

Fees and Charges Collected on Commercial Building Permits

VALUATION DETERMINATION		
1. Valuation is determined by the Building Official		
2. Fees are based on the calculated valuation for the structure per the ICC valuation tables and any site and grading improvements or the contract value, whichever is higher.		
PLAN REVIEW FEES	VALUATION	BUILDING PERMIT FEES
Refer to Fee Schedule	\$0 - \$99,999.00	Refer to Fee Schedule
Multiply \$0.005553 for each dollar over \$100,000 and add \$866	\$99,999.01 - \$2,999,999.99	Multiply \$0.006787 for each dollar over \$100,000 and add \$1,078
Multiply \$0.0042 for each dollar over \$3 million and add \$16,970	\$3,000,000.00 - \$9,999,999.99	Multiply \$0.005133 for each dollar over \$3 million and add \$20,761
Multiply \$0.0042 for each dollar over \$3 million and add \$16,970	\$10,000,000.00 & above	Multiply \$0.00462 for each dollar over \$10 million and add \$56,692
ADDITIONAL PLAN REVIEW FEES		
1. Plan Revision Review – \$216 per hour 2. Phased Permits – Additional 20% of Plan Review and Permit Fees (all fees on the main permit must be paid prior to the issuance of a phased permit) 3. Fire Plan Review – \$260 per hour 4. Planning Projects (Proposed New) – 15%* of Building Plan Review, but no less than \$526 (2 hour min.) 5. Planning Master Plan or Same Commercial Buildings (Proposed New) – 15% of Building Plan Review and 7.5% on subsequent buildings		
ADDITIONAL CHARGES BASED ON VALUATION		
1. Construction Excise Tax – Valuation of all new square footage x 0.008 (if new Sq. Ft. 2002 ICBO value table is used) 2. Strong Motion Fee – Valuation x 0.00028 (min. \$0.50) 3. City Business Operations Tax – Valuation x 0.0004 (\$5,000 maximum per year, per contractor) 4. Green Building Fee – \$1 per \$25,000 of valuation (min. \$1) 5. General Plan Fee – \$2.60 per \$1,000 of valuation (max. \$38,200)		
ADDITIONAL INSPECTION FEES		
1. Reinspection Fee – \$216 per hour ¹ 2. Emergency Inspection – \$648 minimum ² 3. Overtime Inspection – \$648 minimum ² 4. Fire Inspection Fee: New Buildings – \$0.11 x sq. ft. (min. \$294) TI's, Remodels, Additions – \$0.08 x sq. ft. (min. \$294) 5. Planning Inspection – Commercial < \$100,000 Valuation (Proposed New) – \$526 minimum ³ (2 hour min.) 6. Planning Inspection – Commercial < \$3M Valuation (Proposed New) – \$789 minimum ³ (3 hour min.) 7. Planning Inspection – Commercial > \$3M Valuation (Proposed New) – \$1,315 minimum ³ (5 hour min.)		
CERTIFICATES OF OCCUPANCY		
1. Temporary Certificate of Occupancy – \$540 2. Safe to Stock – \$648 3. Certificate of Occupancy – No charge		
OTHER FEES		
1. Technology Surcharge – 10% of Permit and Plan Review Fee		
2. Replacement Plans – \$5.00 per sheet of copy		

NOTE: ADDITIONAL IMPACT FEES MAY BE APPLIED TO SPECIFIC PROJECTS

¹ Charged hourly, one hour minimum for commercial

² Charged hourly at time and a half, two hour minimum

³ See [Fees and Charges](#) for Building Permit Planning Inspection – Commercial fee calculations by valuation (Fee IDs [5093](#), [5120](#), [5082](#))

Commercial Fee Schedule

Fees are based on the calculated valuation for the structure

Valuation Maximum	Building Permit	Plan Review	Valuation Maximum	Building Permit	Plan Review
\$999	\$75	\$29	\$50,999	\$712	\$567
\$1,999	\$108	\$73	\$51,999	\$720	\$573
\$2,999	\$147	\$105	\$52,999	\$727	\$579
\$3,999	\$179	\$131	\$53,999	\$734	\$585
\$4,999	\$206	\$153	\$54,999	\$742	\$591
\$5,999	\$230	\$173	\$55,999	\$749	\$597
\$6,999	\$252	\$191	\$56,999	\$757	\$603
\$7,999	\$272	\$207	\$57,999	\$764	\$610
\$8,999	\$291	\$223	\$58,999	\$772	\$616
\$9,999	\$308	\$237	\$59,999	\$779	\$622
\$10,999	\$325	\$250	\$60,999	\$786	\$628
\$11,999	\$340	\$263	\$61,999	\$794	\$634
\$12,999	\$355	\$275	\$62,999	\$801	\$640
\$13,999	\$369	\$287	\$63,999	\$809	\$646
\$14,999	\$383	\$298	\$64,999	\$816	\$652
\$15,999	\$392	\$305	\$65,999	\$824	\$658
\$16,999	\$401	\$313	\$66,999	\$831	\$665
\$17,999	\$410	\$320	\$67,999	\$839	\$671
\$18,999	\$420	\$328	\$68,999	\$846	\$677
\$19,999	\$429	\$335	\$69,999	\$854	\$683
\$20,999	\$438	\$343	\$70,999	\$861	\$689
\$21,999	\$447	\$350	\$71,999	\$869	\$695
\$22,999	\$456	\$358	\$72,999	\$876	\$701
\$23,999	\$466	\$365	\$73,999	\$884	\$707
\$24,999	\$475	\$373	\$74,999	\$891	\$714
\$25,999	\$484	\$380	\$75,999	\$899	\$720
\$26,999	\$493	\$388	\$76,999	\$906	\$726
\$27,999	\$502	\$395	\$77,999	\$913	\$732
\$28,999	\$511	\$403	\$78,999	\$921	\$738
\$29,999	\$521	\$410	\$79,999	\$928	\$744
\$30,999	\$530	\$418	\$80,999	\$936	\$750
\$31,999	\$539	\$425	\$81,999	\$943	\$756
\$32,999	\$548	\$433	\$82,999	\$951	\$762
\$33,999	\$577	\$440	\$83,999	\$958	\$769
\$34,999	\$567	\$448	\$84,999	\$966	\$775
\$35,999	\$576	\$455	\$85,999	\$973	\$781
\$36,999	\$586	\$463	\$86,999	\$981	\$787
\$37,999	\$594	\$471	\$87,999	\$988	\$793
\$38,999	\$603	\$478	\$88,999	\$996	\$799
\$39,999	\$612	\$486	\$89,999	\$1,003	\$805
\$40,999	\$622	\$493	\$90,999	\$1,011	\$811
\$41,999	\$631	\$501	\$91,999	\$1,018	\$817
\$42,999	\$640	\$508	\$92,999	\$1,026	\$824
\$43,999	\$649	\$516	\$93,999	\$1,033	\$830
\$44,999	\$658	\$523	\$94,999	\$1,040	\$836
\$45,999	\$668	\$531	\$95,999	\$1,048	\$842
\$46,999	\$677	\$538	\$96,999	\$1,055	\$848
\$47,999	\$686	\$546	\$97,999	\$1,063	\$854
\$48,999	\$695	\$553	\$98,999	\$1,070	\$860
\$49,999	\$704	\$561	\$99,999	\$1,078	\$866

Building Valuation Table

Value per Square Foot (in dollars)

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	340.83	328.70	319.00	306.43	286.33	278.03	295.95	266.82	256.61
A-1 Assembly, theaters, without stage	312.91	300.78	291.08	278.51	258.66	250.36	268.03	239.14	228.94
A-2 Assembly, nightclubs	272.09	264.11	255.82	246.06	230.47	224.21	237.62	209.58	201.63
A-2 Assembly, restaurants, bars, banquet halls	271.09	263.11	253.82	245.06	228.47	223.21	236.62	207.58	200.63
A-3 Assembly, churches	317.60	305.47	295.77	283.20	263.47	255.18	272.73	243.96	233.75
A-3 Assembly, general, community halls, libraries, museums	266.72	254.59	243.89	232.31	211.46	204.17	221.84	191.95	182.74
A-4 Assembly, arenas	311.91	299.78	289.08	277.51	256.66	249.36	267.03	237.14	227.94
A-5 Assembly, outdoor viewing, sporting events, concerts, etc. *by Chief Building Official (<i>manual entry</i>)									
B Business	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02
E Educational	290.11	279.78	270.34	258.97	240.45	228.20	250.06	210.46	203.65
F-1 Factory and industrial, moderate hazard	165.82	157.82	147.89	142.31	126.72	120.56	135.68	105.08	97.84
F-2 Factory and industrial, low hazard	164.82	156.82	147.89	141.31	126.72	119.56	134.68	105.08	96.84
H-1 High Hazard, explosives	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	NP
H-2 Moderate Hazard, deflagration	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	87.03
H-3 Moderate Hazard, combustion	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	87.03
H-4 Health Hazard	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	87.03
H-5 HPM	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02
I-1 Institutional, supervised environment	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
I-2 Institutional, hospitals	473.85	463.15	452.71	440.86	415.54	NP	430.54	389.49	NP
I-2 Institutional, nursing homes	326.90	316.19	305.76	293.90	272.12	NP	283.59	246.07	NP
I - 2.1 - Ambulatory Healthcare (more than 5 patients who may be rendered incapable of self-preservation) (<i>same as I-2 nursing homes</i>)	326.90	316.19	305.76	293.90	272.12	NP	283.59	246.07	NP
I-3 Institutional, restrained	318.07	307.36	296.93	285.07	264.31	254.57	274.76	258.10	226.20
I-4 Institutional, day care facilities	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
L – Laboratory (<i>same as H-2</i>)	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	87.03
M Mercantile	203.08	195.10	185.80	177.05	161.11	155.85	168.60	140.22	133.27
R-1 Residential, hotels	280.94	270.99	261.43	251.67	230.13	224.02	251.15	207.53	200.22
R-2 Residential, multiple family	234.59	224.64	215.08	205.32	185.03	178.92	204.80	162.43	155.12
R-2.1 Residential Care Facility (more than 6 non-ambulatory or bedridden clients) (<i>same as R-2</i>)	234.59	224.64	215.08	205.32	185.03	178.92	204.80	162.43	155.12
R-3 Residential, one- and two-family	218.08	212.28	207.18	202.76	195.98	189.00	206.85	182.23	170.80
R - 3.1 Residential Care Facility (6 or fewer clients) (<i>same as R-3</i>)	218.08	212.28	207.18	202.76	195.98	189.00	206.85	182.23	170.80
R-4 Residential, care/assisted living facilities	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
S-1 Storage, moderate hazard	153.69	145.69	135.76	130.18	114.91	108.75	123.55	93.27	86.03
S-2 Storage, low hazard	152.69	144.69	135.76	129.18	114.91	107.75	122.55	93.27	85.03
U Utility, miscellaneous	122.65	115.66	107.12	102.79	91.57	85.78	97.87	72.88	69.64

***Conversion of an existing warehouse to Cannabis Cultivation and/or Manufacturing is valued at \$65 per sq. ft. (min.)**

Notes:

- Private Garages use U Utility, miscellaneous
- Unfinished basements (all use group) = \$31.50 per sq. ft.
- NP = not permitted

Miscellaneous Fee Schedule

REFUND SERVICE CHARGES	
Building Permit Fee	\$216 – Refund Processing Fee
Plan Review Fee	No refund allowed
If permit is issued by City error	No charge

***Planning Projects - Additional Plan Review Fees Note**

15% of Plan Review Fee (Building Division) with a minimum of two hours based on Planning Division's hourly rate + full cost recovery for hours spent after three cycles of review.

- * For project valuation \$20,000,000 to < \$40,000,000, 14% of the Plan Review Fee - Building Division.
- * For project valuation \$40,000,000 to < \$60,000,000, 13% of the Plan Review Fee - Building Division.
- * For project valuation \$60,000,000 to < \$80,000,000, 12% of the Plan Review Fee - Building Division.
- * For project valuation \$80,000,000 to < \$100,000,000, 11% of the Plan Review Fee - Building Division.
- * For project valuation \$100,000,000 & greater, 10% of the Plan Review Fee - Building Division.