

## City of Santa Monica Fee Schedule

Effective July 1, 2009

### ***Building and Safety***

\$ / sq. ft.

#### **PLAN CHECK FEES**

##### Architectural and Structural Plan Review

1.	Preliminary Review		
	First Two Hours	\$428.40	
	Each Additional Hour	\$139.74	
2.	Over The Counter		
	Standard-up to two reviews	\$321.30	
	Excessive Plan Check-each review over two	\$139.74	
3.	Formal Plan Review		
	a. New Buildings and Related Accessory Structures		
	– One and Two Family Dwellings-main & accessory buildings	\$389.64	\$0.8658
	Excessive Plan Check- each review over three	\$195.84	
	– Apartments, Condominiums and Hotels and attached parking	\$389.64	\$0.7434
	Excessive Plan Check-each review over three	\$195.84	
	4 stories or more	Additional 5%	
	– Commercial/Industrial-complete building and attached parking		
	1st 10,000 square feet	\$389.64	\$0.9776
	All square feet over 10,000		\$0.2793
	Excessive Plan Check-each review over three	\$195.84	
	4 stories or more	Additional 5%	
	– Commercial and Industrial-shell only and attached parking	\$389.64	\$0.6284
	1st 10,000 square feet		
	All square feet over 10,000		
	Excessive Plan Check-each review over three	\$195.84	
	4 stories or more	Additional 5%	
	– Commercial Garage Structures-stand alone structures	\$389.64	\$0.6284
	Excessive Plan Check-each review over three	\$195.84	
	4 stories or more	Additional 5%	
	b. Alterations and Additions		
	– Residential Remodel and Additions-main & accessory bldgs	\$389.64	\$1.0473
	Excessive Plan Check-each review over three	\$246.84	
	– Tenant Improvements		
	0 – 10,000 square feet	\$389.64	\$0.4189
	All square feet over 10,000		\$0.3491
	Excessive Plan Check-each review over three	\$246.84	
	– Interior Demolition		
	0 – 10,000 square feet	\$389.64	\$0.0699
	All square feet over 10,000		\$0.0559
	Mechanical Plan Review		
1.	Preliminary Review	\$338.64	
2.	Over The Counter		
	a. Standard-up to two reviews	\$227.46	
	b. Excessive Plan Check-each review over two	\$116.28	
3.	Formal Plan Review		
	a. Standard-up to three reviews	\$449.82	
	b. Excess Plan Check-each formal review over three	\$227.46	

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### ***Building and Safety - continued***

\$ / sq. ft.

#### Electrical Plan Review

- |  |          |  |
|--|----------|--|
| 1. Preliminary Review                              | \$338.64 |  |
| 2. Over The Counter                                |          |  |
| a. Standard-up to two reviews                      | \$227.46 |  |
| b. Excessive Plan Check-each review over two       | \$116.28 |  |
| 3. Formal Plan Review                              |          |  |
| a. Standard-up to three reviews                    | \$449.82 |  |
| b. Excess Plan Check-each formal review over three | \$227.46 |  |

#### Plumbing Plan Review

- |  |          |  |
|--|----------|--|
| 1. Preliminary Review                              | \$338.64 |  |
| 2. Over The Counter                                |          |  |
| a. Standard-up to two reviews                      | \$227.46 |  |
| b. Excessive Plan Check-each review over two       | \$116.28 |  |
| 3. Formal Plan Review                              |          |  |
| a. Standard-up to three reviews                    | \$449.82 |  |
| b. Excess Plan Check-each formal review over three | \$227.46 |  |

#### Miscellaneous Plan Check Fees

- |  |          |  |
|--|----------|--|
| 1. Deferred Submittals   | \$753.78 |  |
| a. Excessive Plan Check-each review over three   | \$139.74 |  |
| 2. Demolition  | \$111.18 |  |
| 3. Formal Plan Review-Means and Methods Plan   | \$753.78 |  |
| a. Excessive Plan Check-each review over three   | \$227.46 |  |
| 4. Planning Applications   |          |  |
| a. With or Without Preliminary Review  | \$111.18 |  |
| 5. Minimum Plan Review Fee-all formal plan check categories  | \$669.12 |  |
| 6. Plan Check Not Otherwise Classified: each hour or fraction thereof including but not limited to deferred submittals, excess plan check (more than three submittals), new application on expired plan check application, temporary occupancy | \$139.74 |  |

### **INSPECTION FEES**

#### Combination Building Permits

- |  |               |          |
|--|---------------|----------|
| 1. One and Two Family Dwellings                            | \$111.18      | \$1.1385 |
| 2. Apartments, Condominiums, Hotels and associated parking | \$111.18      | \$0.9346 |
| - 4 stories or more  | Additional 5% |          |
| 3. Commercial and Industrial-complete building             |               |          |
| a. 1st 10,000 square feet                                  | \$111.18      | \$1.1385 |
| b. All square feet over 10,000                             |               | \$0.5608 |
| - 4 stories or more  | Additional 5% |          |
| 4. Commercial and Industrial-shell only                    | \$111.18      | \$0.7137 |
| 1st 10,000 square feet                                     |               |          |
| All square feet over 10,000                                |               |          |
| - 4 stories or more  | Additional 5% |          |
| 5. Commercial Garage Structures-stand alone structures     | \$111.18      | \$0.7137 |
| - 4 stories or more  | Additional 5% |          |
| 6. Residential Remodel and Additions                       | \$111.18      | \$1.1046 |

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### ***Building and Safety - continued***

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7. Tenant Improvements		
0 – 10,000 square feet	\$111.18	\$0.3228
All square feet over 10,000		\$0.2549
8. Interior Demolition		
0 – 10,000 square feet	\$111.18	\$0.0561
All square feet over 10,000		\$0.0425
Single Trade Permits		
1. Residential (50% Subsidy Included) - 3 Inspections max	\$183.60	
Additional Inspections for Single Trade Permits-each	\$56.10	
2. All others (Commercial, Demolition, etc.) - Businesses are not subsidized	\$366.18	
Additional Inspections for Single Trade Permits-each	\$113.22	
After-Hours Permits		
1. Review of After Hours Permit Application	\$419.22	
2. After Hour Inspections-each hour (Minimumum 2 hours @ \$167.00 per hr)	\$340.68	
Miscellaneous		
1. Inspection Not Otherwise Classified-each hour or fraction thereof	\$170.34	
2. Reinspection Fee		
a. Combination Building Permit	\$170.34	
b. Single Trade Permit (50% subsidy Included)	\$56.10	
Single Trade Permit - All others	\$113.22	
3. Minimum Inspection Fee - All Permits except Single Trade	\$450.84	
 <b><u>MISCELLANEOUS FEES</u></b>		
Certificate of Occupancy		
1. Temporary Certificate of Occupancy	\$366.18	
Change of Record		
1. Change of Record on Permit - Single Trade Permit (Council Subsidized)	\$14.28	
2. Change of Record on Permit - All Other Permit Types	\$27.54	
Engineering Report Review		
1. Seismic Retrofit Report Review	\$111.18	
2. Alternate Methods of Construction		
a. Premanufactured Products	\$809.88	
b. Field Constructed	\$1,507.56	
3. Energy Compliance-Title 24, Part 6 C.E.C.	\$279.48	
4. Geotechnical Reports		
a. Addendum to original soils report	\$792.03	
b. As Built Compaction Reports	\$1,215.84	
c. Fault Trench	\$3,793.38	
d. Building/Shoring Plan Review	\$847.62	
e. Commercial / Mixed Use / Apts (over 4 stories including subterreanean garage)	\$2,319.48	
f. All others	\$1,584.06	
5. Sound Attenuation	\$279.48	
Extension Fees		
1. Extension of Time to Start Construction	\$250.92	
2. Extension of Time to Resume or Complete Construction	\$281.52	
License Fees		
1. Special Inspector License - Qualification Review	\$281.52	
2. Fabricator License - Qualification Review	\$281.52	

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## ***Building and Safety - continued***

### Miscellaneous Reviews

1. Building & Safety Appeal	\$1,507.56
2. Accessibility Hardship Exemption	\$250.92
3. Review & Approval of Testing Lab	\$450.84
4. Modification of Technical Code	
a. No Administrative Hearing-Staff Approval-Each Main Code Issue	\$809.88
b. Administrative Hearing-Building Officer-Project Basis	\$1,507.56

### Record Fees

1. Residential Building Record	\$223.38
2. Bonded Copies of Approved Plans	
a. Duplication	@ Outside cost
b. Application Processing	Full cost recovery @ Permit Specialist hourly rate
3. Maintenance of Permit and Plan Documents	13% of permit fees

### Renewal Fees

1. Expired Plan Check - Formal	
a. New Application on Expired Plan Check	\$753.78
- Excessive Plan Check- each review over three	\$139.74
b. Any others	\$753.78
- Excessive Plan Check- each review over three	\$139.74
2. Permit Renewals	
a. No Inspection	100% of Permit Fees
b. Rough Inspection	50% of Permit Fees
c. Final Inspection	20% of Permit Fees

### Replacement Card

1. Replacement Single Trade (Council Subsidized)	\$14.28
2. Replacement All others	\$27.54

## **CODE ENFORCEMENT**

Tenant Protection During Construction-each inspection	\$98.94
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### Proactive Monitoring of Commercial Uses

1. Initial Inspection	
a. Alcohol Exemption	\$660.96
b. Conditional Use Permit	\$660.96
c. Development Review Permit	\$660.96
d. Performance Standards Permit	\$660.96
2. Noncompliance Fees-Each additional inspection	
a. Alcohol Exemption from Conditional Use Permit-Bayside District	\$396.78
b. Conditional use Permit	\$396.78
c. Development Review Permit	\$396.78
d. Performance Standards Permit	\$396.78

### Noise Ordinance

1. After Hours Permit-Each Inspection	\$504.90
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### Work Without a Permit

1. Penalty Fees-Current Owner is Performing Work Requiring Permit	
a. Single Family Dwellings	
- Simple Improvements (No Plans Required)-Permit Obtained within 10 Days After First Notice of Violation	no penalty
- Permit Obtained More than 10 Days After Notice of Violation	double fees
- Major Improvements (Structural Plans Required)	double fees

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### ***Building and Safety - continued***

b. All Other Uses	
– Simple Improvements (No Plans Required)-Permit Obtained within 10 Days After First Notice of Violation	no penalty
– Permit Obtained More than 10 Days After Notice of Violation	double fees
– Major Improvements (Structural Plans Required)	double fees
2. Investigation Fees	
a. Single Family Dwellings	
– Simple Improvements (No Plans Required)-Permit Obtained within 10 Days After First Notice of Violation	no fee
– Permit Obtained More than 10 Days After Notice of Violation	\$264.18
– Major Improvements (Structural Plans Required)	\$660.96
b. All Other Uses	
– Simple Improvements (No Plans Required)-Permit Obtained within 10 Days After First Notice of Violation	no fee
– Permit Obtained More than 10 Days After Notice of Violation	\$264.18
– Major Improvements (Structural Plans Required)	\$925.14
Administrative Costs-each hour or fraction thereof	
1. Code Compliance Officer I,II	\$132.60
2. Combination Building Inspector I,II,III	\$170.34
3. Permit Specialist-Building and Safety I,II	\$111.18
4. Plans Examiner I,II,III	\$116.28
5. Senior Plan Check Engineer	\$139.74

**MOBILEHOME PARKS- All Fees Per Title 25, CCR** Per Title 25

**REFUNDS**

Issuance Fees	no refunds
Plan Check	
1. Preliminary Plan Review	no refunds
2. Over the Counter Plan Review	no refunds
3. Formal Plan Check	
a. First Review Not Started (within 3 Work Days of Submittal)	80% fees
b. First Review Started/Up to Completion of First Review	50% fees
c. Second Review Started/Up to Completion of Second Review	no refunds
4. Engineering Reports	
a. First Review Not Started (within 3 Work Days of Submittal)	80% fees
b. First Review Started/Up to Completion of First Review	50% fees
c. Second Review Started/Up to Completion of Second Review	no refunds
Inspection Fees	
1. Construction Work Not Yet Started	80% fees
2. Construction Work Started-Based on Percentage of Incomplete Construction	% of fees
Applications Taken in Error	100% of fees

**SUBSIDIES**

Single Trade Permits - Residential only

Total fees shall be reduced 50% to encourage citizens to obtain permits for simple work that benefits from safety inspections. 50% of fees

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### ***Building and Safety - continued***

#### **WAIVERS**

No fees are charged for Building and Safety services on the following uses except for reinspection, extensions or renewal fees:

- A. Inspection of Small or Large Family Day Care for State Social Services Licenses
- B. Installation of electrical service for electric vehicle chargers, solar photovoltaic and solar thermal systems
- C. Landmarks and Historic Districts-all permit and plan check fees
- D. Seismic Retrofit Work per SMMC Chapters 8.60, 8.64, 8.68, 8.72, 8.76 and 8.80 or its successor provisions

#### **NOTES:**

1. Total fees for each separate payment transaction may be rounded to the nearest full dollar.