

1-10.....	50.00
11-20.....	75.00
Each Additional 30 (or fraction thereof).....	25.00

Notification Devices: Bells, chimes, strobes, horns, annunciators, etc.

1-10.....	50.00
11-20.....	75.00
Each Additional 30 (or fraction thereof).....	25.00

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PLAN REVIEW (40 % of fire alarm permit) \$50.00 minimum.

(Each permit receives up to 3-rough and up to 2-final inspections, 1-hour each, at no additional charge. Permit fees are based on 1-hour time per inspection.)

FILL PERMIT FEE SCHEDULE

NO. of CUBIC YARDS	PERMIT FEES:	PLUS FEES PER ADD'L. CUBIC YDS.	PLAN REVIEW FEE:
0- 1,000	\$190.00 FOR 1ST 100 CUBIC YDS.	\$ 10.50 EA. ADD'L. 100 CUBIC YDS. OR FRACTION	\$187.50 plus \$500.00*
1,001 - 10,000	\$282.00 FOR 1ST 1,000 CUBIC YDS.	\$ 9.00 EA. ADD'L. 1,000 CUBIC YDS. OR FRACTION	\$195.00 plus \$500.00*
10,001 - 100,000	\$363.00 FOR 1ST 10,000 CUBIC YDS.	\$ 40.50 EA. ADD'L 10,000 CUBIC YDS. OR FRACTION	\$195.00 FOR 1ST 10,000 CUBIC YDS. PLUS \$15 EA. ADD'L 10,000 CU. YDS. OR FRACTION plus \$800.00*
100,001-200,000	\$727.50 FOR 1ST 100,000 CUBIC YDS.	\$ 40.50 EA. ADD'L 10,000 CUBIC YDS. OR FRACTION	\$330.00 FOR 1ST 100,000 CU. YDS. PLUS \$9.00 EA. ADD'L 10,000 CU. YDS. OR FRACTION plus \$800.00*
200,001 OR MORE	SAME AS ABOVE	SAME AS ABOVE	\$424.00 FOR 1ST 200,000 CU. YDS. PLUS \$4.50 EA. ADD'L 10,000 CU. YDS. OR FRACTION plus \$1,000.00*

*Deposit for expected engineering review costs. Unused deposits, or partial credits will be credited to permit at time of issuance. Deposit may be waived by Building Official on small projects that do not require engineering.

Other Fees: Additional plan review/inspection required because of the uniqueness or size of the project or by changes, additions or revisions to approved plans as determined by the Building Official are:

Inspections outside of normal business hours	\$65.00 per hour ¹
Reinspection fees assessed under provisions of Section 305(g)	(minimum charge-one-half hour)
Inspections for which no fee is specifically indicated	\$50.00 per hour ¹
	\$50.00 per hour ¹

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¹Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, fringe benefits of the employees involved and any cost incurred by the city for special inspectors or consultants as required by the Building Official