

RESOLUTION NO. 2012- 105

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK
AMENDING BUILDING PLAN CHECK AND INSPECTION FEE SCHEDULE AND
PLANNING FEE SCHEDULE**

WHEREAS, the City Council of the City of Rohnert Park adopted Resolution No. 2011-26 on March 22, 2011 approving an updated Building Plan Check and Inspection Fee Schedule;

WHEREAS, the City Council of the City of Rohnert Park adopted Resolution No. 2010-81 on July 27, 2010 approving an updated Planning Fee Schedule;

WHEREAS, Rohnert Park Municipal Code Chapter 3.32, "Cost-Recovery - Fee and Service Charge System," provides for the "establishment of a fee system to recover costs of the City in providing certain services, products and regulatory activities," including a regular review of fees to assure that they "continue to recover the reasonable and proportional share of costs from applicants requesting services," and providing authority for the Council "to establish such fees by resolution to support the cost of providing the service or services" requested by applicants;

WHEREAS, both fee schedules need to be updated for reasonable cost recovery, including new fees for services that are performed for which no fees are currently on the fee schedules, corrections to reflect cost recovery adjustments intended by the Council, and other minor text changes to clarify fee schedule implementation;

WHEREAS, a cost of services study for new proposed fees was prepared;

WHEREAS, based on the findings of the cost of services study, new and modified fees are recommended to achieve reasonable cost recovery;

WHEREAS, the cost of services study provides the necessary data to substantiate that the proposed fees will not exceed the estimated reasonable cost of providing the services for which the fees are to be levied;

WHEREAS, the new and amended fees are not a tax subject to the supermajority voting provisions of Article XIII of the California Constitution as amended by Proposition 26, but are an exception under Section 1(e)(3) of Article XIII C of the California Constitution as amended by Proposition 26, to wit:

(e) As used in this article, "tax" means any levy, charge, or exaction of any kind imposed by a local government, except the following: ...

(3) A charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof.

WHEREAS, none of the fees outlined in the amended fee schedules are Development Impact Fees (fees imposed as a condition of approval of development) subject to state law requirements pertaining to those fees;

WHEREAS, no fees are amended in these updated fee schedules for the purpose of acquiring funds for the construction of public improvements or the acquisition of equipment;

WHEREAS, on July 10, 2012, the City Council of the City of Rohnert Park reviewed the draft modified fee schedule and supporting data during a scheduled public meeting and provided further guidance on the development of the new and modified fees;

WHEREAS, in accordance with state law, the cost of services study was made available for public review at least ten (10) days prior to the meeting at which the fee schedule amendments are to be adopted;

WHEREAS, the City published notice for adoption of the fee schedule amendments in accordance with state law;

WHEREAS, on September 11, 2012, the City Council of the City of Rohnert Park reviewed the amended fee schedules and supporting data during a scheduled public hearing; at which time interested persons had an opportunity to testify either in support of or opposition to the proposed fees; and

WHEREAS, at the September 11, 2012 City Council meeting, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Council considered all the facts relating to the amended fee schedules.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Recitals. That the above recitations are true and correct and material to this Resolution.

Section 2. Environmental Clearance. The adoption of this Resolution is exempt from the California Environmental Quality Act as this action is not considered a "project" as defined in California Code of Regulations, Title 14, Chapter 3, Article 20, Section 15378(a):

(a) "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment,...

and is specifically excluded in Section 15378(b)(4), to wit:

(b) "Project" does not include: ... (4) The creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

Section 3. Adoption of Fees. The Building Plan Check and Inspection Fee Schedule and Planning Fee Schedule are hereby amended as shown on Exhibit A, which is attached hereto and

incorporated by this reference, and shall be in full force and effect as of December 1, 2012. Except as shown on Exhibit A, all fees for building permits and services shall continue to be in effect and shall remain as provided for in Resolution Nos. 2011-26 and 2010-81.

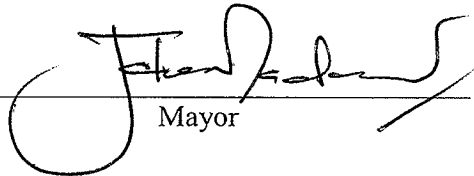
Section 4. Constitutionality. If any action, subsection, sentence, clause or phrase of this Resolution or the fees levied by this Resolution shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this Resolution or the fees levied by this Resolution that can be given effect without the invalid provisions.

Section 5. Waiver of Fee. The City Council is hereby authorized to waive any of the fees outlined in Exhibit A. If such a waiver occurs, the City Manager or his/her designee will ensure that any fee category for which a waiver was granted does not exceed the estimated reasonable cost of providing the service.

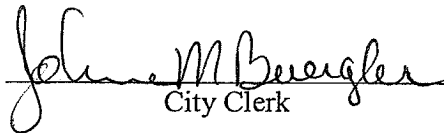
DULY AND REGULARLY ADOPTED this 11th day of September, 2012.



CITY OF ROHNERT PARK


Mayor

ATTEST:


City Clerk

AHANOTU: AYE BELFORTE: AYE CALLINAN: AYE STAFFORD: AYE MACKENZIE: AYE
AYES: (5) NOES: (0) ABSENT: (0) ABSTAIN: (0)

MECHANICAL, ELECTRICAL AND PLUMBING FEES

Plan Check and Inspection Fees Mechanical, Electrical and Plumbing Permits

FEE TYPES	FEE
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MECHANICAL PERMIT FEES

Stand Alone Mechanical Plan Check (hourly rate)	\$ 99.00
UNIT FEES:	
A/C, Residential (each) Plan Check	\$ 70.00
A/C, Residential (each) Inspection	\$ 118.00
Furnace, less than 100,000 Btu, residential, including wall heaters, gas inserts, etc. Inspection	\$ 86.45
Furnace, more than 100,000 Btu, residential, including wall heaters, gas inserts, etc.	\$ 124.60
Furnace, non-res, less than 100,000 Btu	\$ 133.00
Furnace, non-res, more than 100,000 Btu	\$ 148.00
Refrigeration Compressor	\$ 147.00
Boiler	\$ 254.00
Chiller	\$ 246.00
Heat Pump (Package Unit)	\$ 103.00
Air Handler	\$ 103.00
Duct Work (only)	\$ 103.00
Make-up Air System	\$ 148.00
Moisture Exhaust Duct, non-residential (Clothes Dryer)	\$ 88.00
Vent Fan, Single Duct (each)	\$ 96.00
Exhaust Hood and Duct (Residential)	\$ 117.00
Exhaust Hood, Type I (Commercial Grease Hood)	\$ 321.00
Exhaust Hood, Type II (Commercial Steam Hood)	\$ 231.00
Refrigerator Condenser Remote	\$ 170.00
Walk-in Box/Refrigerator Coil	\$ 163.00
Install/Relocate suspended heater, recessed wall heater, or floor-mounted unit heater (each)	\$ 103.00
Install/Relocate/Replace appliance vent installed and not included in an appliance permit (each)	\$ 111.00
Repair/Alter/Add heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls (each) Plan Check	\$ 108.00
Repair/Alter/Add heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls (each) Inspection	\$ 118.00

Plan Check and Inspection Fees Mechanical, Electrical and Plumbing Permits

FEE TYPES	FEE
Install/Relocate boiler or compressor, up to and including 3HP, or absorption system up to and including 100,000 Btu/h (each)	\$ 126.00
Install/Relocate boiler or compressor, over 3HP and up to and including 15 HP, or absorption system over 100,000 Btu/h and up to and including 500,000 Btu/h (each)	\$ 174.00
Install/Relocate boiler or compressor, over 15 HP and up to and including 30 HP, or absorption system over 500,000 Btu/h and up to and including 1,000,000 Btu/h (each)	\$ 305.00
Install/Relocate boiler or compressor, over 30 HP and up to and including 50 HP, or absorption system over 1,000,000 Btu/h and up to and including 1,750,000 Btu/h (each)	\$ 332.00
Install/Relocate boiler or compressor, over 50 HP, or absorption system over 1,750,000 Btu/h (each)	\$ 481.00
Air-handling unit, including attached ducts. (Note: this fee shall not apply to an air-handling unit that is a portion of a factory-assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere) (each)	\$ 131.00
Air-handling unit over 10,000 CFM (each)	\$ 117.00
Evaporative cooler other than portable type (each)	\$ 88.00
Ventilation fan connected to a single duct (each)	\$ 88.00
Ventilation system that is not a portion of any heating or air-conditioning system authorized by a permit (each)	\$ 96.00
Hood installation that is served by mechanical exhaust, including the ducts for such hood (each)	\$ 103.00
Appliance or piece of equipment not classed in other appliance categories, or for which no other fee is listed (each)	\$ 162.00
OTHER FEES:	
Other Mechanical Inspections (per hour)	\$ 99.00

PLUMBING/GAS PERMIT FEES

Stand Alone Plumbing Plan Check (hourly rate)	\$ 99.00
UNIT FEES:	
Fixtures (each)	\$ 81.00
Gas System	
First Outlet	\$ 104.00
Each Additional Outlet	\$ 10.00
Building Sewer	\$ 103.00
Grease Trap (Inside Building, Each)	\$ 138.00

Plan Check and Inspection Fees Mechanical, Electrical and Plumbing Permits

FEE TYPES	FEE
Backflow Preventer	
First 5	\$ 82.00
Each after the First 5	\$ 16.00
Roof Drain—Rainwater System	\$ 96.00
Shower Valves including associated plumbing	\$ 118.00
Water Heater	\$ 87.55
Water Pipe Repair/Replacement, residential	\$ 103.00
Water Pipe Repair/Replacement, non-residential	\$ 162.00
Water Service Supply Line, residential	\$ 103.00
Water Service Supply Line, non-residential	\$ 162.00
Drain-Vent Repair/Alterations, residential	\$ 96.00
Drain-Vent Repair/Alterations, non-residential	\$ 148.00
Drinking Fountain	\$ 96.00
Solar Water System Fixtures (solar panels, tanks, water treatment equipment) residential	\$ 363.00
Solar Water Heating, swimming pool, residential	\$ 341.00
Solar Water Heating, swimming pool, non-residential	\$ 375.00
Graywater Systems	\$ 345.00
Medical Gas System (Each Outlet)	\$ 151.00
Plumbing fixture or trap or set of fixtures on one trap, including water, drainage piping, and backflow protection (each)	\$ 96.00
Industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps (each)	\$ 204.00
Install/Alter/Repair water piping and/or water treating equipment (each)	\$ 81.00
Repair/Alter drainage or vent piping (each fixture)	\$ 73.00
Lawn sprinkler system on any one meter, including backflow protection devices therefore (each)	\$ 103.00
Backflow devices not included in other fee services, e.g., building/trailer park sewer (each)	\$ 108.00
Atmospheric-type vacuum breakers not included in other fee services, e.g., building/trailer park sewer (1-5 units)	\$ 103.00
Atmospheric-type vacuum breakers not included in other fee services, e.g., building/trailer park sewer (each unit over 5 units)	\$ 103.00
Canon Manor Sewer Lateral	\$ 542.00
Residential Sewer Lateral	\$ 229.00
OTHER FEES:	
Other Plumbing and Gas Inspections (per hour)	\$ 99.00

Plan Check and Inspection Fees Mechanical, Electrical and Plumbing Permits

FEE TYPES	FEE
ELECTRICAL PERMIT FEES	
Stand Alone Electrical Plan Check (hourly rate)	\$ 99.00
SYSTEM FEES:	
Single-Family Dwelling (SFD) Residential Service, up to and including 400 amps	\$ 140.00
Single-Family Dwelling (SFD) Residential Service, greater than 400 amps	\$ 223.00
Non-Residential (Multi-Family Dwelling (MFD) / Commercial / Industrial) service up to 200 amps	\$ 82.00
Non-Residential (Multi-Family Dwelling (MFD) / Commercial / Industrial) service 225-400 amps	\$ 91.00
Non-Residential (Multi-Family Dwelling (MFD) / Commercial / Industrial) service 425-600 amps	\$ 115.00
Non-Residential (Multi-Family Dwelling (MFD) / Commercial / Industrial) service 625-800 amps	\$ 148.00
Non-Residential (Multi-Family Dwelling (MFD) / Commercial / Industrial) service over 800 amps	\$ 206.00
Subpanels	
Residential & multi-family dwelling subpanel ≤ 100amps	\$ 84.00
Residential & multi-family dwelling subpanel > 100amps	\$ 110.25
Non-residential subpanel ≤ 100amps	\$ 84.00
Non-residential subpanel > 100amps	\$ 110.25
Non-Residential Circuits	
15 or 20 amp, first 10 circuits (each)	\$ 96.00
15 or 20 amp, next 90 circuits (each)	\$ 126.00
15 or 20 amp, over 100 circuits (each)	\$ 178.00
30 or 40 amp circuits (each)	\$ 122.00
50 to 175 amp circuits (each)	\$ 165.00
200 amp and larger circuits (each) Plan Check	\$ 171.00
200 amp and larger circuits (each) Inspection	\$ 141.00
Temporary Service (each)	\$ 195.00
Temporary Pole (each)	\$ 144.00

Plan Check and Inspection Fees Mechanical, Electrical and Plumbing Permits

FEE TYPES	FEE
Outdoor Events	
Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays, and attractions	\$ 293.00
Electric generator and electrically-driven rides (each)	\$ 189.00
Mechanically-driven rides and walk-through attractions or displays having electric lighting (each)	\$ 189.00
System of area and booth lighting (each)	\$ 107.00
Temporary Power Service	
Temporary distribution system and temporary lighting and receptacle outlets for constructions sites, decorative light, Christmas tree sales lots, firework stands, etc.	\$ 254.00
Pre-Inspection (per hour)	\$ 237.00
Generator Installation (per kW)	\$ 111.00
UNIT FEES:	
Receptacle, Switch, Lighting Outlets, and Lighting Fixtures - RESIDENTIAL	\$0.06/SF
(Includes receptacles, switch, lighting, or other outlets at which current is used or controlled, except services, feeders, and meters; lighting fixtures, sockets or other lamp-holding devices)	
Residential Appliances	
Fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter mounted cooking tops; electric ranges; self-contained room console or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances (each) not exceeding one horsepower (HP) in rating (each)	\$ 88.00
(For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus)	

**Plan Check and Inspection Fees
Mechanical, Electrical and Plumbing Permits**

EXHIBIT A to Resolution - Page 7

FEE TYPES	FEE
Nonresidential Appliances	
Nonresidential appliances and self-contained factory-wired, nonresidential appliances, including medical and dental devices; food, beverage, and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment (each)	\$ 148.00
Nonresidential appliances and self-contained factory-wired, nonresidential appliances not exceeding one horsepower (HP), kilowatt (kW), or kilovolt-ampere (kVA) in rating, including medical and dental devices; food, beverage, and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment (each)	\$ 148.00
(For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus)	
Power Apparatus	
Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus. Rating in horsepower (HP), kilowatts (kW), or kilovolt-amperes (kVA), or kilovolt-amperes-reactive (kVAR)	
Up to and including 1 (each)	\$ 122.00
Over 1 and not over 10 (each)	\$ 139.00
Over 10 and not over 50 (each)	\$ 208.00
Over 50 and not over 100 (each)	\$ 236.00
Over 100 (each)	\$ 258.00
(For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used. These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.)	
Bus ways	
Trolley and plug-in-type bus ways - each 100 feet or fraction thereof	\$ 152.00
(An additional fee will be required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in-type bus ways. No fee is required for portable tools.)	
Signs, Outline Lighting, and Marquees	
Signs, Outline Lighting, or Marquees supplied from one branch circuit (each)	\$ 103.00
New electric branch circuit only for existing and future signs, outline lighting, and marquees and additional branch circuits within the same sign, outline lighting system, or marquee (each)	\$ 88.00

**Plan Check and Inspection Fees
Mechanical, Electrical and Plumbing Permits**

EXHIBIT A to Resolution - Page 8

FEE TYPES	FEE
Miscellaneous Apparatus, Conduits, Bus ways, and Conductors	
Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth: Plan Check	\$ 92.00
Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth: Inspection	\$ 94.00
(This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, bus ways, signs, or other equipment)	
OTHER FEES:	
Other Electrical Inspections (per hour)	\$ 99.00

OTHER INSPECTIONS AND FEES	
Inspections outside of normal business hours, 0-2 hours (minimum charge)	
Minimum charge - 2 hours, includes administrative and professional staff time	\$ 269.00
Each additional hour or portion thereof	\$ 169.00
Reinspections	
Minimum charge (See Reinspection Fee in MISCELLANEOUS FEES table)	
Each additional hour or portion thereof	\$ 169.00
Inspections for which no fee is specifically indicated, per hour (See Supplemental Inspection Fee in MISCELLANEOUS FEES table)	
Additional Plan Review required by changes, additions, or revisions to approved plans, per hour (See Supplemental Plan Check Fee in MISCELLANEOUS FEES table)	

MISCELLANEOUS PERMITS FEES

**Plan Check and Inspection Fees
Miscellaneous Permits**

EXHIBIT A to Resolution - Page 10

FEE TYPES	Unit	Note	FEE
Antenna—Telecom Facility			
Cellular/Mobile Phone, free-standing new structure	each		\$1,727
Cellular/Mobile Phone, attached to existing structure	each		\$941
Each addtl co-located antenna	each addtl antenna		\$199
Application Meeting			
First Hour	hourly rate		\$99
Each additional 1/2 hour	hourly rate		\$49
Arbor/Trellis (R-3s only over 120ft, non R-3), Awning/Canopy (supported by building) R-3	each		\$147
Balcony addition (R-3)	up to 200 SF		\$549
Balcony addition (R-3) over 200 SF	each additional 50 SF or portion thereof		\$131
Business License Inspections	each		\$74
Carport (R-3) - Plan Check	each		\$224
Carport (R-3) - Inspection	each		\$436
Change of Occupancy (over the counter)	each		\$43
Change of Occupancy	minimum fee, actual costs thereafter	(1)	\$137
Chimney (factory-built, masonry), Chimney Repair	each		\$424
Covered Porch (R3), Deck (wood) >30" above grade	up to 200 SF		\$147
Covered Porch (R3), over 200 SF	each additional 100 SF or portion thereof		\$78
Demolition			
Commercial - Inspection	each		\$249
Residential - Inspection	each		\$249
Disabled Access Compliance Inspection	hourly rate		\$99
Door			
New door (non structural)	each		\$150
New door (structural shear wall/masonry)	each		\$704
Duplicate/Replacement Job Card	each		\$144
Exterior Renovation, Non-Residential	per 100 SF or portion thereof		\$62

**Plan Check and Inspection Fees
Miscellaneous Permits**

EXHIBIT A to Resolution - Page 11

FEE TYPES	Unit	Note	FEE
Fence			
Masonry any height	up to 100 LF		\$331
Non-masonry, over 6 feet in height;	up to 100 LF		\$231
Non-masonry, over 6 feet in height; masonry any height, over 100 LF	Each additional 100 LF or portion thereof		\$199
Final Inspection Permit (non-residential only) to reactivate an expired permit	each	(2)	\$325
Fireplace			
New Pre-Fabricated/Metal Fireplace - Plan Check	each		\$212
New Pre-Fabricated/Metal Fireplace - Inspection	each		\$318
Fireplace Repairs / Demolition			
Plan Check	each		\$195
Inspection	each		\$183
Flag pole (over 20 feet in height)	each		\$481
Fire Repairs			
Residential, more than 30% damaged - Use Residential Addition Fee			
Residential, less than 30% damaged - Plan Check	each		\$424
Residential, less than 30% damaged - Inspection	each		\$560
Commercial, use New Construction Tenant Improvement			
Foundation Only Residential			
W/O New Construction Permit	each		\$897
W/ New Construction Permit	each		\$405
Foundation Repair, R3	each		\$754
Foundation Repair, non-R3	each		\$904
Garage (detached)			
Wood frame up to 1,000 SF	each		\$1,215
Wood frame over 1,000 SF and less than 2000 SF	For portion of 1000 SF		\$230
Garage Conversion, Residential	each		\$350
Generator	each		\$624
Insulation (batt, blown-in, injection)	each		\$129

**Plan Check and Inspection Fees
Miscellaneous Permits**

EXHIBIT A to Resolution - Page 12

FEE TYPES	Unit	Note	FEE
Master Plan - Revisions		(3)	
Deferred Submittal Processing Fee	each	(3) (4)	\$364
Minor (no change in structure or square footage)	each	(3) (4)	\$231
Major (USE RESIDENTIAL NEW CONSTRUCTION - MASTER PLAN)		(3)	
Master Plan - Duplicate Set Processing Fee	each	(3) (4)	\$182
Oven (Commercial)	each		\$735
Partition—Commercial, Interior (up to 30 LF)	up to 30 LF		\$506
Partition over 30 LF - Plan Check	each additional 30 LF or portion thereof		\$144
Partition over 30 LF - Inspection	each additional 30 LF or portion thereof		\$137
Partition—Residential, Interior (up to 30 LF)	up to 30 LF		\$268
Partition over 30 LF	each additional 30 LF or portion thereof		\$169
Patio Cover (wood frame, metal frame, other)	up to 300 SF		\$443
Patio, over 300 SF	each additional 300 SF or portion thereof		\$312
Enclosed (wood frame, metal frame, other)	up to 300 sf		\$935
Enclosed patio over 300 SF - Plan Check	each additional 300 SF or portion thereof		\$268
Enclosed patio over 300 SF - Inspection	each additional 300 SF or portion thereof		\$62
Permission to Proceed (First \$10,000)	each		\$103
Each Add'l \$10,000	each additional \$10,000 or portion thereof		\$144
Photovoltaic System			
1 - 15 kilowatts - Plan Check	each		\$150
1 - 15 kilowatts - Inspection	each		\$156
16 - 50 kilowatts - Plan Check	each		\$312
16 - 50 kilowatts - Inspection	each		\$430
51 - 100 kilowatts- Plan Check	each		\$529
51 - 100 kilowatts - Inspection	each		\$648

**Plan Check and Inspection Fees
Miscellaneous Permits**

EXHIBIT A to Resolution - Page 13

FEE TYPES	Unit	Note	FEE
101 - 200 kilowatts- Plan Check	each		\$747
101 - 200 kilowatts - Inspection	each		\$823
201 - 500 kilowatts - Plan Check	each		\$1,679
201 - 500 kilowatts - Inspection	each		\$3,225
500 kilowatts - 1 megawatt - Plan Check	each		\$3,933
500 kilowatts - 1 megawatt - Inspection	each		\$5,231
Plot Plan - Revision	each	(5)	\$137
Product Review	minimum fee, actual costs thereafter	(1)	\$118
Remodel—Residential			
Remodel up to 300 SF - Plan Check	up to 300 SF		\$293
Remodel up to 300 SF - Inspection	up to 300 SF		\$311
Remodel, over 300 SF - Plan Check	each additional 100 SF or portion thereof		\$68
Remodel, over 300 SF - Inspection	each additional 100 SF or portion thereof		\$93
Kitchen - Plan Check	each		\$268
Kitchen - Inspection	each		\$354
Bath - Plan Check	each		\$175
Bath - Inspection	each		\$236
Reinspection Fee / Final Inspection Fee (SFD)	minimum fee, actual costs thereafter	(1), (3)	\$137
Repairs			
Repairs, non-residential, non-structural - Plan Check	each		\$350
Repairs, non-residential, non-structural - Inspection	each		\$365
Repairs, residential - Plan Check	each		\$350
Repairs, residential - Inspection	each		\$365
Re-roof			
Single Family Dwelling (SFD) Residential only (w/ new roof sheathing) - Inspection	each		\$306
Single Family Dwelling (SFD) Residential only (w/o new roof sheathing) - Inspection	each		\$212
Multi-Family Dwelling—Plan Check	each 5,000 SF or portion thereof		\$56
Multi-Family Dwelling (Apartments/Condominiums) - Inspection	each 5,000 SF or portion thereof		\$442
Commercial - Plan Check	each 5,000 SF or portion thereof		\$56
Commercial - Inspection	each 5,000 SF or portion thereof		\$404

**Plan Check and Inspection Fees
Miscellaneous Permits**

EXHIBIT A to Resolution - Page 14

FEE TYPES	Unit	Note	FEE
Revisions to approved plans			
Commercial New	Minimum fee	(4)	\$118
Tenant Improvement	Minimum fee	(4)	\$118
Single Family Dwelling	Minimum fee	(4)	\$118
Addition	Minimum fee	(4)	\$118
Remodel	Minimum fee	(4)	\$118
Roof Structure Replacement - Plan Check	up to 500 SF		\$212
Roof Structure Replacement - Inspection	up to 500 SF		\$329
Roof structure replacement, over 500 SF	each additional 100 SF or portion thereof		\$43
Sauna—steam	each		\$723
SCEIP projects for which permits not typically issued (use Minimum Processing Fee)			
Siding			
Stone and Brick Veneer (interior or exterior), up to 800 sf	up to 800 SF		\$461
Other Siding up to 800 SF - Plan Check (for commercial only)	up to 800 SF		\$180
Other Siding up to 800 SF - Inspection	up to 800 SF		\$230
Additional siding	each additional 800 SF or portion thereof		\$169
Signs, new (≤ 100 SF area)		(6)	
Roof / Projecting Signs	each	(6)	\$306
Monument	each	(6)	\$281
Pole (under 10')	each	(6)	\$306
Wall/Awning Sign, Non-Electric	each	(6)	\$262
Wall, Electric	each	(6)	\$287
Other Sign - Plan Check	each	(6)	\$212
Other Sign - Inspection	each	(6)	\$131
Signs, new (>100 SF area)		(6)	
Roof / Projecting Signs	each	(6)	\$499
Monument	each	(6)	\$350
Pole (over 10')	each	(6)	\$449
Wall/Awning Sign, Non-Electric	each	(6)	\$331
Wall, Electric	each	(6)	\$405
Other Sign - Plan Check	each	(6)	\$274
Other Sign - Inspection	each	(6)	\$293

Plan Check and Inspection Fees

Miscellaneous Permits

FEE TYPES	Unit	Note	FEE
Site Accessibility	per hour		\$99
Skylight			
Less than 10 SF	each		\$212
Greater than 10 SF or structural	each		\$468
Solar Panels (Thermal), residential or equal	each		\$338
Storage Racks			
Storage racks over 8' high, up to 100 LF	first 100 LF		\$674
Storage racks over 8' high, over 100 LF	each additional 100 LF or portion thereof		\$237
Structural Repairs (Non-Residential) - Plan Check	Each		\$518
Structural Repairs (Non-Residential) - Inspection	Each		\$927
Structural Repairs (Residential) - Plan Check	Each		\$405
Structural Repairs (Residential) - Inspection	Each		\$442
Stucco Applications	up to 400 SF		\$455
Stucco Application, over 400 SF	each additional 400 SF or portion thereof		\$280
Supplemental Plan Check Fee (after 3rd review)			
First hour	each	(1)	\$137
Each Additional 1/2 hour or portion thereof	per 1/2 hour or portion thereof	(1)	\$68
Supplemental Inspection Fee			
First 1/2 hour	each	(1)	\$68
Each Additional 1/2 hour or portion thereof	per 1/2 hour or portion thereof	(1)	\$68
Swimming Pool/Spa			
Vinyl-lined (up to 800 sf)	each		\$635
Fiberglass	each		\$635
Gunitite (up to 800 sf)	each		\$635
Additional pool (over 800 sf or portion thereof)	each		\$374
Commercial pool (up to 800 sf)	each		\$1,095
Commercial pool (over 800 sf or portion thereof)	each		\$1,268
Spa or Hot Tub (Pre-fabricated)	each		\$685
Temporary Occupancy Approval	minimum fee, actual costs thereafter	(4)	\$449
Trash Enclosure	each		\$624

**Plan Check and Inspection Fees
Miscellaneous Permits**

EXHIBIT A to Resolution - Page 16

FEE TYPES	Unit	Note	FEE
Window or Sliding Glass Door			
New Window (change in opening size/location, non-structural)	each		\$112
New window (structural shear wall/masonry) - Plan Check	each		\$261
New window (structural shear wall/masonry) - Inspection	each		\$162
Bay Window (structural) - Plan Check	each		\$261
Bay Window (structural) - Inspection	each		\$423
Minimum Processing Fee (Administrative - No Permit)	each	(7)	\$37

Notes:

1. Minimum fee includes professional and minimum administrative staff time for service
2. Inspection fee for reactivation of residential permits is included in "Reinspection Fee."
- ~~2- 3. Refer to Master Plan Policy~~
- ~~3. 4. Processing fee only. Staff time and materials cost, or actual consultant fee + City administrative fee may be in addition to processing fee.~~
- ~~4- 5. Refer to Plot Plan and Production Phase Policy~~
- ~~6 "New" signs means the replacement of an existing sign with a new one, or installation of a new sign with an existing electrical source.~~
- ~~5- 7. Use for SCEIP projects & other "non-permit" projects for intake and processing costs.~~

Plan Check Fees
Tenant Improvements
Occupancy Groups A, B, E, F, H, I, M, S and "other"

			CONSTRUCTION TYPE				
			IIA, IIB, IIIA, IIIB, IV		VA, VB		
IBC Class	IBC Occupancy Type	Project Size Threshold	Base Cost @ Threshold Size	Cost for each Additional 100 SF or fractional part thereof	Base Cost @ Threshold Size	Cost for each Additional 100 SF or fractional part thereof	
F, H	F & H Occupancy Tenant Improvements Factory High Hazard	1,000	\$1,761	\$52.03	\$1,409	\$41.63	Corrected for 50% cost recovery
		5,000	\$3,842	\$40.66	\$3,074	\$32.53	Corrected for 75% cost recovery
		10,000	\$5,875	\$31.01	\$4,700	\$24.81	
		20,000	\$8,976	\$10.83	\$7,181	\$8.67	
		50,000	\$12,226	\$7.83	\$9,781	\$6.27	
		100,000	\$16,143	\$5.66	\$12,914	\$4.53	
I	I Occupancy Tenant Improvements Institutional	1,000	\$4,361	\$50.33	\$3,489	\$40.25	
		5,000	\$6,374	\$19.28	\$5,099	\$15.42	
		10,000	\$7,338	\$38.48	\$5,870	\$30.79	
		20,000	\$11,186	\$13.42	\$8,949	\$10.73	
		50,000	\$15,211	\$9.80	\$12,169	\$7.84	
		100,000	\$20,110	\$7.16	\$16,088	\$5.73	
M	M Occupancy Tenant Improvements Mercantile	2,000	\$1,621	\$38.91	\$1,297	\$31.13	Corrected for 50% cost recovery
		10,000	\$4,734	\$7.24	\$3,787	\$5.79	
		20,000	\$5,458	\$14.23	\$4,366	\$11.38	
		40,000	\$8,303	\$4.95	\$6,642	\$3.96	
		100,000	\$11,273	\$3.63	\$9,018	\$2.91	
		200,000	\$14,904	\$2.66	\$11,923	\$2.14	
S	S Occupancy Tenant Improvements Storage	150	\$1,850	\$138.83	\$1,480	\$111.00	
		750	\$2,683	\$56.00	\$2,146	\$44.80	
		1,500	\$3,103	\$107.33	\$2,482	\$85.87	
		3,000	\$4,713	\$37.67	\$3,770	\$30.13	
		7,500	\$6,408	\$27.48	\$5,126	\$21.99	
		15,000	\$8,469	\$20.05	\$6,775	\$16.05	
	Other Tenant Improvements	500	\$2,948	\$66.85	\$2,358	\$53.50	
		2,500	\$4,285	\$26.16	\$3,428	\$20.92	
		5,000	\$4,939	\$51.80	\$3,951	\$41.44	
		10,000	\$7,529	\$18.04	\$6,023	\$14.43	
		25,000	\$10,235	\$13.22	\$8,188	\$10.58	
		50,000	\$13,540	\$9.69	\$10,832	\$7.76	

NOTES:

- (1) Project size for Tenant Improvement plan check fee calculation purposes is total square footage from inside wall to wall measurements.
- (2) Plan check fee adjustments for Tenant Improvements (TIs):
 - TI with all systems (mechanical, electrical, plumbing, and structural): 100% base cost fee +
 - TI without plumbing / mechanical: 70% base cost fee + 70% incremental cost fee
 - TI without electrical: 70% base cost fee + 70% incremental cost fee
 - TI only adding walls: 70% base cost fee + 70% incremental cost fee
- (3) To calculate Construction Type IA and IB base cost and cost for each additional 100 SF: Multiply value for Construction Type IIA-IIB-IIIA-IIIB-IV by 1.20 and Construction Type VA-VB by 1.50.

Inspection Fees

Tenant Improvements

Occupancy Groups A, B, E, F, H, I, M, S and "other"

EXHIBIT A to Resolution - Page 18

IBC Class	IBC Occupancy Type	Project Size Threshold	CONSTRUCTION TYPE			
			IIA, IIB, IIIA, IIIB, IV		VA, VB	
			Base Cost @ Threshold Size	Cost for each Additional 100 SF or fractional part thereof	Base Cost @ Threshold Size	Cost for each Additional 100 SF or fractional part thereof
F, H	F & H Occupancy Tenant Improvements	1,000	\$1,093	\$22.15	\$875	\$17.72
		5,000	\$1,979	\$29.50	\$1,583	\$23.60
		10,000	\$3,454	\$12.39	\$2,763	\$9.91
		20,000	\$4,693	\$7.62	\$3,754	\$6.10
		50,000	\$6,980	\$7.03	\$5,584	\$5.62
		100,000	\$10,494	\$6.49	\$8,395	\$5.18
I	I Occupancy Tenant Improvements	1,000	\$4,051	\$20.05	\$3,241	\$16.03
		5,000	\$4,853	\$32.32	\$3,882	\$25.86
		10,000	\$6,469	\$22.02	\$5,175	\$17.62
		20,000	\$8,671	\$14.36	\$6,937	\$11.48
		50,000	\$12,978	\$13.39	\$10,382	\$10.72
		100,000	\$19,675	\$12.49	\$15,740	\$10.01
M	M Occupancy Tenant Improvements	2,000	\$1,264	\$22.81	\$1,011	\$18.25
		10,000	\$3,089	\$10.02	\$2,471	\$8.02
		20,000	\$4,091	\$6.94	\$3,273	\$5.55
		40,000	\$5,479	\$4.48	\$4,383	\$3.59
		100,000	\$8,169	\$4.16	\$6,535	\$3.33
		200,000	\$12,328	\$3.86	\$9,862	\$3.09
S	S Occupancy Tenant Improvements	150	\$1,385	\$50.83	\$1,108	\$40.67
		750	\$1,690	\$72.53	\$1,352	\$58.00
		1,500	\$2,234	\$51.40	\$1,787	\$41.13
		3,000	\$3,005	\$32.84	\$2,404	\$26.27
		7,500	\$4,483	\$29.97	\$3,586	\$23.99
		15,000	\$6,731	\$27.35	\$5,385	\$21.91
	Other Tenant Improvements	500	\$1,706	\$20.35	\$1,365	\$16.25
		2,500	\$2,113	\$26.12	\$1,690	\$20.92
		5,000	\$2,766	\$20.14	\$2,213	\$16.10
		10,000	\$3,773	\$11.84	\$3,018	\$9.47
		25,000	\$5,549	\$10.74	\$4,439	\$8.59
		50,000	\$8,233	\$9.74	\$6,586	\$7.79

Corrected for 50% cost recovery

Corrected for 75% cost recovery

Corrected for 50% cost recovery

NOTES:

- Project size for Tenant Improvement inspection fee calculation purposes is total square footage from inside wall to wall measurements.
- Inspection fee adjustments for Tenant Improvements (TIs):
 - TI with all systems (mechanical, electrical, plumbing, and structural): 100% base cost fee + 100% incremental
 - TI without plumbing / mechanical: 70% base cost fee + 70% incremental cost fee
 - TI without electrical: 85% base cost fee + 85% incremental cost fee
 - TI only adding/moving walls: 70% base cost fee + 70% incremental cost fee
- To calculate Construction Type IA and IB base cost and cost for each additional 100 SF: Multiply value for Construction Type IIA-IIB-III-IV by 1.20 and Construction Type VA-VB by 1.50.

Planning Fee Schedule
(Adopted on July 27, 2010 by Rohnert Park City Council, Resolution No. 2010-81,
Effective September 25, 2010)

Fee No.	Service	Fee
1	Annexation	Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.
2	Appeals to City Council	Residents: \$281 plus the actual cost of publishing / noticing Non- residents: \$1,125 plus the actual cost of publishing / noticing
3	Appeals to Planning Commission	Residents: \$390 plus the actual cost of publishing / noticing Non- residents: \$1,560 plus the actual cost of publishing / noticing
4	Assignment of Address	\$88 - one address \$130 - 2 to 5 addresses \$218 - 6 to 20 addresses \$348 - 21 or more addresses
5	Assignment of Temporary Power Pole Address	\$65
6	Business License Research	\$85
7	Certificate of Zoning Compliance	\$520
8	Condition Modification/Waiver - Administrative	\$283
9	Condition Modification/Waiver - Planning Commission	Actual cost of time & materials charged against an Initial Deposit of \$1,000
10	Development Agreement, Processing & Amendment	Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.
11	Development Area Plan	Actual cost of time & materials charged against an Initial Deposit of \$9,000. An approved Reimbursement Agreement is required.

PLANNING FEE SCHEDULE

(Adopted on July 27, 2010 by Rohnert Park City Council, Resolution No. 2010-81,
Effective September 25, 2010)

12	Filing & Notice of Categorical Exemption	\$283 plus the actual cost of any outside agency fees (such as County Filing Fee, State Clearinghouse Fee and Office of Planning & Research) and the actual cost of publishing/noticing.
13	Environmental Impact Report Review	Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required. Applicant is also responsible for any other agency fees (e.g. State Fish & Game fees, etc.)
14	Final Development Plan	Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.
15	Final Specific Plan	Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.
16	General Plan Amendment	Actual cost of time & materials charged against an Initial Deposit of \$5,000. An approved Reimbursement Agreement may be required.
17	Home Occupation Permit	\$85 plus the actual cost of publishing/noticing.
18	Pre-Application Conference	\$248
19	Pre-Application Conference - Concept Plan Review	\$990
20	Pre-Application Conference - Single-Family Dwelling, Owner-Occupied	\$175
21	Initial Study/Negative Declaration	Actual cost of time & materials charged against an Initial Deposit of \$2,000.
22	Letter of Public Necessity/Convenience	\$435
23	Notice of Determination	\$412 plus the actual cost of any outside agency fees (such as County Filing Fee, State Clearinghouse Fee and Office of Planning & Research) and the actual cost of publishing/noticing.
24	Specific Plan/Planned Development: Amendment/Revision of Related Items - Standard	Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.

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PLANNING FEE SCHEDULE

(Adopted on July 27, 2010 by Rohnert Park City Council, Resolution No. 2010-81,
Effective September 25, 2010)

25	Sign Review (Single Sign)	\$98
26	Sign Program Review - New/Revised	New - \$520 plus the actual cost of publishing / noticing.
		Revised - \$348 plus the actual cost of publishing / noticing.
27	Preliminary Development Plan	Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.
28	Rezoning	\$6,450 plus the actual cost of publishing / noticing and reprinting of City zoning maps.
29	Site Plan & Architectural Review : Building Remodel (Commercial & Industrial)	Within existing footprint - \$1,480
		Expansion of footprint - Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.
30	Site Plan & Architectural Review: Building Remodel (≥ 2 Residential Units)	\$1,210 plus the actual cost of publishing / noticing
31	Site Plan & Architectural Review: New Structure (Commercial & Industrial)	Actual cost of time & materials charged against an Initial Deposit of \$1,200
32	Site Plan & Architectural Review: New Structure/Change-In-Use (≥ 2 Residential Units)	Actual cost of time & materials charged against an Initial Deposit of \$1,200
33	Specific Plan - Preliminary Plan	Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.
34	Specific Plan Amendment	Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.
35	Specific Plan Preparation	Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.

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PLANNING FEE SCHEDULE

(Adopted on July 27, 2010 by Rohnert Park City Council, Resolution No. 2010-81,
Effective September 25, 2010)

36	Subdivision: Extension to Approved Minor	\$695 plus the actual cost of publishing / noticing.
37	Subdivision: Revision to Approved Minor	Actual cost of time & materials charged against an Initial Deposit of \$1,200.
38	Subdivision: Extension /Revision to Approved - Major	Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.
39	Tentative Map - Major (≥ 5 Lots)	Actual cost of time & materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.
40	Tentative Map - Minor (≤ 4 Lots)	Actual cost of time & materials charged against an Initial Deposit of \$4,000
41	Use Permit (Commercial/Industrial/ Mixed-Use)	Actual cost of time & materials charged against an Initial Deposit of \$1,000
42	Use Permit - Residential ≥ 2 Units	Actual cost of time & materials charged against an Initial Deposit of \$1,000
43	Variance	Actual cost of time & materials charged against an Initial Deposit of \$2,500
46	Temporary Use Permit	Minor - \$130
		Major - Actual cost of time & materials charged against an Initial Deposit of \$1,000
47	Time Extension To Approved - Minor	\$175 <u>plus the actual cost of publishing/noticing</u>
48	Time Extension To Approved - Major	\$695 <u>plus the actual cost of publishing/noticing</u>
49	Administrative Permit	\$650

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PLANNING FEE SCHEDULE

(Adopted on July 27, 2010 by Rohnert Park City Council, Resolution No. 2010-81,
Effective September 25, 2010)

50	Violation Correction	\$520
51	<u>Planning review of building permits</u>	<u>Actual cost of time and materials to be collected at building permit issuance.</u>
52	<u>Tree Permit Clearance (Exemption)</u>	<u>\$201</u>
53	<u>Approval for Tree Removal (Tree Removal Permit)</u>	<u>Actual cost of time and materials to be billed against an initial deposit of \$512</u>

Notes on Fees:

1. For all fees that are based on actual cost of time-and-materials: City staff time is based on fully-burdened hourly rate as updated periodically
2. For all fees that are based on actual cost of time-and-materials: If outside consultant is used, the actual cost for the consultant will be passed through to the applicant and will include a 7% administrative charge to cover City overhead costs specific to the processing of the project.
3. For any services that are not included in this fee schedule, City staff's fully-burdened hourly rate will be used to calculate charges due.
4. For any services that are not included in this fee schedule and are performed by a consultant, the actual cost of the consultant will be passed through to the applicant and will include a 7% administrative charge to cover City overhead costs specific to the processing of the project.

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