

ORDINANCE NO. 851

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, AMENDING THE CITY'S BUILDING FEE SCHEDULE FOR THE ASSESSMENT AND COLLECTION OF FEES AND CHARGES FOR PLAN REVIEW AND INSPECTION OF BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING PERMITS REQUIRED BY THE STATE OF CALIFORNIA BUILDING CODES, INCLUDING PLAN REVIEWS AND INSPECTIONS FOR CONFORMANCE WITH THE CALIFORNIA FIRE CODE; AND FOR ASSOCIATED SERVICES PROVIDED BY THE BUILDING DIVISION OF THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

WHEREAS, the Del Mar Municipal Code authorizes the City Council to establish and amend schedules setting fees to recover the cost of building plan review and inspections administered by the Building Division of the City's Planning and Community Development Department; and

WHEREAS, it is the intention of the City of Del Mar to adopt, and periodically amend, a building fee schedule that enables building plan review and inspection to be self-supporting and to not place the cost of development on the general public; and

WHEREAS, it is the intent of the City of Del Mar that the processing of building plan review and inspections be conducted in an equitable manner and that the City recover a measure of the administrative costs of processing such applications.

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Del Mar, California, does ordain as follows:

SECTION ONE:

That the City of Del Mar Building Fee Schedule for building permit, plan check and inspections is amended to read as shown below:

See attached Exhibits "A1 through A4."

SECTION TWO:

The amendments to fees, rates, and charges contained in the Schedule of Fees approved herein supersede any and all fees, rates and charges for corresponding services as previously approved by the City.

SECTION THREE:

This ordinance was introduced on October 18, 2010.

SECTION FOUR:

Pursuant to California Government Code section 66017, this amendment to the City's Schedule of Fees and Charges for Planning Services approved herein will be effective sixty (60) days after the adoption of this ordinance.

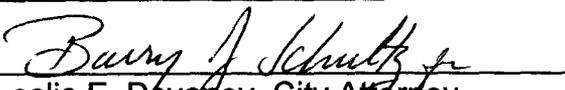
SECTION FIVE:

The City Clerk is directed to prepare and have published a summary of this ordinance no less than five (5) days prior to the consideration of its adoption and again within fifteen (15) days following the adoption indicating the votes cast.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council held on the 8th day of November 2010.


RICHARD EARNEST, Mayor
City of Del Mar

APPROVED AS TO FORM:


Leslie E. Devaney, City Attorney
City of Del Mar

ATTEST AND CERTIFICATION:

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
CITY OF DEL MAR

I, MERCEDES MARTIN, City Clerk of the City of Del Mar, California, DO HEREBY CERTIFY, that the foregoing is a true and correct copy of Ordinance No. 851, which has been published pursuant to law, and adopted by the City Council of the City of Del Mar, California, at a Regular Meeting held the 8th day of November, 2010 by the following vote:

AYES: Mayor Earnest, Deputy Mayor Mosier, Councilmember Crawford,
Filanc and Hilliard
NOES: None
ABSENT: None
ABSTAIN: None



Mercedes Martin, City Clerk
City of Del Mar

City of Del Mar Building Permit Fee Schedule

Exhibit "A-1"

BUILDING VALUATION DATA

At the request of numerous building officials, *Building Standards™* offers the following building valuation data representing **average costs** for most buildings. Because residential buildings are the most common for many cities, two general classes are considered for these, one for "average" construction and the other for "good." Adjustments should be made for special architectural or structural features and the location of the project. Higher or lower unit costs may often result.

The unit costs are intended to comply with the definition of "valuation" in Section 223 of the 1997 *Uniform Building Code™* and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be omitted.

The determination of plan check fees for projects reviewed by the International Conference of Building Officials will be based on valuation computed from these figures, which were established in **April 2002**.

Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average
1. APARTMENT HOUSES:					
Type I or II F.R.*	\$88.70	Type V—Masonry	\$75.70	Type I or II F.R.	\$159.10
(Good)	\$109.20	(Good)	\$96.90	Type III—1-Hour	145.50
Type V—Masonry	72.40	Type V—Wood Frame..	67.30	Type V—1-Hour	109.10
(or Type III)	72.40	(Good)	\$92.40	14. LIBRARIES:	
(Good)	\$88.70	Basements—		Type I or II F.R.	116.40
Type V—Wood Frame..	63.80	Semi-Finished	20.10	Type II—1-Hour	85.20
(Good)	\$82.00	(Good)	\$23.20	Type II—N	81.00
Type I—Basement Garage	37.40	Unfinished	14.60	Type III—1-Hour	90.00
		(Good)	\$17.70	Type III—N	85.50
2. AUDITORIUMS:					
Type I or II F.R.	104.80	8. FIRE STATIONS:		Type V—1-Hour	84.50
Type II—1-Hour	75.90	Type I or II F.R.	114.40	Type V—N	81.00
Type II—N	71.80	Type II—1-Hour	75.30	15. MEDICAL OFFICES:	
Type III—1-Hour	79.80	Type II—N	71.00	Type I or II F.R.*	119.50
Type III—N	75.70	Type III—1-Hour	82.40	Type II—1-Hour	92.20
Type V—1-Hour	76.30	Type III—N	78.90	Type II—N	87.60
Type V—N	71.20	Type V—1-Hour	77.30	Type III—1-Hour	100.00
3. BANKS:					
Type I or II F.R.*	148.10	Type V—N	73.30	Type III—N	93.10
Type II—1-Hour	109.10	9. HOMES FOR THE ELDERLY:		Type V—1-Hour	90.20
Type II—N	105.60	Type I or II F.R.	103.70	Type V—N	87.00
Type III—1-Hour	120.40	Type II—1-Hour	84.20	16. OFFICES**:	
Type III—N	116.10	Type II—N	80.60	Type I or II F.R.*	106.80
Type V—1-Hour	109.10	Type III—1-Hour	87.70	Type II—1-Hour	71.50
Type V—N	104.50	Type III—N	84.10	Type II—N	68.10
4. BOWLING ALLEYS:					
Type II—1-Hour	51.00	Type V—1-Hour	84.70	Type III—1-Hour	77.20
Type II—N	47.60	Type V—N	81.80	Type III—N	73.80
Type III—1-Hour	55.50	10. HOSPITALS:		Type V—1-Hour	72.30
Type III—N	51.90	Type I or II F.R.*	163.20	Type V—N	68.10
Type V—1-Hour	37.40	Type III—1-Hour	135.10	17. PRIVATE GARAGES:	
5. CHURCHES:					
Type I or II F.R.	99.20	Type V—1-Hour	128.90	Wood Frame	24.30
Type II—1-Hour	74.50	11. HOTELS AND MOTELS:		Masonry	27.40
Type II—N	70.80	Type I or II F.R.*	101.00	Open Carports	16.60
Type III—1-Hour	81.00	Type II—1-Hour	87.50	18. PUBLIC BUILDINGS:	
Type III—N	77.40	Type II—N	83.40	Type I or II F.R.*	123.40
Type V—1-Hour	75.70	Type V—1-Hour	76.20	Type II—1-Hour	100.00
Type V—N	71.20	Type V—N	74.70	Type II—N	95.60
6. CONVALESCENT HOSPITALS:					
Type I or II F.R.*	139.20	12. INDUSTRIAL PLANTS:		Type III—1-Hour	103.80
Type II—1-Hour	96.80	Type I or II F.R.	56.90	Type III—N	100.20
Type III—1-Hour	99.00	Type II—1-Hour	39.60	Type V—1-Hour	95.00
Type V—1-Hour	93.30	Type II—N	36.40	Type V—N	91.60
		Type III—1-Hour	43.60	19. PUBLIC GARAGES:	
		Type III—N	41.10	Type I or II F.R.*	48.90
		Tilt-up	30.00	Type I or II Open Parking*	36.70
		Type V—1-Hour	41.10	Type II—N	28.00
		Type V—N	37.60	Type III—1-Hour	37.00
				Type III—N	32.90
				Type V—1-Hour	33.70
				20. RESTAURANTS:	
				Type III—1-Hour	\$97.40
				Type III—N	94.10
				Type V—1-Hour	89.20
				Type V—N	85.70
				21. SCHOOLS:	
				Type I or II F.R.	111.20
				Type II—1-Hour	75.90
				Type III—1-Hour	81.20
				Type III—N	78.10
				Type V—1-Hour	76.10
				Type V—N	72.60
				22. SERVICE STATIONS:	
				Type II—N	67.20
				Type III—1-Hour	70.10
				Type V—1-Hour	59.70
				Canopies	28.00
				23. STORES:	
				Type I or II F.R.*	82.40
				Type II—1-Hour	50.40
				Type II—N	49.30
				Type III—1-Hour	61.30
				Type III—N	57.50
				Type V—1-Hour	51.60
				Type V—N	47.70
				24. THEATERS:	
				Type I or II F.R.	109.80
				Type III—1-Hour	80.00
				Type III—N	76.20
				Type V—1-Hour	75.30
				Type V—N	71.20
				25. WAREHOUSES***:	
				Type I or II F.R.	49.40
				Type II or V—1-Hour	29.30
				Type II or V—N	27.50
				Type III—1-Hour	33.20
				Type III—N	31.60
				EQUIPMENT	
				AIR CONDITIONING:	
				Commercial	4.20
				Residential	3.50
				SPRINKLER SYSTEMS..	2.60

*Add 0.5 percent to total cost for each story over three. **Deduct 20 percent for shell-only buildings. ***Deduct 11 percent for mini-warehouses.

REGIONAL MODIFIERS

The following modifiers are recommended for use in conjunction with the building valuation data. Additionally, certain local conditions may require further modifications. To use these modifiers, merely multiply the listed cost per square foot by the appropriate regional modifier. For example, to adjust the cost of a Type III One-hour hotel building of average construction for the Iowa area, select Regional Modifier 0.80 and unit cost from valuation data, \$87.50:

$$0.80 \times 87.50 = \$70.00 (\text{adjusted cost per square foot})$$

Eastern U.S.	Modifier	Eastern U.S. (cont.)	Modifier	Central U.S. (cont.)	Modifier	Western U.S.	Modifier
Connecticut	1.00	Pennsylvania	1.00	Kansas	0.87	Alaska	1.20
Delaware	0.93	Philadelphia	1.05	Kentucky	0.83	Arizona	0.87
District of Columbia	0.90	Other	0.88	Louisiana	0.78	California	
Florida	0.80	Rhode Island	0.97	Michigan	0.91	Los Angeles	1.00
Georgia	0.77	South Carolina	0.77	Minnesota	0.91	San Francisco Bay Area	1.16
Maine	0.86	Vermont	0.88	Mississippi	0.74	Other	0.97
Maryland	0.86	Virginia	0.83	Missouri	0.87	Colorado	0.92
Massachusetts	0.97	West Virginia	0.91	Nebraska	0.83	Hawaii	1.24
New Hampshire	0.86	Central U.S.		North Dakota	0.86	Idaho	0.87
New Jersey	1.03	Alabama	0.76	Ohio	0.87	Montana	0.84
New York		Arkansas	0.75	Oklahoma	0.78	Nevada	0.93
New York City	1.20	Illinois	0.97	South Dakota	0.84	New Mexico	0.79
Other	0.90	Indiana	0.91	Tennessee	0.79	Oregon	0.94
North Carolina	0.78	Iowa	0.87	Texas	0.77	Utah	0.84
				Wisconsin	0.92	Washington	0.97
						Wyoming	0.84

City of Del Mar Building Permit Fee Schedule

Exhibit "A-1" (continued) Building Valuation Data

The categories of *Apartment Houses* and *Dwellings* shown on the ICBO Building Valuation Data sheet are amended as follows:

* *Apartment Houses*

Type I or II F.R.*	\$98.95
Type III or V – Masonry	\$80.55
Type V – Wood Frame	\$72.90
Type I – Basement Garage	\$37.40

* *Dwellings*

Type V – Masonry	\$197
Type V – Wood Frame	\$197
Basement	
Semi-Finished	\$197
Unfinished	\$98.50

City of Del Mar Building Permit Fee Schedule

Exhibit "A-2"

Miscellaneous Installation / Repair Types

<u>Type</u>	<u>Value Per Square-Foot</u>
Agricultural Building	\$17
Air Conditioning - Commercial	\$4. ²⁰
- Residential	\$3. ⁵⁰
Aluminum Siding	\$ 5
Antennas - Radio (Over 30 feet)	\$3,220 / item
- Dish (10 foot with Decoder)	\$3,915 / item
Awning / Canopy supported by Building - Aluminum	\$19
- Canvas	\$ 8
Balcony	\$13
Deck - Wood	\$13
Demolition of Building	\$4
Fence / Freestanding Wall - Wood or Chain-link	\$2
- Wood Frame w/ Stucco	\$5
- Wire	\$2
- Masonry	\$8
- Wrought Iron	\$5
Fireplace - Concrete/Masonry	\$3,220 / item
- Pre-Fabricated Metal	\$2,189 / item
Fire Sprinkler	\$2. ⁶⁰
Greenhouse	\$5
Manufactured Home (25% of the value of "site built" houses)	\$22
Mobile Home	\$22
Patio - Wood Frame w/ Cover	\$8
- Metal Frame w/ Cover	\$10
- Wood Frame Cover & Walls	\$11
- Metal Frame Cover & Walls	\$13
- Screen or Plastic Walls	\$3
Pile Foundation - Cast-in-Place Concrete	\$21
- Steel	\$52
Plastering – Inside	\$3
Plastering – Outside	\$3
Retaining Wall – Concrete or Masonry	\$16
Re-Roof (1 sq. = 100 sq. ft.) - Built-up	\$122
- Composition Shingle	\$114
- Fiberglass Shingle	\$114
- Asbestos Cement Shingle	\$271
- Wood Shingle (Class C Min.)	\$271
- Wood Shake (Class C Min.)	\$271
- Aluminum Shingle	\$409

City of Del Mar Building Permit Fee Schedule

Exhibit "A-2" (continued) Miscellaneous Installation / Repair Types

<u>Type</u>	<u>Value Per Sq. Ft.</u>
Re-Roof (1 sq. = 100 sq. ft.) - Clay Title	\$290
- Concrete Tile	\$290
Roof Structure Replacement	\$13
Saunas (Steam)	\$8,037 / item
Spa or Hot Tub (Jacuzzi)	\$6,594 / item
Stairs	\$13
Stone & Brick Veneer	\$8
Storage Racks	\$1
Swimming Pool (per sq. ft. of surface area) - Vinyl Lined	\$31
- Gunite	\$34
- Fiberglass	\$37
Tenant Improvements - Medical Offices/Restaurants	\$110
- Hazardous "H" Occupancies	\$42
- Other (Stores/Offices)	\$45

Foundation ONLY (25% of whole building - remainder of building will be valued at 75% of building)

Alterations to Existing Structures (NO Additional FAR or Roof Cover)

Interior Partition	\$48
Install Window or Sliding Glass Door	\$15 / item
Close Exterior Wall Opening	\$14

City of Del Mar Building Permit Fee Schedule

Exhibit "A-3"

Building Permit Fee Schedule (Table 1-A) As defined in the 2001 California Building Code (UBC)

<u>Total Valuation</u>	<u>Building Permit Fee</u>
\$1. ⁰⁰ to \$500. ⁰⁰	\$23. ⁵⁰
\$50. ⁰⁰ to \$2,000. ⁰⁰	\$23. ⁵⁰ for the first \$500. ⁰⁰ plus \$3. ⁰⁵ for each additional \$100. ⁰⁰ , or fraction thereof, to and including \$2,000. ⁰⁰
\$2,001. ⁰⁰ to \$25,000. ⁰⁰	\$69. ²⁵ for the first \$2,000. ⁰⁰ plus \$14. ⁰⁰ for each additional \$1,000. ⁰⁰ , or fraction thereof, to and including \$25,000. ⁰⁰
\$25,001. ⁰⁰ to \$50,000. ⁰⁰	\$391. ²⁵ for the first \$25,000. ⁰⁰ plus \$10. ¹⁰ for each additional \$1,000. ⁰⁰ , or fraction thereof, to and including \$50,000. ⁰⁰
\$50,001. ⁰⁰ to \$100,000. ⁰⁰	\$643. ⁷⁵ for the first \$50,000. ⁰⁰ plus \$7. ⁰⁰ for each additional \$1,000. ⁰⁰ , or fraction thereof, to and including \$100,000. ⁰⁰
\$100,001. ⁰⁰ to \$500,000. ⁰⁰	\$993. ⁷⁵ for the first \$100,000. ⁰⁰ plus \$5. ⁶⁰ for each additional \$1,000. ⁰⁰ , or fraction thereof, to and including \$500,000. ⁰⁰
\$500,001. ⁰⁰ to \$1,000,000. ⁰⁰	\$3,233. ⁷⁵ for the first \$500,000. ⁰⁰ plus \$4. ⁷⁵ for each additional \$1,000. ⁰⁰ , or fraction thereof, to and including \$1,000,000. ⁰⁰
\$1,000,000. ⁰⁰ and up	\$5,608. ⁷⁵ for the first \$1,000,000. ⁰⁰ plus \$3. ¹⁵ for each additional \$1,000. ⁰⁰ , or fraction thereof

City of Del Mar Building Permit Fee Schedule

Exhibit "A-4" Associated Fees

Permit Issuance Fee	\$40. ⁰⁰ per permit
Document Management Fee	25¢ per sheet up to 11" x 17" \$2. ⁰⁰ per plan sheet
Individual Plumbing Permit	\$120
Individual Electrical Permit	\$120
Individual Mechanical Permit	\$120

In Combination with a Building Permit:

Plumbing Permit Fee	7% of Building Permit Fee (Table 1-A)
Electrical Permit Fee	7% of Building Permit Fee (Table 1-A)
Mechanical Permit Fee	7% of Building Permit Fee (Table 1-A)
Energy Surcharge Fee	10% of Building Permit Fee (Table 1-A)
Plan Check Fee	85% of Building Permit Fee plus Issuance Fee, Plumbing, Electrical, Mechanical, Energy and/or Disabled Access Surcharge Fee.

Only Applicable to Commercial / Industrial / Multi-Family Developments:

Disabled Access Surcharge Fee 15% of Building Permit Fee (Table 1-A)

Only Applicable to Projects Requiring Review for Compliance with the California Fire Code:

Plan Check Fee	25% of Building Permit Fee (Table 1-A)
Inspection Fee	25% of Building Permit Fee (Table 1-A)

State of California Mandate:

Strong Motion Instrumentation & Seismic Hazard Mapping (SMIP) Fee

Residential = 10¢ for every 1,000 sq. ft. of work (\$.50 minimum)

Commercial = 21¢ for every 1,000 sq. ft. of work (\$.50 minimum)

Notes: Only one Issuance Fee shall be applied if a permit has a combination of more than one permit type (Building/Plumbing/Electrical/Mechanical).

Expedited Permit Fees are only available for unusual circumstances as deemed appropriate by the Planning and Community Development Director at a rate of two times the current preferred rate of the EsGil Corporation.

New permit fees will be required for any permit that has expired.