

APPENDIX B: CITY OF EMERYVILLE MASTER FEE SCHEDULE

City of Emeryville
Master Fee Schedule
Building Division

Effective July 1, 2014

DESCRIPTION

FEE

BUILDING PERMIT

Includes Sign and Demolition Permits

Phased Construction (Applicant requests to proceed with first phase of construction prior to issuance of all building permits.)

\$ 0.80% of construction valuation¹
123 minimum
Full permit fee, including all permit types and plan check fees, plus 25%, due at issuance of first permit.

Permit Renewal

\$ 123 Expired Permits requiring 1 inspection for fina

GENERAL PLAN MAINTENANCE²

Applied to all permits except solar panels.

0.50% of construction valuation¹

TECHNOLOGY FEE

Applied to all permits except solar panels.

0.10% of construction valuation¹

PLAN CHECK – To be paid with submittal of application

Initial Review plus review of one resubmittal

\$ 65% of Building Permit Fee
50% of Building Permit Fee
168 for Residential under \$100,000.00 minimum

Approved Resubmittals and/or changes to approved plans, including deferred submittals

In house
Outside Consultant

\$ 168 per hour, 1 hour minimum
Consultant's hourly fee plus 15%

Expedited Plan Check (first review in 3-5 days or less)
(requires Chief Building Official approval of request, based upon applicant's demonstrated need for expedited review and staff workloads)

Full plan check fees plus 50% due at submittal of application; minimum \$500

ENERGY CONSERVATION – To be paid with submittal of application

Review of Title 24 Energy conservation documentation (only if Title 24 is required for the project).

12.5% of Building Permit Fee

ELECTRICAL, PLUMBING, MECHANICAL PERMITS

When issued with Building Permit

Electrical	20%	of Building Permit Fee
Plumbing	18%	of Building Permit Fee
Mechanical	17%	of Building Permit Fee

When issued separately

Electrical, Plumbing or Mechanical	\$ 123	1% of construction valuation ¹ minimum
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Photo Voltaic Solar Panel Building Permit Fees³

Single family residences	\$ 250	
Residential except single family residences		
Up to 15 kW	\$ 500	
Over 15 kW	\$ 500	plus \$15 per kW over 15 kW.
All Other		
Up to 50 kW	\$ 1,000	
Over 50 kW	\$ 1,000	plus \$7 per kW between 50 kW and 250 kW plus \$5 per kW over 250 kW

Sewer Lateral Permit

Per Parcel, Administrative fee	\$ 175	
Plus a fee for each new, repaired, replaced or abandoned lateral of: or, plus a fee based on cost recovery for large or complex private sewer systems, or for inspections requiring overtime, as determined by the City Engineer	\$ 404	
	\$ 101	per hour
	\$ 152	overtime per hour
Verification Test (only), on an existing sewer lateral	\$ 101	per test
Traffic signal or street light conduit utility locate (as needed)	\$ 136	
Sewer Lateral Performance Security	\$ 1,000	
Plan Check for new sewer laterals	\$ 168	

SEWER CONNECTION

Residential Dwellings	\$ 1,244	per unit
All Others Uses	\$ 249	per plumbing trap

(Note: Credit given for removed traps when previous use is abandoned for less than one year)

STRONG MOTION INSTRUMENTATION PROGRAM (SMIP)²

1 to 3 Story Residential	\$ 0.50	0.01% of construction valuation ¹ minimum
All Other Construction	\$ 0.50	0.02% of construction valuation ¹ minimum

GRADING PERMIT

Grading Permit		1% of construction valuation ¹
Plan Review of Grading Permits	\$ 123	65% of Grading Permit Fee minimum

MICROFILM and PHOTOCOPIES

Project Valuation to \$100,000.00		
8.5" x 14"	\$ 0.50	per page
Larger than 8.5" x 14"	\$ 1.00	per page
Project Valuation over \$100,000.00		1% of Building Permit Fee

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CONSTRUCTION WORK WITHOUT REQUIRED PERMITS

5 times cost of the actual permit

OTHER INSPECTIONS AND FEES

Building Inspection Requests after Business Hours
(Business Hours: Monday-Friday 8:00am-4:00 pm)
Minimum 2 hours weekday; 4 hours weekend.

\$ 135 per hour

Subsequent Re-inspections of work made necessary by faulty or incorrect work
(CBO discretion; fee shall be paid prior to next inspection request)
Certified Access Specialist Inspections (CASp)

\$ 123 each re-inspection

Inspections

\$ 143 per hour or consultant costs⁴

Inspection for Reconnection of Utilities

\$ 123 per request

Pre-Plan check prior to permit application (2 hr minimum)

\$ 168 per hour

Pre-Construction Meeting Consultation (2 hr minimum)

\$ 168 per hour

Alternate Methods and Materials Request

\$ 168 per hour

Certificate of Occupancy/Temporary Certificate of Occupancy Requests

\$ 256 per request

Gas/Electrical Meter Release

\$ 256 per request

Assigned Property/Business Address

\$ 123 per request

Plans Copy Request (except counter review)

\$ 123 per request

FIRE DEPARTMENT FEES

Charge per current Fire Department Fee Schedule

SCHOOL FEES (effective June 1, 2008)²

Commercial

\$ 0.47 per square foot

Residential (500 sq. ft. or more)

\$ 2.97 per square foot

Self Storage

\$ 0.07 per square foot

Live/Work

\$ 1.73 per square foot

CALIFORNIA BUILDING STANDARDS COMMISSION FEES (effective January 1, 2009)²

Permit valuation \$1 to \$25,000

\$ 1.00

Permit valuation \$25,001 to \$50,000

\$ 2.00

Permit valuation \$50,001 to \$75,000

\$ 3.00

Permit valuation \$75,001 to \$100,000

\$ 4.00

Permit valuation over \$100,000

\$ 1.00 per \$25,000 or fraction thereof

NOTE: Fees for Traffic Impact, Art in Public Places, or Bay/Shellmound Assessment District may apply². For guidelines and calculations of these fees, consult the Building Division.

¹ Construction valuation shall be determined by the Chief Building Official, and shall be based on the valuation declared by the applicant, or on the most recent "Building Cost Index" published by Engineering News Record and adjusted for the San Francisco Bay Area, whichever is higher.

² These fees have been established by and are collected on behalf of other departments or agencies, are listed here for reference only, and are subject to change. Please consult Building Division to determine current fees.

³ No other fees are charged for Photo Voltaic Solar Panels, except fees that are not controlled by the City, including but not limited to Strong Motion Instrumentation Program (SMIP), School Fees, and California Building Standards Commission Fees.

⁴ Cost recovery for special cases requiring outside consultants

City of Emeryville
Master Fee Schedule
Planning

Effective July 1, 2014

<u>DESCRIPTION</u>	<u>FEE</u>
<u>Publications, Document Charges</u>	
Maps:	
Set of 11 x 17 Zoning/General Plan maps	\$ 10
Individual maps	\$ 3
General Plan	\$ 69
General Plan EIR	\$ 0.10 Per photocopy rate
Park Avenue District Plan	\$ 27
North Hollis Area Urban Design Program	\$ 27
Planning Regulations	\$ 35
Housing Element of the General Plan	\$ 50
Stormwater Guidelines	\$ 25
Parks and Recreation Strategic Plan	\$ 69
Emeryville Design Guidelines	\$ 69
Sustainable Transportation Plan	\$ 15
Sustainable Transportation Background Report	\$ 94
Pedestrian and Bicycle Plan	\$ 104
Pedestrian and Bicycle Plan Appendices	\$ 82
Photocopying, Per Page	\$ 0.10
Faxing, Per Page	\$ 0.10
<u>Sidewalk Café Permits (including Parklets)</u>	
Application Fee	\$ 100
Annual Renewal Fee	No fee
Appeal to Planning Commission	\$ 50
Appeal to City Council	\$ 50
<u>Planning Fees</u>	
Notification Fee /Property Owner Mailing Lists charged for all applications requiring Planning Commission and/or City Council Review	\$ 91 + charged per formula if excess of 1 hour
<u>Planning Commission Study Session</u>	\$ 1,000 Flat Rate
Note: Deposit to be credited to application fee if application submitted within one year.	
<u>General Plan Amendment</u>	At cost, charged per \$3,000 Deposit formula
<u>Rezoning</u>	At cost, charged per \$3,000 Deposit formula

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Development Agreement

At cost, charged per formula \$2,000 Deposit

Planned Unit Development

Preliminary Development Plan

At cost, charged per formula \$3,000 Deposit

Final Development Plan

At cost, charged per formula \$1,000 Deposit

Conditional Use Permits

Minor Conditional Use Permits

\$ 471

Major Conditional Use Permits

Residential, up to 3 units

\$ 471

Demolition of significant or residential structure

At cost, charged per formula \$3,000 Deposit

All other

At cost, charged per formula \$2,000 Deposit

Temporary Use Permits

\$ 471

Exceptions to Standards

\$ 471

Variances

At cost, charged per formula \$2,000 Deposit

Design Review, including Signs

Minor Design Review for Signs

\$ 471

Major Design Review for Signs

\$ 707

Master Sign Programs

At cost, charged per formula \$1,000 Deposit

Individual signs under Master Sign Programs

See Zoning Compliance Review

All Other Minor Design Review:

\$ 471

All Other Major Design Review

At cost, charged per formula \$2,000 Deposit

Construction Work, Sign Installation and/or Commencement of Use Without

5 times cost of actual permit/approval

Tree Removal Permits

Not in conjunction with other planning permits
(Other related fees from Public Works Master Fee Schedule may apply)

\$ 689

Subdivisions

Major Subdivisions, including residential condominium conversions	At cost, charged per formula	\$2,000 Deposit plus cost of any technical assistance such as engineer's review
Minor Subdivisions, including residential condominium	\$ 589	
Lot Line Adjustments	\$ 589	
Parcel Mergers	\$ 589	
Certificate of Compliance	\$ 589	
Covenant of Easement	At cost, charged per formula	\$1,000 Deposit

Note the following fee which is administered by the Public Works Department

Digital Basemap Processing Fee	\$ 291	
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Charged to applicants requesting recording of lot line adjustments, parcel maps, parcel map waivers and final maps within the City of Emeryville

Assessment District Apportionment *(Required for lot configuration changes for parcels in the*

Lot Line Adjustments/Parcel Map Waivers	\$ 291	
Major/Minor Subdivisions (10 parcels or less)	\$ 1,181	
Major/Minor Subdivisions (more than 10 parcels)	\$ 2,959	Plus \$25 Per Parcel Over 20 Parcels

Environmental Review

Initial Study	At cost, charged per formula	\$1,000 deposit + actual cost of any technical asst. & staff time
Preparation of Negative Declaration	At cost, charged per formula	\$10,000 deposit
Environmental Impact Report	At cost, charged per formula	\$50,000 deposit
Mitigation Monitoring Program	At cost, charged per formula	+ actual cost of any technical assistance & staff time
Environmental Document Filing Fee (General)	\$ 62	\$50 to Alameda County plus \$12 processing fee
Filing Fees Required by State Department of Fish & Game (Effective 1/1/2014)		
Negative Declaration	\$ 2,181	
Environmental Impact Report (EIR)	\$ 3,030	

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Administrative Fees

Appeals			
to Planning Commission	\$	100	
to City Council	\$	200	
Time Extensions (Permit Applications)			
If Granted Administratively	\$	233	
If Planning Commission or City Council consideration is required	\$	553	
Zoning Compliance Review			
Building Permit Sign-Off			No fee
Business License Sign-Off, including Home Occupations and Live/Work Unit Occupancy			No fee
All Other, Including Zoning Compliance or Code Interpretation Letter, Secondary Residential Units, and Individual Signs Under Master Sign Programs	\$	200	
Amendments to conditions of approval by Planning Commission or City Council			
Less than 10,000 sq. ft. of floor area	\$	588	
10,000 sq. ft. or more of floor area		At cost, charged per formula	\$1,000 Deposit
Request for Waiver of construction noise hours by City Council	\$	588	
<u>In Lieu Fees</u>			
Open Space, pursuant to EMC Section 9-4.303(a)(3)b	\$	200	Per square foot of required open space not provided
Parking, pursuant to EMC Section 9-4.407(d)	\$	7,500	Per required parking space not provided

Note: For any services requiring staff time or the time of city hired consultants, charges will be

Planning Staff	charged at	calculation of direct salary, fringe benefits
Consultants	charged at	Cost plus 10% administrative fee

This is referred to as "Charged per formula."

NOTES

1) The cost of processing applications includes all direct personnel costs in all appropriate departments including Planning & Building, Economic Development and Housing Public Works, Fire and Police. Personnel costs include actual salary plus fringe benefits and indirect overhead.