ORDINANCE NO. 5359

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE REPEALING SECTIONS 16.04.120 AND 16.04.850 AND REPLACING WITH 16.04.120 OF CHAPTER 16.04 OF TITLE 16 OF THE ROSEVILLE MUNICIPAL CODE REGARDING BUILDING FEES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Sections 16.04.120 and 16.04.850 of Chapter 16.04 of Title 16 of the Roseville Municipal Code are hereby repealed and replaced with the following:

16.04.120 Fees.

Requests for permits under this chapter shall be subject to payment of fees by the permit applicant in accordance with the following provisions:

A. Construction valuation table. Table A is the Construction Valuation Table adopted for the purpose of establishing permit fees as construction valuation is a factor in the cost of providing permitting services. These valuations correlate to the square footage costs of permitting, plan review and inspection services based upon an hourly rate of $172.00 pursuant to the 2013/2014 Permit Fee Study on file with the Building Inspection Division of Development Services.

TABLE A – CONSTRUCTION VALUATION

Group (2012 International Building Code)		A	B
A-1 Assembly, theaters, with stage		93.60	46.80
A-1 Assembly, theaters, without stage		93.60	46.80
A-2 Assembly, nightclubs		93.60	46.80
A-2 Assembly, restaurants, bars, banquet halls		111.80	55.90
A-3 Assembly, churches		93.60	46.80
A-3 Assembly, general, community halls, libraries, museums		88.40	44.20
A-4 Assembly, arenas		105.30	52.65
B Business		88.40	44.20
E Educational		94.90	47.45
F-1 Factory and industrial, moderate hazard		49.40	24.70
F-2 Factory and industrial, low hazard		49.40	24.70
H-1 High Hazard, explosives		49.40	24.70
H234 High Hazard		49.40	24.70
H-5 HPM		79.30	39.65
I-1 Institutional, supervised environment		126.72	63.36
I-2 Institutional, hospitals		131.29	65.65
I-2 Institutional, nursing homes		249.09	124.55
I-3 Institutional, restrained		145.80	72.90
I-4 Institutional, day care facilities		126.72	63.36

M Mercantile		62.40	31.20
R-1 Residential, hotels		97.50	48.75
R-2 Residential, multiple family		100.18	50.09
R-3 Residential, one- and two-family		110.00	55.00
R-4 Residential, care/assisted living facilities		106.60	53.30
S-1 Storage, moderate hazard		42.90	21.45
S-2 Storage, low hazard		41.60	20.80
U Utility, miscellaneous		32.50	16.25

B. The building official shall determine construction valuations as follows:

1. New construction. New construction shall be based upon the square footage of the proposed project multiplied by the amount stated in Column A in the above Table A corresponding to the occupancy group, as determined by the building official, for a total construction value.

2. Improvements. Improvements to existing buildings shall be the square footage of the proposed improvements multiplied by the amount stated in Column B in the above Table A corresponding to the occupancy group, as determined by the building official, for a total construction value.

C. Commercial building valuations. Minimum commercial building valuations are stated below for the purposes of establishing minimum permit fees to cover the cost of service for the project listed. The higher valuation shall be assessed unless otherwise stated.

1. Building permits for tenant improvements processed over the counter (OTC Permits) shall have a minimum valuation of $8,000.00.

2. Tenant improvements (TIs) requiring plan submittal shall have a minimum valuation based upon Column B in above Table A. For purposes of this section, a tenant improvement is defined as any improvement, maintenance or other updating on commercial property; improvement, maintenance or other updating on multi-family property; improvement, maintenance or other updating on residential care facilities and model home sales complexes, including sales trailers.

3. Commercial photovoltaic permits shall be based upon a set valuation of $40,000.00.

4. Electrical service upgrade permit fees shall have a minimum valuation of $3,000.00.

5. Commercial reroofing permits shall have a minimum valuation of $423.17 per 100 square feet of roof area or a total minimum valuation of $20,000.00.

6. OTC Permits for commercial projects such as demolition, electrical, mechanical, plumbing and other work not otherwise defined shall have a minimum valuation of $3,000.00.

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D. Residential building valuations. Minimum residential building valuations are stated below for the purposes of establishing minimum permit fees to cover the cost of service for the project listed. The higher valuation shall be assessed unless otherwise stated.

1. Patio covers shall have minimum valuation based upon new construction valuation of Column A of Table A.

2. Swimming pools shall have a set valuation of $25,000.00 for the purposes of establishing the building permit fee. The swimming pool construction contract valuation shall be reported on the permit application if such amount exceeds $25,000.00.

3. Residential remodel permits shall have a minimum valuation based upon Column B of Table A.

4. Residential additions shall have a minimum fee based upon Column A (as new construction) of Table A.

5. With respect to a permit application for a combination residential remodel and residential addition subsection (D)(3) shall apply with respect to the residential remodel portion and subsection (D)(4) shall apply with respect to the residential addition (new construction) portion for a total construction valuation for the permit.

6. Photovoltaic permits shall be based upon a set valuation of $18,000.00 for the purposes of establishing the permit fee.

7. Reroof permits for residential structures shall have a minimum valuation of $239.49 per 100 square feet of roof area or a total minimum valuation of $2,400.00.

8. OTC Permits pertaining to plumbing shall have a minimum valuation of $900.00.

9. OTC Permits for mechanical, electrical, car charging stations, demolition, and other permits not specified in this section shall have a minimum valuation of $2,400.00.

E. Permit fees. Subject to any applicable minimum permit fees stated elsewhere in this section, Tables B and B.1 below, which are a factor in the cost of providing permitting services, are hereby adopted and shall apply for the purpose of establishing minimum permit fees. These minimum fees correlate to the square footage costs of permitting, plan review and inspection services based upon an hourly rate of $172.00 and found in the 2013/2014 Permit Fee Study on file with the Building Inspection Division of Development Services.

TABLE B – PERMIT FEES

Total Valuation	The Permit Cost shall be:
$1.00 to $500.00	$50.00

$501.00 to $1,000.00	$50.00	for the first $500 plus $2.50 for each additional $100 or fraction thereof, to and including $1,000
$1,001.00 to $3,000.00	$62.50	for the first $1,000, plus $2.75 for each additional $100 or fraction thereof, to and including $3,000
$3,001.00 to $25,000.00	$117.50	for the first $3,000 plus $11.00 for each additional $1,000 for fraction thereof, to and including $25,000
$25,001.00 to $50,000.00	$349.75	for the first $25,000 plus $9.00 for each additional $1,000 or fraction thereof, to and including $50,000
$50,001.00 to $100,000.00	$574.75	for the first $50,000 plus $6.25 for each additional $1,000 or fraction thereof, to and including $100,000
$100,001.00 to $500,000.00	$887.25	for the first $100,000 plus $5.00 for each additional $1,000 or fraction thereof, to and including $500,000
$500,001.00 to $1,000,000.00	$2,887.25	for the first $500,000 plus $3.75 for each additional $1,000 or fraction thereof, to and including $1,000,000
$1,000,001.00 and up	$4,764.25	for the first $1,000,000 plus $2.00 for each additional $1,000 or fraction thereof

TABLE B.1- PRODUCTION HOME PERMIT FEES

Building permits for production homes (those homes that are one and two family homes having an approved master plan, which is a complete set of building plans from which multiple homes may be constructed) shall have a minimum permit fee of:

$0 - $120,000 Valuation	$1,183.00
$120,001 and up	$1,183.00 for the first $120,000 plus $8.000 for each additional $11,000 or fraction thereof.

F. Administration fee. In addition to the permit fee, an administration fee is hereby established for city to recover the cost of permit application processing, permit issuance, and plan review and shall be applied as follows:

1. Permits requiring plan submittal for review shall be assessed a fee at ninety-five percent (95%) of the building permit fee.

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2. OTC Permits requiring minimal or no plan review shall be assessed a fee of twenty-five percent (25%) of the hourly rate or the actual cost for time in excess of ½ hour.

3. Production home permits shall be assessed a fee of thirty-seven percent (37%) of the building permit fee.

4. Plans submitted for the purposes of being mastered shall be assessed an administration fee of 95% of the building permit fee based upon the square foot valuation of the proposed design.

5. Subject to subsection (G)(2)(c) below, emergency repairs for water heaters are exempt from the administration fee and are allocated one inspection visit for the purpose of inspection for compliance with the building code.

G. Additional time and materials fees. Building permits are subject to additional time and material fees where the cost of service provided by city exceeds the amount collected at application. Such fees shall be calculated as follows:

1. The fee for additional administrative and plan review services (Additional Service) shall be assessed at time of permit issuance and/or prior to final inspection at a minimum rate of $172.00 per hour with a half hour minimum charge.

a. Additional Service is defined as:

i. Plan reviews in excess of three (3) submittals to city for review and approval.

ii. Plan review by city departments other than the development services department for projects affecting other City services and not covered by any fees set forth in this section.

iii. Other staff time and resources for the purposes of facilitating and approving permit applications and permits consistent with the 2013/2014 Fee Study.

iv. Expedited plan review, when available, and additional resources required to facilitate the expedited plan review process, including consultants and/or other city departments and divisions whose assistance is required for plan approval.

2. Re-inspections shall be set at a minimum flat rate of $100.00 per scheduled stop and may be assessed based on any of the following:

a. Inspections which are not ready at the time of the scheduled inspection, as determined by a city inspector.

b. Failure by applicant to complete inspection items from previous correction notices.

c. Inspections additional to the inspection with respect to emergency water heater permits as set forth in above subsection (F)(5).

3. Inspections outside of normal business hours shall be billed at $172.00 per hour.

4. For evening and weekend work a minimum of two (2) and four (4) hours, respectively.

5. Whenever any work for which a permit required by this chapter has been commenced without first applying for a building permit and receiving permission by the building official, a minimum fee of $172.00 for investigation and administration shall be assessed in addition to the full cost of any required permits.

6. A certificate of occupancy shall be a minimum of $172.00 and any applicable additional cost beyond one hour of staff time to approve such certificates.

7. Permit applications and permits shall expire per the provisions of Sections 105.3.2 and 105.5 of the California Building Code. Reinstatement and extensions may be granted provided that all costs incurred by the city to date of the request are paid for by the permit applicant. Cost is defined here as the hours expended for review and administration multiplied by the hourly rate of $172.00.

8. Third party plan review, when available, shall be assessed and paid at time of permit application. The fee for this service is the hourly or flat rate charged by the consulting firm performing the review. This fee is in addition to the administration fees set forth in section F for the additional resources required to facilitate the process.

9. Permit applicants who choose to pay with a credit card for any fees may do so providing they pay to city an administration fee not to exceed three percent (3%) of the transaction cost. This fee is a convenience fee for merchant processing and is only charged to applicants utilizing a credit card and only with respect to the amount of the total permit fee which is paid by such credit card.

10. Fees not listed in this section shall be determined by the building official and based upon the actual cost of providing the service.

H. Refunds. The building official may authorize refunding of any fee, or portion thereof, paid hereunder which was erroneously paid by applicant or collected or charged by city.

1. The building official may authorize refunding of not more than seventy-five percent (75%) of fees paid when no work has been done under a permit application or an issued permit in accordance with the adopted California Code of Regulations. In no case shall the refund exceed the cost of services provided to date of cancellation or permit issuance.

2. Permit applications and building permits that have expired as defined in Sections 105.3.2 and 105.5 of the California Building Code shall not be subject to any refund.

3. A building permit applicant may, upon payment of the requested permit fees to city and otherwise complying with California Government Code Section 66022, protest the requested amount to the city council by lodging an appeal with the building official. City staff shall schedule the appeal to be heard by the city council as soon as reasonably practicable.

I. Findings.

1. Pursuant to Section 66015 of the California Government Code (Fees for Rooftop Solar Energy Systems), the city council hereby finds that the reasonable cost to issue a permit for a residential rooftop solar energy system exceeds $500.00 plus fifteen dollars ($15.00) per kilowatt for each kilowatt above 15kW because issuance of the permit requires all of the following:

a. One-half (½) hour administration time for application and data input.

b. One-half (½) hour administration time for permit issuance and one hour plan review time including up to two submittals.

c. Typically two (2) inspections at a minimum of ½ hour of staff time.

d. Other applicable fees assessed by the State of California and by the Roseville Electric Department pursuant to the Roseville Electric Solar Energy Program Meter Upgrade Charges, effective July 1, 2013, as amended from time to time.

e. This higher fee results in a quick and streamlined approval process by covering the cost of additional plan review staff.

2. The city council hereby finds that the 2013/2014 Fee Study has an hourly cost of $172.00 per hour for staff time and material to provide permitting, plan review and inspection services for projects subject to review by the City of Roseville Building Division and Development Services Department staff. This hourly rate may be adjusted from time to time by amendment of this ordinance.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 18th day of June, 2014, by the following vote on roll call:

AYES	COUNCILMEMBERS:	Roccucci, Garcia, Gore, Rohan
NOES	COUNCILMEMBERS:	None
ABSENT	COUNCILMEMBERS:	Herman

MAYOR

ATTEST:

City Clerk