

***Regular Meeting of the Building
Inspection Commission***

April 15, 2026

Agenda Item 5



April 8, 2026

Building Inspection Commission
49 South Van Ness Avenue
San Francisco, CA 94103

Re: Building Code – Building Permit Fees Adjustment

Honorable Members of the Commission:

On April 8, 2026 the full Code Advisory Committee (CAC) met to consider adoption of Building Permit Fees Adjustment. After a presentation by Alex Koskinen, Deputy Director of Administration for the Department of Building Inspection, and the recommendation to adopt the fee adjustment by the Administrative and General Design Disability Access Subcommittee. The CAC voted 10 in favor and one opposed to recommend the Building Inspection Commission support the proposed Building Permit Fees Adjustment.

Respectfully submitted,

Thomas Fessler
DBI Technical Services
Secretary to the Code Advisory Committee

cc. David Kane, S.E. Interim Director
Jimmy Cheung, Acting Deputy Director
Mary Wilkinson-Church, Permit Services Manager
Christine Gasparac, Assistant Director
Tate Hanna, Legislative Affairs Manager
Vivian Huang, Technical Services Manager
J. Edgar Fennie, Chair, Code Advisory Committee

Attach: Proposed Building Permit Fee Adjustment

[Building, Administrative Codes - Building Permit Fees Adjustment]

Ordinance amending the Building and Administrative Codes to adjust fees charged by the Department of Building Inspection and to allow the Department of Building Inspection and Planning Department to charge for notary fees; and affirming the Planning Department’s determination under the California Environmental Quality Act.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font. **Additions to Codes** are in *single-underline italics Times New Roman font*. **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~. **Board amendment additions** are in double-underlined Arial font. **Board amendment deletions** are in ~~strikethrough Arial font~~. **Asterisks (* * * *)** indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Environmental and General Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. ____ and is incorporated herein by reference. The Board affirms this determination.

(b) On _____, at a duly noticed public hearing, the Building Inspection Commission considered this ordinance in accordance with Charter Section 4.121 and Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection Commission regarding the Commission’s recommendation is on file with the Clerk of the Board of Supervisors in File No. _____.

(c) No local findings are required under California Health and Safety Code Section 17958.7 because the amendments to the Building Code contained in this ordinance do not

1 regulate materials or manner of construction or repair, and instead relate in their entirety to
2 administrative procedures for implementing the Code, which are expressly excluded from the
3 definition of a “building standard” by California Health and Safety Code Section 18909(c).

4 (d) The Department of Building Inspection submitted a report describing the basis for
5 modifying various fees in the Building Code. Said report is on file with the Clerk of the Board
6 of Supervisors in File No. _____ and is incorporated herein by reference.

7
8 Section 2. Chapter 1A of the Building Code is hereby amended by revising Sections
9 107A.2 and 110A (specifically Tables 1A-A through 1A-S), to read as follows:

10
11 **107A.2 Permit Issuance Fees.** The minimum permit fee per Section 110A, Table 1A-A
12 – Building Permit Fees – shall be paid at the time an application for a building permit is
13 issued. The *New-Building Construction Permit Fees Schedule* applies to new buildings or
14 structures; ~~The Alteration Permit Fee Schedule applies to~~ alterations, repairs, additions or other
15 work on an existing building or structure; or to the modification of the scope of an approved
16 permit as required by Section 106A.4.7.

17 The determination of value or valuation under any of the provisions of this code shall
18 be made by the Building Official. The value to be used in computing the permit issuance and
19 plan review fees shall be the final valuation upon completion of all construction work for which
20 the permit is issued, as well as all finish work, painting, roofing, mechanical, electrical,
21 plumbing, heating, air conditioning, elevators, fire-extinguishing systems and all other
22 permanently installed equipment and construction, even though other permits to perform such
23 work may be required.

24 The valuation shall be calculated at the time of permit issuance according to a cost
25 schedule posted in the office of the Department or by actual construction cost, whichever is

1 greater. The valuation shall be recalculated at the time of any addenda and/or revision
2 issuance. Any additional fees due resulting from the recalculation of valuation shall be paid
3 prior to addenda and/or revision issuance. The cost schedule shall be adjusted annually
4 based on construction cost data reported by a variety of sources, including without limitation,
5 local contractors, design professionals, cost estimators or nationally published construction
6 cost data books or websites. Contractor overhead and profit shall be reflected in the schedule.
7 The Building Inspection Commission is authorized to waive the annual cost schedule
8 adjustment if it determines that increasing the fees will exceed the cost of providing the
9 services for which the fees are paid.

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11 **SECTION 110A – SCHEDULE OF FEE TABLES**

- 12 1A-A Building Permit Fees
- 13 1A-B Other Building Permit and Plan Review Fees
- 14 1A-C Plumbing/Mechanical Permit Issuance and Inspection Fees
- 15 1A-D Standard Hourly Rates
- 16 1A-E Electrical Permit Issuance and Inspection Fee Schedule
- 17 1A-F Reserved
- 18 1A-G Inspections, Surveys and Reports
 - 19 1. Standard Inspection Fee
 - 20 2. Off-Hours Inspection
 - 21 3. Survey Inspection
 - 22 4. Reinspection Fee
 - 23 5. Survey of Nonresidential Buildings
 - 24 6. Survey of Residential Buildings for any Purpose or Condominium Conversion
 - 25 7. Temporary Certificate of Occupancy

- 1 8. Demolition Permit Fee
- 2 9. House Moving Permit Fee
- 3 10. ~~Grading Permit Fee~~Re-roofing Permit Fee
- 4 11. ~~Re-roofing Permit Fee~~Construction of impervious surface in the required front and setback
- 5 area
- 6 12. ~~Construction of impervious surface in the required front and setback area~~Night Noise Permit
- 7 ~~13. Night Noise Permit~~
- 8 1A-H Reserved
- 9 1A-I Reserved
- 10 1A-J Miscellaneous Fees
 - 11 1. Central Permit Bureau Processing Fee
 - 12 2. Building Numbers
 - 13 3. Extension of Time: Application Cancellation and Permit Expiration
 - 14 4. Product Approvals
 - 15 5. California Building Standards Commission Fee
 - 16 6. ~~Vacant Building~~Subdivision per referral
 - 17 7. Local Equivalency Fee
 - 18 8. Fire Only Administrative Processing Fee
 - 19 9. Permit Withdrawal
- 20 1A-K Penalties, Hearings, Code Enforcement Assessments
 - 21 1. Abatement Appeals Board Hearing, Filing Fee
 - 22 2. Board of Examiners Filing Fees
 - 23 3. Building Official's Abatement Orders
 - 24 4. Emergency Order
 - 25 5. Exceeding the Scope of the Approved Permit

- 1 6. Access Appeals Commission Filing Fee
- 2 7. Lien Recordation Charges
- 3 8. Work without Permit: Investigation Fee; Penalty
- 4 9. Building Commission Hearing Fees
- 5 10. Additional Hearings Required by Code
- 6 11. Violation Monitoring
- 7 12. Failure to Register Vacant Storefront
- 8 13. Subordination
- 9 14. Vacant building – initial and annual registration fee
- 10 1A-L Public Information
- 11 1. Public Notification and Record Keeping Fees
- 12 2. Demolition *Notices*
- 13 3. ~~Notices~~Reproduction and Dissemination of Public Information
- 14 4. ~~Reproduction and Dissemination of Public Information~~Report of residential records (3R)
- 15 5. ~~Replacement of Approved Plans/Specifications~~Duplication of Plans Administration Fee
- 16 6. ~~Records Retention Fee~~
- 17 1A-M Reserved
- 18 1A-N Energy Conservation
- 19 1A-O Reserved
- 20 1A-P Residential Code Enforcement and License Fees
- 21 1A-Q Hotel Conversion Ordinance Fees
- 22 1A-R Refunds
- 23 1A-S Unreinforced Masonry Building Retrofit
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- 25 * * * *

TABLE 1A-A – BUILDING PERMIT FEES

	<i>NEW BUILDING PERMIT FEES CONSTRUCTION</i> ^{1,2,3}		<i>ALTERATIONS</i> ^{1,2,3}		<i>NO PLANS</i> ^{1,2,3}
TOTAL VALUATION	PLAN REVIEW FEE	PERMIT ISSUANCE FEE	PLAN REVIEW FEE	PERMIT ISSUANCE FEE	PERMIT ISSUANCE FEE
\$1 to \$2,000	\$182-181 for the first \$500 plus \$10-8.60 for each additional \$100 or fraction thereof, to and including \$2,000	\$161-206 for the first \$500 plus \$5.13-4 for each additional \$100 or fraction thereof, to and including \$2,000	\$182 for the first \$500 plus \$9.47 for each additional \$100 or fraction thereof, to and including \$2,000	\$169 for the first \$500 plus \$3.67 for each additional \$100 or fraction thereof, to and including \$2,000	\$195 for the first \$500 plus \$6.47 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$50,000	\$332-310 for the first \$2,000 plus \$20.46-28.35 for each additional \$1,000 or	\$238-266 for the first \$2,000 plus \$6.54-8.56 for each additional \$1,000 or	\$324 for the first \$2,000 plus \$27.83 for each additional \$1,000 or	\$224 for the first \$2,000 plus \$6.83 for each additional \$1,000 or	\$292 for the first \$2,000 plus \$9.40 for each additional \$1,000 or

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	fraction thereof, to and including \$50,000	fraction thereof, to and including \$50,000	<i>thereof, to and including \$50,000</i>	<i>including \$50,000</i>	<i>thereof, to and including \$50,000</i>
\$50,001 to \$200,000	\$1,314 <u>1,671</u> for the first \$50,000 plus \$13.15 <u>15.60</u> for each additional \$1,000 or fraction thereof, to and including \$200,000	\$552 <u>677</u> for the first \$50,000 plus \$5.88 <u>4.83</u> for each additional \$1,000 or fraction thereof, to and including \$200,000	\$1,660 for the first \$50,000 plus \$16.31 for each additional \$1,000 or fraction thereof, to and including \$200,000	\$552 for the first \$50,000 plus \$5.88 for each additional \$1,000 or fraction thereof, to and including \$200,000	\$743 for the first \$50,000 plus \$4.61 for each additional \$1,000 or fraction thereof, to and including \$200,000
\$200,001 to \$500,000	\$3,286 <u>4,011</u> for the first \$200,000 plus \$8.12 <u>13.31</u> for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,434 <u>1,402</u> for the first \$200,000 plus \$4.55 <u>4.21</u> for each additional \$1,000 or fraction thereof, to and including \$500,000	\$4,106 for the first \$200,000 plus \$13.53 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,434 for the first \$200,000 plus \$4.55 for each additional \$1,000 or fraction thereof, to and including \$500,000	<i>Plans Required for Submittal</i>

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	thereof, to and including \$500,000	including \$500,000	<i>and including \$500,000</i>		
\$500,001 to \$1,000,000	\$5,721 <u>8,003</u> for the first \$500,000 plus \$8.51 <u>9.89</u> for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$2,798 <u>2,666</u> for the first \$500,000 plus \$3.46 <u>3.63</u> for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$8,165 <i>for the first \$500,000 plus \$9.67 for each additional \$1,000 or fraction thereof, to and including \$1,000,000</i>	\$2,798 <i>for the first \$500,000 plus \$3.46 for each additional \$1,000 or fraction thereof, to and including \$1,000,000</i>	\$2,798 <i>for the first \$500,000 plus \$3.46 for each additional \$1,000 or fraction thereof, to and including \$1,000,000</i>
\$1,000,001 to \$5,000,000	\$9,976 <u>12,950</u> for the first \$1,000,000 plus \$6.29 <u>7.81</u> for each additional \$1,000 or fraction thereof, to	\$4,527 <u>4,481</u> for the first \$1,000,000 plus \$2.87 <u>2.93</u> for each additional \$1,000 or fraction thereof, to and	\$12,998 <i>for the first \$1,000,000 plus \$8.38 for each additional \$1,000 or fraction thereof, to and including \$5,000,000</i>	\$4,527 <i>for the first \$1,000,000 plus \$2.87 for each additional \$1,000 or fraction thereof, to and including \$5,000,000</i>	\$4,527 <i>for the first \$1,000,000 plus \$2.87 for each additional \$1,000 or fraction thereof, to and including \$5,000,000</i>

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	and including \$5,000,000	including \$5,000,000	<i>and including</i> <i>\$5,000,000</i>		<i>including</i> <i>\$5,000,000</i>
\$5,000,001 to \$50,000,000	\$35,117 <u>44,171</u> for the first \$5,000,000 plus \$2.66 <u>2.62</u> for each additional \$1,000 or fraction thereof	\$16,000-16,211 for the first \$5,000,000 plus \$1.49-1.55 for each additional \$1,000 or fraction thereof	\$46,532 for <i>the first</i> <i>\$5,000,000</i> <i>plus \$2.57</i> <i>for each</i> <i>additional</i> <i>\$1,000 or</i> <i>fraction</i> <i>thereof</i>	\$16,000 for the <i>first \$5,000,000</i> <i>plus \$1.49 for</i> <i>each additional</i> <i>\$1,000 or</i> <i>fraction thereof</i>	\$16,000 for <i>the first</i> <i>\$5,000,000</i> <i>plus \$1.49 for</i> <i>each</i> <i>additional</i> <i>\$1,000 or</i> <i>fraction</i> <i>thereof</i>
\$50,000,001 to \$100,000,000	\$154,996 <u>161,876</u> for the first \$50,000,000 plus \$2.17 <u>3.39</u> for each additional \$1,000 or fraction thereof	\$83,121-86,181 for the first \$50,000,000 plus \$1.71-1.74 for each additional \$1,000 or fraction thereof	\$162,132 for <i>the first</i> <i>\$50,000,000</i> <i>plus \$2.84</i> <i>for each</i> <i>additional</i> <i>\$1,000 or</i> <i>fraction</i> <i>thereof</i>	\$83,121 for the <i>first</i> <i>\$50,000,000</i> <i>plus \$1.71 for</i> <i>each additional</i> <i>\$1,000 or</i> <i>fraction thereof</i>	\$83,121 for <i>the first</i> <i>\$50,000,000</i> <i>plus \$1.71 for</i> <i>each</i> <i>additional</i> <i>\$1,000 or</i> <i>fraction</i> <i>thereof</i>

1	\$100,000,000	\$263,263	\$168,553	\$304,022 for	\$168,553 for	\$168,553 for
2	to	<u>331,339</u> for	<u>173,272</u> for the	the first	the first	the first
3	\$200,000,000	the first	first	\$100,000,000	\$100,000,000	\$100,000,000
4		\$100,000,000	\$100,000,000	plus \$2.87	plus \$2.69 for	plus \$2.69 for
5		plus \$2.68	plus \$2.69-2.82	for each	each additional	each
6		<u>3.13</u> for each	for each	additional	\$1,000 or	additional
7		additional	additional	\$1,000 or	fraction thereof	\$1,000 or
8		\$1,000 or	\$1,000 or	fraction		fraction
9		fraction	fraction	thereof		thereof
10		thereof	thereof			
11	\$200,000,001	\$531,050	\$437,894	\$590,988 for	\$437,894 for	\$437,894 for
12	and up	<u>644,458</u> for	<u>455,407</u> for the	the first	the first	the first
13		the first	first	\$200,000,000	\$200,000,000	\$200,000,000
14		\$200,000,000	\$200,000,000	plus \$2.87	plus \$2.69 for	plus \$2.69 for
15		plus \$2.68	plus \$2.69-2.82	for each	each additional	each
16		<u>3.13</u> for each	for each	additional	\$1,000 or	additional
17		additional	additional	\$1,000 or	fraction thereof	\$1,000 or
18		\$1,000 or	\$1,000 or	fraction		fraction
19		fraction	fraction	thereof		thereof
20		thereof	thereof			

21 NOTES:

22 1. These permit fees do not include other fees that may be required by other Departments:
23 Public Works, Planning, Fire, Public Health, etc., nor do they include plumbing, electrical, or
24 mechanical permit fees unless so stated in the other fee tables.
25

2. A surcharge of \$5.00 shall be added to those alteration permits sought for buildings classified as R3 (one/two-family dwelling) and E3 (licensed day care) that were constructed prior to 1979 to implement the interior lead safe work practices provisions of Section 327 *et seq.* of this code.

3. All permit fees, including inspection fees, related to reviewing the structural integrity of awning replacements for permits submitted “over the counter” at the Central Permit Bureau are hereby waived for any Small Business that applies for a permit for such activities during the month of May. For purposes of this Section, a Small Business shall be a business with a total workforce of 100 or fewer fulltime employees. To the extent this provision for Small Business Month Fee Waivers differs from the description in subsection (f) on page 43 of Ordinance No. 149-16, this provision governs.

TABLE 1A-B – OTHER BUILDING PERMIT AND PLAN REVIEW FEES

1. Plan Review Fees Not Covered in Table 1A-A:	\$399-602 per hour (Minimum One Hour)
2. Back Check Fee:	\$399-602 per hour (Minimum One Hour)
3. Pre-application Plan Review Fee:	\$368-602 per hour - Minimum Four Hours Per Project
4. Reduced Plan Review Fee:	50% of the Plan Review Fee
5. Sign Plan Review Fee:	See Table 1A-A – Building Permit Fees
6-5. Site Permit Fee:	25% of Plan Review Fee based on Table 1A-A . Minimum fee \$500

<p>7. Premium Plan Review Fee– Submitted application:</p>	<p>50% of Plan Review Fee plus \$1,000</p>
<p>8. Third-Party Experts and Other Permit Related Actions Fee:</p>	<p>Actual costs that the Department incurs in administering and processing the action or procedure on a time and materials basis.</p>

NOTES:

1. See Table 1A-D – Standard Hourly Rates.
2. “Back check” is defined as: (1) that time spent reviewing applicant-initiated revisions to plans that do not affect the valuation, scope or size of the project; or (2) any additional plan review performed on required corrections to plans beyond the standard review process, as determined by the Building Official. Plan review required for applicant-initiated revisions affecting valuation, scope, or size of project may be assessed a new plan review fee in addition to the initial plan review fee as determined by the Building Official.

TABLE 1A-C – PLUMBING/MECHANICAL PERMIT ISSUANCE AND INSPECTION FEES

- A. Permit applicants shall show a complete itemization of the proposed scope of work and select the appropriate fee category.
- B. A separate permit is required for each structure, condominium unit, existing apartment unit, high-rise office floor, suite, or tenant space.
- C. Hourly issuance/inspection rates of ~~\$405-519~~ per hour for regular inspections and ~~\$477~~ 555 per hour for off-hour inspections (minimum two hours-Weekdays 6:00am -8:00am or 4:00pm - 6:00pm, Two Hour Minimum; Weekdays before 6:00am or after 6:00pm and weekends, Four Hour

1 Minimum)~~for off-hour inspections~~ will apply for installations not covered by the fee categories
 2 below. Re-inspection or additional inspection per Section 108A.8 shall be \$259 per half hour.

3 D. Fees shall be paid in full prior to approval for occupancy, job card signature, gas tags, or
 4 final signoff, as applicable.

5 E. See Table 1A-R for refund policy.

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 7 **Permit Issuance Fees by Category:**

8 9 10 11	CATEGORY 1P	Single Residential Unit– water service, sewer replacement, single plumbing fixture installation, shower pan installation, or kitchen or bathroom remodels	\$276 <u>290</u>
12 13	CATEGORY 1M	Single Residential Unit– mechanical gas appliance (furnace, hydronic heat, heat pump)	\$267 <u>290</u>
14 15 16 17	CATEGORY 2PA	Plumbing installation for residential construction with 6 or less dwelling units or guest rooms; without underground plumbing installation (includes water, gas, waste, and vent)	\$483 <u>549</u>
18 19 20 21	CATEGORY 2PB	Plumbing installation for residential construction with 6 dwelling units or guest rooms or less; with underground plumbing installation (includes water, gas, waste, and vent)	\$701 <u>809</u>
22 23	CATEGORY 2M	Mechanical gas appliances for residential construction with 6 dwelling units or guest rooms or less	\$400 <u>420</u>
24	CATEGORY 3PA	7 - 12 Dwelling Units	\$991 <u>1,045</u>
25	CATEGORY 3PB	13 - 36 Dwelling Units	\$1,982 <u>2,104</u>

1	CATEGORY 3PC	Over 36 Dwelling Units	\$7,989 <u>8,679</u>
2	CATEGORY 3MA	7 - 12 Dwelling Units	\$996 <u>1,073</u>
3	CATEGORY 3MB	13 - 36 Dwelling Units	\$1,980 <u>2,241</u>
4	CATEGORY 3MC	Over 36 Dwelling Units	\$8,403 <u>9,198</u>
5	CATEGORY 4PA	Fire sprinklers – one and two family dwelling units	\$267 <u>320</u>
6	CATEGORY 4PB	Fire sprinklers – 3 or more dwelling units or guest	\$348 <u>372</u>
7		rooms, commercial and office – per floor	
8	CATEGORY 5P/5M	Office, mercantile & retail buildings: New or Tenant	\$582 <u>709</u>
9		Improvements; heating/cooling equipment to piping	
10		connected thereto– per tenant or per floor, whichever	
11		is less	
12	CATEGORY 6PA	Restaurants (new and remodel) fee includes 5 or less	\$543 <u>655</u>
13		drainage and or gas outlets– no fees required for	
14		public or private restroom	
15	CATEGORY 6PB	Restaurants (new and remodel) fee includes 6 or	\$1,525 <u>1,845</u>
16		more drainage and/or gas outlets– no fees required	
17		for public or private restroom	
18	CATEGORY 8	New boiler installations over 200 kbtu	\$484 <u>580</u>
19	CATEGORY 9P/M	Surveys	\$507 <u>580</u>
20	CATEGORY 10P/M	Condominium conversions	\$617 <u>709</u>
21			
22	CATEGORY 11P/M	Miscellaneous	\$310 <u>320</u>
23			
24	Boiler Maintenance Program		
25			

1	Permit to operate or renew (certificate issued) - Online	\$122-145
2	Permit to operate or renew (certificate issued) – In-House	\$208-221
3	Connection to utility company-provided steam (includes permit to operate)	\$208-221 per hour
4		(Minimum One-Half Hour)
5	Renewal required:	
6	1. Low-pressure boilers every 12 months. (See definition of low-pressure boilers in Chapter 2.)	
7	2. Water heaters when alteration or replacement permits are issued.	
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11 A permit may include more than one category, and each category will be charged
12 separately.

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14 **TABLE 1A-D – STANDARD HOURLY RATES**

- 15 1. Plan Review ~~\$481-526~~ per hour
16 2. Inspection ~~\$571-519~~ per hour, ~~\$742-555~~ per hour for off-hour inspection
17 3. Administration ~~\$298-303~~ per hour
18 4. Housing Inspection ~~\$596-672~~ per hour

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20 **TABLE 1A-E – ELECTRICAL PERMIT ISSUANCE AND INSPECTION FEE**

21 **SCHEDULE**

22 A. Permit applicants are required to itemize the propose scope of work and select
23 the appropriate category and fee amount.

B. Separate permits are required for each structure, condominium unit, existing dwelling unit (except in R3 occupancies), common area, commercial office floor or individual tenant space.

C. Hourly permit issuance/inspection rates of ~~\$405-519~~ per hour for regular inspections and ~~\$477-555~~ per hour *for off-hours inspections (minimum two hours Weekdays 6:00am -8:00am or 4:00pm - 6:00pm, Two Hour Minimum; Weekdays before 6:00am or after 6:00pm and weekends, Four Hour Minimum) for off-hour inspections* shall apply for installations not covered by this fee schedule. *Re-inspection or additional inspection per Section 108A.8 shall be \$259 per half hour.*

* * * *

Category 1

General Wiring: Residential Buildings up to 10,000 sq. ft.

Up to 10 outlets and/or devices	\$273-305
11 to 20 outlets and/or devices	\$426-450
Up to 40 outlets and/or devices, includes up to 200 Amp service upgrade	\$534-580
* More than 40 outlets and/or devices	\$734-740
* Buildings of 5,000 to 10,000 sq. ft.	\$1,066-1,289

Category 2

General Wiring: Nonresidential Buildings & Residential Buildings over 10,000 sq. ft.

Up to 5 outlets and/or devices	\$410-480
6 to 20 outlets and/or devices	\$630-625
* Areas up to 2,500 sq. ft.	\$855-915

1	* 2,501 to 5,000 sq. ft.	\$1,251 <u>1,380</u>
2	* 5,001 to 10,000 sq. ft.	\$2,119 <u>2,463</u>
3	* 10,001 to 30,000 sq. ft.	\$4,177 <u>4,546</u>
4	* 30,001 to 50,000 sq. ft.	\$8,528 <u>10,008</u>
5	* 50,001 to 100,000 sq. ft.	\$12,669 <u>14,444</u>
6	* 100,001 to 500,000 sq. ft.	\$25,683 <u>29,781</u>
7	* 500,001 to 1,000,000 sq. ft.	\$57,026 <u>67,519</u>
8	* More than 1,000,000 sq. ft.	\$113,993 <u>140,150</u>
9	* Includes Category 3 & 4 installations in new buildings or major	
10	remodel work	

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12 **Category 3**

13 **Service Distribution and Utilization Equipment**

14 **Includes: Generators, UPS, Transformers and Fire Pumps**

15 **(Use Category 3 for installations separate from the scope of work in Categories 1 or 2)**

16 **(includes two inspections)**

17	225 amps rating or less	\$397 <u>450</u>
18	250 to 500 amps	\$609 <u>709</u>
19	600 to 1000 amps	\$822 <u>839</u>
20	1,200 to 2,000 amps	\$1,248 <u>1,358</u>
21	More than 2,000 amps	\$1,619 <u>1,747</u>
22	600 volts or more	\$1,672 <u>1,877</u>
23	150 kva or less	\$398 <u>450</u>
24	151 kva or more	\$609 <u>709</u>

1	Fire Pump installations	\$ 824 <u>839</u>
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2

3 **Category 4**

4 **Installations of Fire Warning and Controlled Devices**

5 **(Use Category 4 for installations separate from the scope of work in Categories 1 or 2)**

6	Up to 2,500 sq. ft.	\$ 461 <u>480</u>
7	2,501 to 5,000 sq. ft.	\$ 680 <u>755</u>
8	5,001 to 10,000 sq. ft.	\$ 1,251 <u>1,380</u>
9	10,001 to 30,000 sq. ft.	\$ 2,067 <u>2,334</u>
10	30,001 to 50,000 sq. ft.	\$ 4,212 <u>4,836</u>
11	50,001 to 100,000 sq. ft.	\$ 8,319 <u>8,970</u>
12	100,001 to 500,000 sq. ft.	\$ 12,211 <u>13,319</u>
13	500,001 to 1,000,000 sq. ft.	\$ 27,749 <u>32,818</u>
14	More than 1,000,000 sq. ft.	\$ 55,697 <u>66,502</u>

15

16 **Fire Warning and Controlled Devices (Retrofit Systems)**

17	Buildings of not more than 6 dwelling units	\$ 624 <u>610</u>
18	Buildings of not more than 12 dwelling units	\$ 842 <u>885</u>
19	Buildings with more than 12 dwelling units and non-residential	
20	occupancy	
21	Building up to 3 floors	\$ 1,226 <u>1,304</u>
22	4–9 floors	\$ 2,497 <u>2,593</u>
23	10–20 floors	\$ 4,203 <u>4,576</u>
24	21–30 floors	\$ 8,319 <u>8,970</u>

1	More than 30 floors	\$12,211 <u>13,319</u>
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2
3 **Category 5**

4 **Miscellaneous Installations**

5	Installation of EV Charging Station	Same fee as is
6		applicable for Category
7		3 –
8		Service Distribution and
9		Utilization
10		Equipment.
11	Remodel/Upgrade of Existing Hotel Guest/SRO Rooms	
12	Up to 6 rooms	\$525 <u>625</u>
13	Each additional group of 3 rooms	\$264 <u>320</u>
14	Data, Communications, and Wireless System	
15	10 cables or less	Exempt
16	11 to 500 cables	\$283 <u>320</u>
17	Each additional group of 100 cables	\$68 <u>78</u>
18	Security Systems, 10 components or less	\$283 <u>320</u>
19	Each additional group of 10 components	\$43 <u>52</u>
20	Includes installations and devices that interface with life safety	
21	systems; excludes installations in R3 Occupancies	
22	Office Workstations, 5 or less	\$283 <u>320</u>
23	Each additional group of 10 workstations	\$97 <u>130</u>
24	Temporary Exhibition Wiring, 1 to 100 booths	\$411 <u>480</u>

1	Each additional group of 10 booths	\$68-78
2	Exterior Electrical Sign	\$283-320
3	Interior Electrical Sign	\$283-320
4	Each Additional Sign, at the same address	\$86-104
5	Garage Door Operator (Requiring receptacle installation)	\$284-320
6	Quarterly Permits	\$650-778
7	Maximum five outlets in any one location	
8	Survey, per hour or fraction thereof	\$284-320
9	Survey, Research, and Report preparation, per hour or fraction	\$536-600
10	thereof	
11	Witness Testing: life safety, fire warning, emergency, and energy	
12	management systems	
13	Hourly Rate	\$430-580
14	Off-hour _s inspection _s hourly rate: (two hour minimum)	\$477-519
15	Energy Management, HVAC Controls, and Low-Voltage Wiring	
16	Systems	
17	1–10 floors	\$860-1,075
18	Each additional floor	\$97-130
19	Solar Photovoltaic Systems	
20	10 KW rating or less	\$283-320
21	Each additional 10 KW rating	\$238-259

TABLE 1A-F – RESERVED

TABLE 1A-G – INSPECTIONS, SURVEYS AND REPORTS

1. Standard Hourly Rate	\$405-519 per hour
2. Off-hours inspection	\$477-555 per hour – (<i>Weekdays 6:00am - 8:00am or 4:00pm - 6:00pm, Two Hour Minimum; Weekdays before 6:00am or after 6:00pm and weekends, Four Hour Minimum</i>) <i>Minimum Two Hours plus permit fee</i>
3. Survey inspection	\$405-549 per hour - Minimum Two Hours
4. Re-inspection fee <i>or additional inspection per Section 108A.8</i>	\$203-259 per <i>half</i> hour
5. Survey of nonresidential buildings:	\$405-519 per hour - Minimum Two Hours
6. Survey of residential buildings for any purpose or Condo Conversions:	
Single unit	\$3,700-3,860
Two to four units	\$4,738-4,898
Five + units	\$5,159-5,936 plus Standard Hourly Inspection Rate
Hotels:	
Includes 10 guestrooms	\$3,541-5,417
11 + guestrooms	\$4,068-5,417 plus \$114-206 per guestroom over 10
7. Temporary Certificate of Occupancy	\$670-822
8. Demolition Permit Fee	\$646-724
9. House Moving Permit Fee	\$405-519 per hour (Three Hour Minimum)

1	10. <i>Grading Permit Fee</i>	<i>See Table 1A-A for New Construction fees</i>
2	11. Re-roofing Permit Fee	
3	Single-Family Homes and Duplexes	\$309 <u>320</u>
4	For all others	\$509 <u>556</u>
5	12. Construction of impervious surface in	
6	the required front and setback area	\$229 <u>303</u>
7	13. Night Noise Permit	
8		\$670 <u>747</u>

9
10 **TABLE 1A-H –RESERVED**

11 **TABLE 1A-I – RESERVED**

12 **TABLE 1A-J – MISCELLANEOUS FEES**

13	1. General Administrative Fees Not Covered in Section 110A	\$226 <u>303</u> per hour - Minimum One-Half Hour
14	2. Building numbers: <i>New or change of existing address (each entrance)</i>	\$317 <u>759</u> <i>New addresses</i>
15		\$506 <i>Change of existing addresses or lot numbers</i>
16		<i>numbers</i>
17	3. Extension of time for application cancellation and permit expiration:	
18	Each application extension (in plan review)	\$526 <u>415</u> each plus 20% of Plan Review Fees
19	Each permit extension	\$452 <u>228</u> each plus 10% of Building Permit Inspection Fees
20		
21		
22		
23		
24		
25		

1	4. California Building Standards Commission Fee	Pursuant to the provisions of California Health and Safety Code Sections 18930.5, 18931.6, 18931.7 and 18938.39, \$4 per \$100,000 in valuation, as determined by the Building Official, with appropriate fractions thereof, but not less than \$1.
2	5. Strong Motion Instrumentation Program Fee	
3	Group R Occupancies <i>of 3 stories or less, except hotels and motels</i>	0.00013 times the valuation
4	<i>Hotels and motels, all buildings greater than 3 stories,</i>	0.000248 times the valuation
5	<i>& All occupancies other than Group R</i>	
6	Minimum fee	\$1.60 <u>0.50</u>
7	6. Subdivision <i>per referral</i>	\$692 <u>1,356</u>
8	7. Slope and Seismic Hazard Zone Protection Act	\$2,888
9	8. Local Equivalency Fee	\$481 <u>526</u> per hour (Minimum Quarter Hour)
10	9. Fire Only Administrative Processing Fee	\$152
11	9. Permit Withdrawal	\$303

TABLE 1A-K – PENALTIES, HEARINGS, CODE ENFORCEMENT ASSESSMENTS

12	1. Abatement Appeals Board hearing, filing fee	\$534 <u>778</u> per case
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1	2. Board of Examiners filing fees:	
2	Each appeal for variance from interpretation	\$ 372 <u>526</u> per hour Minimum Four Hours
3	of code requirements	
4	Each appeal for approval of substitute	\$ 372 <u>526</u> per hour Minimum Four Hours
5	materials or methods of construction	
6	3. Building Official's abatement order	\$ 372 <u>595</u> per hour - Minimum Two Hours
7	hearing	
8	4. Emergency order	\$ 497 <u>671</u> per hour Minimum Two Hours
9	5. Exceeding the scope of the approved	2 times the Permit Issuance Fee
10	permit	
11	6. Access Appeals Commission:	
12	Filing fee	\$ 471 <u>830</u> per hour - Minimum Two Hours per
13		appeal
14	Request for a rehearing	\$ 471 <u>830</u> per hour - Minimum Two Hours
15		\$ 372 <u>1,711</u> or 10 percent of the amount of the
16	7. Lien recordation charges	
17		unpaid balance, including interest,
18		whichever is greater
19	8. Work without permit- investigation fee:	
20	Building, Electrical, Plumbing or	9 times the Permit Issuance Fee plus the
21	Mechanical Code violations	
22	9. Building Inspection Commission hearing	
23	fees:	
24	Notice of appeal	\$ 471 <u>830</u> per hour - Minimum Four Hours
25	Request for jurisdiction	\$ 471 <u>830</u> per hour - Minimum Four Hours

1	Request for rehearing	\$471,830 per hour - Minimum Two Hours
2	10. Additional hearings required by Code	\$471,830 per hour - Minimum Four Hours
3	11. Violation monitoring fee (in-house)	\$149,152 each per month
4	12. Failure to register vacant commercial storefront	4 2 times the registration fee
5		
6	13. Subordination	\$894,1,429
7	14. Vacant building – initial and annual registration fee	\$1,850-1,190
8		

9

10

11 **TABLE 1A-L – PUBLIC INFORMATION**

12	1. Public notification and record keeping fees:	
13		
14	Structural addition notice	\$257,303 per hour - Minimum Three-Quarter Hour
15		
16	Posting of notices (change of use)	\$257,303 per hour - Minimum Three-Quarter Hour
17		
18	Requesting notice of permit issuance (each address) per year	\$257,303 per hour - Minimum Three-Quarter Hour
19		
20	30-inch by 30-inch (762 mm by 762 mm) sign	\$64,76
21		
22	2. Demolition <i>Notices</i> :	
23	<i>Notice of application and permit issuance by</i>	
24	<i>area/interested parties:</i>	
25		

1	1 area (1 area = 2 blocks)	\$205 yearly fee for each area
2	3. Demolition Notices:	
3	300-foot (91.44 m) notification letters	\$184 <u>303</u> per hour – Minimum Three Hours
4	<i>Residential tenants notification</i>	\$184 per hour <i>Minimum One Half Hour</i>
5	43. Reproduction and dissemination of	
6	public information:	
7	Certification of copies:	
8	Each 10 pages or fraction thereof	\$33 <u>76</u>
9	Hard copy prints:	\$0.10
10	6. Records Retention Fee	
11	Each 20 pages or fraction thereof of plans or	
12	supporting documentation (e.g. soil reports,	
13	structural calculations, acoustical reports,	\$74
14	energy calculations, etc.)	
15	64. Report of residential records (3R)	\$286 <u>379</u>
16	75. Duplication of Plans Administration Fee	\$113 <u>152</u>

TABLE 1A-M – RESERVED

TABLE 1A-N – ENERGY CONSERVATION

	INITIAL INSPECTION	COMPLIANCE INSPECTION
Single-family dwellings and two-family dwellings	\$448 <u>824</u>	\$200 <u>336</u>

1	Apartment houses and residential hotels:		
2			
3	Up to 20 rooms	\$603 <u>975</u>	\$299 <u>504</u>
4	Each additional 10 rooms or portion thereof	\$200 <u>336</u>	\$155 <u>336</u>
5			
6	Energy reports and certificates:		\$113 <u>152</u>
7			
8	Filing fee for appeals:		\$226 <u>303</u>
9			
10	Certification of qualified energy inspector:		\$450 <u>714</u>

11

12 **TABLE 1A-O – RESERVED**

13

14 **TABLE 1A-P – RESIDENTIAL CODE ENFORCEMENT AND LICENSE FEES**

15	1. One- and Two-family dwelling unit fees:	\$140 <u>198</u> per rental unit
16	2. Apartment house license fees:	
17	Apartment houses of 3 to 12 units	\$542 <u>381</u> per year
18	Apartment houses of 13 to 30 units	\$863 <u>595</u> per year
19	Apartment houses of more than 30 units	\$1,066 <u>793</u> and \$156 <u>183</u> for each additional 10 units or portion thereof
20		
21	3. Hotel license fees:	
22	Hotels of 6 to 29 rooms	\$639 <u>824</u> per year
23	Hotels of 30 to 59 rooms	\$956 <u>1,143</u> per year
24	Hotels of 60 to 149 rooms	\$1,154 <u>1,387</u> per year
25		

Hotels of 150 to 200 rooms	\$1,454 <u>1,799</u> per year
Hotels of more than 200 rooms	\$1,849 <u>2,287</u> and \$156 <u>244</u> for each additional 25 rooms or portion thereof

TABLE 1A-Q – HOTEL CONVERSION ORDINANCE FEES

1. Annual unit usage report	\$228 <u>152</u>
2. Appeal of initial or annual status determination:	\$405 <u>672</u> per hour pursuant to Section 110A of this Code shall apply for Department Inspector's work on such request plus fees for Hearing Officer
3. Challenge to claims of exemption:	
Usage report	\$113 <u>152</u>
Claim of exemption based on low-income housing	\$799 <u>1,344</u>
Claim of exemption based on partially completed conversion	\$1,199 <u>2,016</u>
4. Complaint of unlawful conversion	\$113 <u>152</u>
Determination by Department of Real Estate and cost of independent appraisals	Actual costs
5. Initial unit usage report	\$799 <u>1,344</u>
6. Permit to convert	\$1,317 <u>2,411</u>
7. Request for hearing to exceed 25% tourist season rental limit:	

1	Inspection staff review	\$405-672 per hour
2	Statement of exemption - Hearing	\$797-1,344
3	Officer fee	
4	8. Unsuccessful challenge:	
5	Usage report:	
6	Inspection staff review	\$405-672 per hour
7	Statement of exemption -	\$799-1,344
8	Hearing Officer fee	
9	Request for winter rental:	
10	Standard hourly inspection fee	\$405-672 per hour

11
12 **TABLE 1A-R – REFUNDS**

13 Partial or complete refunds of only those fees contained herein will be given, provided
14 the applicant meets the refund requirements of the applicable section of this Code. No other
15 fees are refundable, except as follows:

16	1. Application or Permit Issuance Fee:	
17	Building, plumbing, electrical or 18 mechanical permit issuance fee	Amount paid less \$357-303 or actual costs, 19 whichever is greater. No refunds given after work started.
20		Amount determined by the Building Official 21 less \$357-303 22 No Refund due after application deemed 23 acceptable for Department of Building 24 Inspection Plan Review
25	2. Miscellaneous Fees:	Amount paid less \$357-303

	No refunds less than \$357,303
	No refunds given after work started.

No existing permittee who paid a fee under the fee schedules in effect at the time the fee was paid shall be eligible for a refund or subject to a fee reassessment as a result of an amendment to the fee schedules. If the Building Official determines that an error has been made in the assessment of fees, a refund for the portion determined to be in error may be made upon written request by the applicant.

TABLE 1A-S – UNREINFORCED MASONRY BEARING WALL BUILDING

RETROFIT

Review of Inventory Form (Section 1604B.2.1)	\$372,526 per hour - Minimum Two Hours
Review of the summary of the engineering report (Section 1604B.2.3)	\$372,526 per hour - Minimum Two Hours
Board of Examiners filing fees (Section 105A7.4):	
Each appeal for a variance from or interpretation of code requirements	\$372,526 per hour - Minimum Two Hours
Each appeal for the approval of substitute materials or methods of design or construction (Section 105A.7.3)	\$372,526 per hour - Minimum Two Hours

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1 Section 3. Chapter 8 of the Administrative Code is hereby amended by revising
2 Section 8.44, to read as follows:

3
4 **SEC. 8.44. DEPARTMENT OF ADMINISTRATIVE SERVICES REPRODUCTION**
5 **AND NOTARY FEES.**

6 (a) **Authority.** The Department of Administrative Services, *Planning Department, and*
7 *Department of Building Inspection are-is* hereby authorized to charge the following fees to any
8 persons requesting the following documents or services:

9
10 * * * *

11
12 Section 4. Effective Date. This ordinance shall become effective 30 days after
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
15 of Supervisors overrides the Mayor’s veto of the ordinance.

16
17 Section 5. Implementation. The Controller is authorized and directed to make budget
18 and accounting adjustments to implement the changes herein within 60 days of the effective
19 date.

20
21 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
22 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
23 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
24 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
25

1 additions, and Board amendment deletions in accordance with the “Note” that appears under
2 the official title of the ordinance.

3

4 APPROVED AS TO FORM:
5 DAVID CHIU, City Attorney

6 By: _____
7 ROBB KAPLA
8 Deputy City Attorney

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4919-3650-3965, v. 1



Fee Ordinance

Building Inspection Commission

April 15, 2026

Legislation – Building Code Fee Schedule Changes

- DBI worked with the Mayor's Office to draft an ordinance amending the Building Code to adjust fees based on the recommendations of the NBS (consultant) fee study.
- New fees will be effective 30 days after the Mayor signs the ordinance. Expected effective date is approximately September 1, 2026.
- Fees in the proposed ordinance are assumed in the department's FY 2026-27 and FY 2027-28 budget.

Fee History

- A fee study completed in 2008 established the current fee structure.
- A fee study completed in 2015 resulted in a 7% reduction in most fees.
- In 2024, NBS completed a fee study finding significant cost under-recovery.
- DBI spread the proposed rate increases over four years:
 - FY24 15%
 - FY25 23%
 - FY26 27%
 - FY27 proposed 2% to reach full cost recovery

FY27 Cost Allocations and Rates

Group	Dept ID Title	FY 2026-27 Base FTE	Allocated					Total	Recovery	Productive	Overhead	Productive
			Direct Cost	Excluded	GEN OH	PS OH	IS OH	Cost	FTE	Rate	Rate	
Permits	DBI PS Plan Review	42	12,914,934	-	7,741,066	3,443,636		24,099,636	22	280%	526	
Permits Total		42	12,914,934	-	7,741,066	3,443,636	-	24,099,636	22	280%	526	
Inspections	DBI IS Building Inspection	29	7,352,818	(80,000)	4,359,245		1,623,119	13,255,182	11	334%	554	
	DBI IS Electrical Inspection	22	5,925,068	(252,000)	3,400,373		1,266,093	10,339,534	10	261%	479	
	DBI IS Plumbing Inspection	19	4,935,350	(25,000)	2,943,209		1,095,873	8,949,431	8	295%	520	
Inspections Total		69	18,213,236	(357,000)	10,702,827	-	3,985,085	32,544,148	30	298%	519	
Housing	DBI IS Housing Inspection	23	7,434,256	-	4,456,009		1,659,148	13,549,414	10	443%	672	
Housing Total		23	7,434,256	-	4,456,009	-	1,659,148	13,549,414	10	443%	672	
Admin	DBI ADM Records Management	16	2,707,511	-	1,622,852			4,330,363	4	514%	482	
	DBI IS Administrative Support	31	4,819,980	-	2,889,042			7,709,022	8	533%	437	
	DBI PS Permit Processing	38	5,717,241	-	3,426,850			9,144,091	21	187%	212	
Admin Total		84	13,244,732	-	7,938,743	-	-	21,183,475	33	324%	303	
Permits Overhead		14	3,473,299	(29,663)								
Inspections Overhead		13	5,654,233	(10,000)								
General Overhead		48	30,838,646	-								
Grand Total		293	91,773,336	(396,663)	30,838,646	3,443,636	5,644,233	91,376,673	95			

FY27 Fee Summary

	FY25 Revenue	FY26 Projected Revenue	FY27 Proposed Revenue	FY27 Revenue Change	FY27 Revenue Increase %	FY27 Fee Increase Range %	FY27 Avg Fee Increase
1A-A: New Construction Building Permit	5,450,585	6,228,889	7,064,499	835,610	13%	-7% - 40%	13%
1A-A: Alteration Building Permit	26,159,785	32,735,467	32,623,924	(111,543)	0%	-5% - 23%	0%
1A-A: No Plans Permit	3,000,702	5,019,126	4,831,304	(187,822)	-4%	-9% - 6%	-4%
1A-B: Other Building Permit and Plan Review	99,485	1,156,076	1,237,615	81,539	7%	51% - 64%	7%
1A-C: Plumbing/Mechanical Issuance and Inspection	6,009,441	8,429,306	9,693,438	1,264,132	15%	3% - 28%	15%
1A-E: Electrical Permit Issuance and Inspection	8,269,179	11,483,099	12,869,863	1,386,764	12%	-2% - 35%	12%
1A-G: Inspections, Surveys and Reports	1,986,606	2,641,858	2,917,288	275,430	10%	3% - 81%	10%
1A-J: Miscellaneous Fees	1,286,612	2,613,401	2,373,058	(240,343)	-9%	-69% - 96%	-22%
1A-L: Public Information	1,721,431	2,289,571	3,018,224	728,653	32%	0% - 130%	32%
1A-N: Energy Conservation	326,196	440,700	592,800	152,100	35%	34% - 117%	35%
1A-P: Residential Code Enforcement & License	14,869,886	16,996,489	15,716,077	(1,280,412)	-8%	-31% - 56%	-8%
1A-Q: Hotel Conversion Ordinance	67,087	90,060	60,040	(30,020)	-33%	-33% - 83%	-33%
1A-S: Unreinforced Masonry Bearing Wall Building Retrofit	-	-	-	-	0%	41% - 41%	0%
Total Projected Operating Revenue	69,246,995	90,124,042	92,998,130	2,874,088	3%	-69% - 130%	2%

Request for BIC Action

DBI requests that the Building Inspection Commission recommend approval of the draft fee legislation to the Mayor and Board of Supervisors.

On April 8, 2026, the Code Advisory Committee recommended approval by a vote of 10-1.



THANK YOU