

***BIC Regular Meeting  
of  
June 21, 2023***

***Agenda Item 6***

**Building Inspection Commission**  
**June 21, 2023**

**Agenda Item #6**

**Discussion and possible action regarding Board of Supervisors Ordinance (File No. 230658) amending the Building Code to increase fees charged by the Department of Building Inspection by 15 percent.**

**Existing Law**

Building Code Section 110A establishes the fees for permits and services provided by DBI in Tables 1A-A through 1A-S.

Fees were last increased in 2009.

In 2015, fees were reduced seven percent across the board from the 2009 levels.

**Proposed Amendments to Existing Law**

This proposed ordinance is part of the Mayor's budget, which is under review by the Board of Supervisors. The ordinance would increase all DBI fees across the board by 15 percent over current amounts.

The current proposed increase is roughly eight percent over the 2009 values, since the adjustment in 2015 was a decrease of seven percent from the 2009 levels.

The proposed fee increase is necessary to offset DBI's costs to provide services, which have increased 32 percent since the last fee adjustment in 2015.

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
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## MEMORANDUM

TO: Patrick O'Riordan, Director, Department of Building Inspection  
Sonya Harris, Commission Secretary, Building Inspection Commission

FROM: Brent Jalipa, Assistant Clerk, Budget and Appropriations Committee

DATE: June 2, 2023

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Budget and Appropriations Committee has received the following legislation, introduced by Mayor Breed on June 1, 2023:

**File No. 230658**

**Ordinance amending the Building Code to increase fees charged by the Department of Building Inspection by 15%; and affirming the Planning Department's determination under the California Environmental Quality Act.**

The proposed ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Budget and Appropriations Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [Brent.Jalipa@sfgov.org](mailto:Brent.Jalipa@sfgov.org).

cc: Patty Lee, Department of Building Inspection  
Carl Nicita, Department of Building Inspection

1 [Building Code - Fees]

2

3 **Ordinance amending the Building Code to increase fees charged by the Department of**  
 4 **Building Inspection by 15%; and affirming the Planning Department's determination**  
 5 **under the California Environmental Quality Act.**

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

10

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

12

13 Section 1. Findings

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

19 (b) On \_\_\_\_\_, at a duly noticed public hearing, the Building Inspection  
 20 Commission considered this ordinance in accordance with Charter Section D3.750-5 and  
 21 Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building  
 22 Inspection Commission regarding the Commission's recommendation is on file with the Clerk  
 23 of the Board of Supervisors in File No. \_\_\_\_\_.

24 (c) No local findings are required under California Health and Safety Code Section  
 25 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 amendments in this ordinance increase all fees charged by the Department of  
 5 Building Inspection by 15 percent. The fees were last adjusted in 2015 by Ordinance No.  
 6 159-15 (File No. 150559), which decreased all fees by seven percent below their previous  
 7 values. Those values were last increased or set by Ordinance Nos. 107-09 (File No. 090588)  
 8 and 122-08 (File No. 080719) in 2009 and 2008 respectively. Since 2015, inflation has  
 9 resulted in approximately 32 percent increase in City costs. The Board of Supervisors hereby  
 10 finds that the 15 percent increase is necessary to offset the Department of Building  
 11 Inspection’s costs to provide services for which the fees are collected.

12  
 13 Section 2. Chapter 1A of the Building Code is hereby amended by revising Section  
 14 110A, to read as follows:

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

16 \* \* \* \*

17 **TABLE 1A-A – BUILDING PERMIT FEES**

	<b>NEW CONSTRUCTION</b> <sup>1, 3</sup>		<b>ALTERATIONS</b> <sup>1, 2, 3</sup>		<b>NO PLANS</b> <sup>1, 2, 3</sup>
<b>TOTAL VALUATION</b>	<b>PLAN REVIEW FEE</b>	<b>PERMIT ISSUANCE FEE</b>	<b>PLAN REVIEW FEE</b>	<b>PERMIT ISSUANCE FEE</b>	<b>PERMIT ISSUANCE FEE</b>
\$1.00 to \$2,000.00	<del>\$131.29</del> <u>150.98</u> for the first	<del>\$56.27</del> <u>64.71</u> for the first	<del>\$144.85</del> <u>166.58</u> for the first	<del>\$62.08</del> <u>71.39</u> for the first	<del>\$167.40</del> <u>192.51</u> for

1		\$500.00 plus	\$500.00 plus	\$500.00 plus	\$500.00 plus	the first
2		<del>\$5.426.23</del> for	<del>\$2.332.68</del> for	<del>\$2.933.37</del> for	<del>\$1.261.45</del> for	\$500.00
3		each additional	each additional	each additional	each additional	plus
4		\$100.00 or	\$100.00 or	\$100.00 or	\$100.00 or	<del>\$3.724.28</del>
5		fraction	fraction	fraction	fraction	for each
6		thereof, to and	thereof, to and	thereof, to and	thereof, to and	additional
7		including	including	including	including	\$100.00
8		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	or
9						fraction
10						thereof,
11						to and
12						including
13						\$2,000.0
14						0
15		<del>\$212.59244.48</del>	<del>\$91.22104.90</del>	<del>\$188.80217.12</del>	<del>\$80.9893.13</del> for	<del>\$223.2025</del>
16		for the first	for the first	for the first	the first	<del>6.68</del> for
17		\$2,000.00 plus	\$2,000.00 plus	\$2,000.00 plus	\$2,000.00 plus	the first
18	\$2,001.00	<del>\$13.0214.97</del> for	<del>\$5.586.42</del> for	<del>\$17.7720.44</del> for	<del>\$7.628.76</del> for	\$2,000.0
19	to	each additional	each additional	each additional	each additional	0 plus
20	\$50,000.0	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	<del>\$5.426.23</del>
21	0	fraction	fraction	fraction	fraction	for each
22		thereof, to and	thereof, to and	thereof, to and	thereof, to and	additional
23		including	including	including	including	\$1,000.0
24		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	0 or
25						fraction

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					thereof, to and including \$50,000. 00
\$50,001.00 to \$200,000.00	<u>\$837,559,631.18</u> for the first \$50,000.00 plus <u>\$8,689.98</u> for each additional \$1,000.00 or fraction thereof, to and including \$200,000.00	<u>\$359,064,129.92</u> for the first \$50,000.00 plus <u>\$3,724.28</u> for each additional \$1,000.00 or fraction thereof, to and including \$200,000.00	<u>\$1,041,761,198.02</u> for the first \$50,000.00 plus <u>\$10,631,222.22</u> for each additional \$1,000.00 or fraction thereof, to and including \$200,000.00	<u>\$446,745,137.75</u> for the first \$50,000.00 plus <u>\$4,565,245.24</u> for each additional \$1,000.00 or fraction thereof, to and including \$200,000.00	<u>\$483,365,555.86</u> for the first \$50,000.00 plus <u>\$2,663,060.06</u> for each additional \$1,000.00 or fraction thereof, to and including \$200,000.00
\$200,001.00 to \$500,000.00	<u>\$2,139,552,460.48</u> for the first \$200,000.00 plus <u>\$6,076.98</u>	<u>\$917,061,054.62</u> for the first \$200,000.00 plus <u>\$2,602.99</u>	<u>\$2,636,263,031.70</u> for the first \$200,000.00 plus <u>\$8,689.98</u>	<u>\$1,130,741,300.35</u> for the first \$200,000.00 plus <u>\$3,724.28</u>	Plans Required for Submittal

1		for each	for each	for each	for each	
2		additional	additional	additional	additional	
3		\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	
4		fraction	fraction	fraction	fraction	
5		thereof, to and	thereof, to and	thereof, to and	thereof, to and	
6		including	including	including	including	
7		\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	
8		<del>\$3,960.554,554.</del>	<del>\$1,697.061,951.</del>	<del>\$5,240.266,026.</del>	<del>\$2,246.742,583.</del>	
9		<u>63</u> for the first	<u>62</u> for the first	<u>30</u> for the first	<u>75</u> for the first	
10		\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	
11	\$500,001.	plus <del>\$5.426.23</del>	plus <del>\$2.332.68</del>	plus <del>\$5.976.87</del>	plus <del>\$2.562.94</del>	Plans Required for Submittal
12	00 to	for each	for each	for each	for each	
13	\$1,000,00	additional	additional	additional	additional	
14	0.00	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	
15	(1M)	fraction	fraction	fraction	fraction	
16		thereof, to and	thereof, to and	thereof, to and	thereof, to and	
17		including	including	including	including	
18		\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	
19		<del>\$6,670.557,671.</del>	<del>\$2,862.063,291.</del>	<del>\$8,225.269,459.</del>	<del>\$3,526.744,055.</del>	
20	\$1,000,00	<u>13</u> for the first	<u>37</u> for the first	<u>05</u> for the first	<u>75</u> for the first	Plans Required for Submittal
21	1.00 to	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	
22	\$5,000,00	plus <del>\$4.775.49</del>	plus <del>\$2.052.36</del>	plus <del>\$5.426.23</del>	plus <del>\$2.332.68</del>	
23	0.00	for each	for each	for each	for each	
24	(5M)	additional	additional	additional	additional	
25		\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	



1		fraction	fraction	fraction	fraction	
2		thereof, to and	thereof, to and	thereof, to and	thereof, to and	
3		including	including	including	including	
4		\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	
5	\$5,000,00 1.00 (5M) to \$50 M	<del>\$25,751.00</del> <u>29,61</u>	<del>\$11,062.00</del> <u>12,72</u>	<del>\$29,905.00</del> <u>34,39</u>	<del>\$12,847.00</del> <u>14,77</u>	Plans Required for Submittal
6		<u>4.00</u> for the first	<u>1.00</u> for the first	<u>1.00</u> for the first	<u>4.00</u> for the first	
7		\$5,000,000.00	\$5,000,000.00	\$5,000,000.00	\$5,000,000.00	
8		plus <del>\$1,862.14</del>	plus <del>\$1,041.20</del>	plus <del>\$1,671.92</del>	plus <del>\$0,941.08</del>	
9		for each	for each	for each	for each	
10	additional	additional	additional	additional		
11	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or		
12	fraction thereof	fraction thereof	fraction thereof	fraction thereof		
13	\$50M to \$100M	<del>\$109,451.00</del> <u>125,</u>	<del>\$57,862.00</del> <u>66,54</u>	<del>\$105,055.00</del> <u>120,</u>	<del>\$55,147.00</del> <u>63,41</u>	Plans Required for Submittal
14		<u>869.00</u> for the	<u>1.00</u> for the first	<u>813.00</u> for the	<u>9.00</u> for the first	
15		first	\$50,000,000.0	first	\$50,000,000.0	
16		\$50,000,000.0	0 plus	\$50,000,000.0	0 plus	
17		0 plus	<del>\$1,341.54</del> for	0 plus	<del>\$1,471.69</del> for	
18	<del>\$1,882.16</del> for	each additional	<del>\$2,052.36</del> for	each additional		
19	each additional	\$1,000.00 or	each additional	\$1,000.00 or		
20	\$1,000.00 or	fraction thereof	\$1,000.00 or	fraction thereof		
21	fraction thereof		fraction thereof			
22	\$100M to \$200M	<del>\$203,451.00</del> <u>233,</u>	<del>\$124,862.00</del> <u>143,</u>	<del>\$207,555.00</del> <u>238,</u>	<del>\$128,647.00</del> <u>147,</u>	Plans Required for Submittal
23		<u>969.00</u> for the	<u>591.00</u> for the	<u>688.00</u> for the	<u>944.00</u> for the	
24		first	first	first	first	
25		\$100,000,000.	\$100,000,000.	\$100,000,000.	\$100,000,000.	

1		00 plus	00 plus	00 plus	00 plus	
2		<del>\$0.840.97</del> for	<del>\$0.921.06</del> for	<del>\$0.750.86</del> for	<del>\$0.840.97</del> for	
3		each additional	each additional	each additional	each additional	
4		\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	
5		fraction thereof	fraction thereof	fraction thereof	fraction thereof	
6		<del>\$287,451.00</del> <u>330.</u>	<del>\$216,862.00</del> <u>249.</u>	<del>\$282,555.00</del> <u>324.</u>	<del>\$212,647.00</del> <u>244.</u>	
7		<u>569.00</u> for the	<u>391.00</u> for the	<u>938.00</u> for the	<u>544.00</u> for the	
8		first	first	first	first	
9		\$200,000,000.	\$200,000,000.	\$200,000,000.	\$200,000,000.	
10	\$200M	00 plus	00 plus	00 plus	00 plus	Plans Required for Submittal
11	and up	<del>\$1.541.77</del> for	<del>\$1.892.17</del> for	<del>\$1.591.83</del> for	<del>\$1.932.22</del> for	
12		each additional	each additional	each additional	each additional	
13		\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	\$1,000.00 or	
14		fraction thereof	fraction thereof	fraction thereof	fraction thereof	

15 NOTES:

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

19 2. A surcharge of \$5.00 shall be added to those alteration permits sought for buildings  
20 classified as R3 (one/two-family dwelling) and E3 (licensed day care) that were constructed  
21 prior to 1979 to implement the interior lead safe work practices provisions of Section  
22 ~~3407327~~ et seq. of this code.

23 3. All permit fees related to reviewing the structural integrity of awning replacements for  
24 permits submitted "over the counter" at the Central Permit Bureau are hereby waived for  
25 any permit issued to a Small Business Enterprise for such activities during the month of

1 May. For purposes of this Section, a Small Business Enterprise shall be a business that has  
 2 100 or fewer employees. The Planning Department and the Department of Building  
 3 Inspection shall establish process by which those two departments will certify that an  
 4 applicant is a Small Business Enterprise for the purpose of this Section and Section 355 of  
 5 the Planning Code.

6 \* \* \* \*

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

9 A. Permit applicants shall show a complete itemization of the proposed scope of work  
 10 and select the appropriate fee category.

11 B. A separate permit is required for each structure, condominium unit, existing  
 12 apartment unit, high-rise office floor, suite, or tenant space.

13 C. Standard hourly issuance/inspection rates will apply for installations not covered by  
 14 the fee categories below.

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

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

18  
 19 1. Permit Issuance Fees by Category:

20 21 22 23 CATEGORY 1P	Single Residential Unit– water service, sewer replacement, single plumbing fixture installation, shower pan installation, or kitchen or bathroom remodels	<del>\$148.80</del> <u>171.12</u>
24 25 CATEGORY 1M	Single Residential Unit– mechanical gas appliance (furnace, hydronic heat, heat pump)	<del>\$139.50</del> <u>160.43</u>

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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)	<del>\$255.75</del> <u>294.11</u>
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)	<del>\$372.00</del> <u>427.80</u>
CATEGORY 2M	Mechanical gas appliances for residential construction with 6 dwelling units or guest rooms or less	<del>\$223.20</del> <u>256.68</u>
CATEGORY 3PA	7 - 12 Dwelling Units	<del>\$534.75</del> <u>614.96</u>
CATEGORY 3PB	13 - 36 Dwelling Units	<del>\$1,069.50</del> <u>1,229.93</u>
CATEGORY 3PC	Over 36 Dwelling Units	<del>\$4,464.00</del> <u>5,133.60</u>
CATEGORY 3MA	7 - 12 Dwelling Units	<del>\$534.75</del> <u>614.96</u>
CATEGORY 3MB	13 - 36 Dwelling Units	<del>\$1,069.50</del> <u>1,229.93</u>
CATEGORY 3MC	Over 36 Dwelling Units	<del>\$4,464.00</del> <u>5,133.60</u>
CATEGORY 4PA	Fire sprinklers – one and two family dwelling units	<del>\$139.50</del> <u>160.43</u>
CATEGORY 4PB	Fire sprinklers – 3 or more dwelling units or guest rooms, commercial and office – per floor	<del>\$232.50</del> <u>267.38</u>
CATEGORY 5P/5M	Office, mercantile & retail buildings: New or Tenant Improvements; heating/cooling equipment to piping connected thereto– per tenant or per floor, whichever is less	<del>\$302.25</del> <u>347.59</u>

1	CATEGORY 6PA	Restaurants (new and remodel) fee includes 5 or less drainage and or gas outlets– no fees required for public or private restroom	<del>\$289.23</del> <u>332.61</u>
2	CATEGORY 6PB	Restaurants (new and remodel) fee includes 6 or more drainage and/or gas outlets– no fees required for public or private restroom	<del>\$818.40</del> <u>941.16</u>
3	CATEGORY 8	New boiler installations over 200 kbtu	<del>\$255.75</del> <u>294.11</u>
4	CATEGORY 9P/M	Surveys	<del>\$279.00</del> <u>320.85</u>
5	CATEGORY 10P/M	Condominium conversions	<del>\$339.45</del> <u>390.37</u>
6	BOILER MAINTENANCE PROGRAM	(Permit to operate– PTO) See Table 1A-M– Boiler Fees for additional boiler-related fees.	<del>\$48.36</del> <u>55.61</u> each
7	2.	Standard inspection fees Reinspection or additional inspection per SFBC Section 108A.8	Hourly inspection rate

17 A permit may include more than one category, and each category will be charged  
18 separately.

19  
20 **TABLE 1A-D – STANDARD HOURLY RATES**

- 21 1. Plan Review ~~\$173.91~~200.00 per hour  
22 2. Inspection ~~\$158.10~~181.82 per hour, ~~\$167.40~~192.51 per hour for OSHPD inspection  
23 3. Administration ~~\$96.72~~111.23 per hour, with a minimum charge of ~~\$48.36~~55.61 for 30  
24 minutes or less  
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1           **TABLE 1A-E – ELECTRICAL PERMIT ISSUANCE AND INSPECTION FEE**

2           **SCHEDULE**

3           A. Permit applicants are required to itemize the proposed scope of work and select  
4 the appropriate category and fee amount.

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

8           C. Standard hourly permit issuance and inspection rates shall apply for installations  
9 not covered by this fee schedule.

10          D. Fees shall be paid in full prior to obtaining: occupancy approval, job card signature,  
11 permission to energize, or final signoff, as applicable.

12          E. For the purpose of fee calculation: appliances and utilization equipment each count  
13 as one outlet or device in addition to receptacles, switches, and light outlets.

14          F. All permit fees related to reviewing the installation of pedestrian level lighting are  
15 hereby waived for any permit issued for such activities for Small Business Enterprises during  
16 the month of May. For purposes of this Section, a Small Business Enterprise shall be a  
17 business that has 100 or fewer employees. The Planning Department and the Department of  
18 Building Inspection shall establish process by which those two departments will certify that an  
19 applicant is a Small Business Enterprise for the purpose of this Section and Section 355 of the  
20 Planning Code.

21                See Table 1A-R for refund policy.

22                See Table 1A-J for permit extensions.

23  
24           **Category 1**

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

- 1 Up to 10 outlets and/or devices ~~\$148.80~~171.12
- 2 11 to 20 outlets and/or devices ~~\$223.20~~256.68
- 3 Up to 40 outlets and/or devices, includes up to 200 Amp service upgrade ~~\$279.00~~320.85
- 4 \* More than 40 outlets and/or devices ~~\$390.60~~448.85
- 5 \* Buildings of 5,000 to 10,000 sq. ft. ~~\$558.00~~641.70

6

7 **Category 2**

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

9 **ft.**

- 10 Up to 5 outlets and/or devices ~~\$223.20~~256.68
- 11 6 to 20 outlets and/or devices ~~\$334.80~~385.02
- 12 \* Areas up to 2,500 sq. ft. ~~\$446.40~~513.36
- 13 \* 2,501 to 5,000 sq. ft. ~~\$669.60~~770.04
- 14 \* 5,001 to 10,000 sq. ft. ~~\$1,116.00~~1,283.00
- 15 \* 10,001 to 30,000 sq. ft. ~~\$2,232.00~~2,567.00
- 16 \* 30,001 to 50,000 sq. ft. ~~\$4,464.00~~5,134.00
- 17 \* 50,001 to 100,000 sq. ft. ~~\$6,696.00~~7,700.00
- 18 \* 100,001 to 500,000 sq. ft. ~~\$13,392.00~~15,401.00
- 19 \* 500,001 to 1,000,000 sq. ft. ~~\$30,132.00~~34,652.00
- 20 \* More than 1,000,000 sq. ft. ~~\$60,264.00~~69,304.00
- 21 \* Includes Category 3 & 4 installations in new buildings or major remodel work

22

23 **Category 3**

24 **Service Distribution and Utilization Equipment**

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

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

3 225 amps rating or less   ~~\$223.20~~256.68

4 250 to 500 amps   ~~\$334.80~~385.02

5 600 to 1000 amps   ~~\$446.40~~513.36

6 1,200 to 2,000 amps   ~~\$669.60~~770.04

7 More than 2,000 amps   ~~\$892.80~~1,026.72

8 600 volts or more   ~~\$892.80~~1,026.72

9 150 kva or less   ~~\$223.20~~256.68

10 151 kva or more   ~~\$334.80~~385.02

11 Fire Pump installations   ~~\$446.40~~513.36

12

13           **Category 4**

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

15           **(Use Category 4 for installations separate from the scope of work in Categories**  
16 **1 or 2)**

17 Up to 2,500 sq. ft.   ~~\$223.20~~256.68

18 2,501 to 5,000 sq. ft.   ~~\$334.80~~385.02

19 5,001 to 10,000 sq. ft.   ~~\$669.60~~770.04

20 10,001 to 30,000 sq. ft.   ~~\$1,116.00~~1,283.00

21 30,001 to 50,000 sq. ft.   ~~\$2,232.00~~2,567.00

22 50,001 to 100,000 sq. ft.   ~~\$4,464.00~~5,134.00

23 100,001 to 500,000 sq. ft.   ~~\$6,696.00~~7,700.00

24 500,001 to 1,000,000 sq. ft.   ~~\$15,066.00~~17,326.00

25 More than 1,000,000 sq. ft.   ~~\$30,132.00~~34,652.00



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

- Buildings of not more than 6 dwelling units ~~\$334.80~~385.02
- Buildings of not more than 12 dwelling units ~~\$446.40~~513.36
- Buildings with more than 12 dwelling units and non-residential occupancy
  - Building up to 3 floors ~~\$669.60~~770.04
  - 4-9 floors ~~\$1,339.20~~1,540.08
  - 10-20 floors ~~\$2,232.00~~2,567.00
  - 21-30 floors ~~\$4,464.00~~5,134.00
  - More than 30 floors ~~\$6,696.00~~7,700.00

**Category 5**

**Miscellaneous Installations**

Installation of EV Charging Station Same fee as is applicable for Category 3 –  
Service Distribution and Utilization Equipment.

Remodel/Upgrade of Existing Hotel Guest/SRO Rooms

- Up to 6 rooms ~~\$279.00~~320.85
- Each additional group of 3 rooms ~~\$139.50~~160.43

Data, Communications, and Wireless Systems

- 10 cables or less Exempt
- 11 to 500 cables ~~\$158.10~~181.82
- Each additional group of 100 cables ~~\$23.25~~26.74

1 Security Systems, 10 components or less ~~\$158.10~~181.82  
2 Each additional group of 10 components ~~\$9.30~~10.70  
3 Includes installations and devices that interface with life safety systems; excludes  
4 installations in R3 Occupancies  
5  
6 Office Workstations, 5 or less ~~\$158.10~~181.82  
7 Each additional group of 10 workstations ~~\$46.50~~53.48  
8  
9 Temporary Exhibition Wiring, 1 to 100 booths (1 inspection) ~~\$223.20~~256.68  
10 Each additional group of 10 booths ~~\$23.25~~26.74  
11  
12 Exterior Electrical Sign ~~\$158.10~~181.82  
13 Interior Electrical Sign ~~\$158.10~~181.82  
14 Each Additional Sign, at the same address ~~\$37.20~~42.78  
15  
16 Garage Door Operator (Requiring receptacle installation) ~~\$158.10~~181.82  
17  
18 Quarterly Permits ~~\$348.75~~401.06  
19 Maximum five outlets in any one location  
20  
21 Survey, per hour or fraction thereof ~~\$158.10~~181.82  
22 Survey, Research, and Report preparation, per hour or fraction thereof ~~\$279.00~~320.85  
23  
24 Witness Testing: life safety, fire warning, emergency, and energy management systems  
25 Hourly Rate ~~\$158.10~~181.82

1 Additional hourly rate ~~\$158.10~~181.82  
 2 Off-hour inspections: (two hour minimum) ~~\$316.20~~363.63  
 3 Additional off-hourly rate ~~\$237.15~~272.72

4

5 Energy Management, HVAC Controls, and Low-Voltage Wiring Systems

6 1-10 floors (3 inspections) ~~\$446.40~~513.36  
 7 Each additional floor ~~\$46.50~~53.48

8

9 Solar Photovoltaic Systems

10 10 KW rating or less ~~\$158.10~~181.82  
 11 Each additional 10 KW rating ~~\$93.00~~106.95

12 Standard Hourly Inspection Rate See Table 1A-D

13

14 **TABLE 1A-F – SPECIALTY PERMIT FEES**

15 1. Bleachers Permit Fee:	See Table 1A-A for New Construction Fees
16 2. Chimney and Flue Permit Fee:	See Table 1A-A for New Construction Fees
17 3. Demolition Permit Fee:	See Table 1A-A for New Construction Fees
18 4. Extra Permit Work: 19 (exceeding scope)	2 times the standard fees for work remaining to be done or not covered in original permit scope
20 5. Garage Door Permit Fee: 21 Each garage door in an existing 22 building	<del>\$148.80</del> <u>171.12</u>
23 6. Grading Permit Fee:	See Table 1A-A for New Construction Fees

24

25

1	7. House Moving Permit Fee:	Standard Hourly Inspection Rate - Minimum 3 Hours
2		
3	8. Recommencement of Work Not Completed:	Standard Inspection Fee per Table 1A-G; See also Table 1A-B– Commencement of Work Not Started
4		
5		
6	9. Reroofing Permit Fee:	<del>\$148.80</del> <u>171.12</u> for Single-Family homes and duplexes <del>\$223.20</del> <u>256.68</u> for all others
7		
8		
9	10. Strong Motion Instrumentation Program Fee:	
10		
11	Group R Occupancies of 3 stories or less, except hotels and motels	0.00013 times the valuation
12		
13	Hotels and motels, all buildings greater than 3 stories, all occupancies other than Group R	0.00024 times the valuation
14		
15		
16	Minimum fee	\$1.60
17	11. Subsidewalk Construction Permit Fee:	See Table 1A-A for New Construction Fees
18		
19	Construction	
20	12. Construction of impervious surface in the required front and setback area	<del>\$148.80</del> <u>171.12</u>
21		
22		

**TABLE 1A-G – INSPECTIONS, SURVEYS AND REPORTS**

23	1. Standard Hourly Rate	See Table 1A-D
24		
25		

2. Off-hours inspection	Standard Hourly Inspection Rate - Minimum Two Hours plus permit fee
3. Pre-application inspection	Standard Hourly Inspection Rate - Minimum Two Hours
4. Re-inspection fee	Standard Hourly Inspection Rate
5. Report of residential records (3R)	<del>\$148.80</del> <u>171.12</u>
6. Survey of nonresidential buildings:	Standard Hourly Inspection Rate - Minimum Two Hours
7. Survey of residential buildings for any purpose or Condo Conversions:	
Single unit	<del>\$1,627.50</del> <u>1,871.63</u>
Two to four units	<del>\$2,139.00</del> <u>2,459.85</u>
Five + units	<del>\$2,139.00</del> <u>2,459.85</u> plus Standard Hourly Inspection Rate
Hotels:	
Includes 10 guestrooms	<del>\$1,627.50</del> <u>1,871.63</u>
11 + guestrooms	<del>\$2,139.00</del> <u>2,459.85</u> plus <del>\$39.53</del> <u>59.30</u> per guestroom over 11
8. Temporary Certificate of Occupancy	Standard Hourly Inspection Rate - Minimum Two Hours

\* \* \* \*

**TABLE 1A-J – MISCELLANEOUS FEES**

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1. Central Permit Bureau Processing Fee for Miscellaneous Permits from other disciplines	Standard Administration Hourly Rate - Minimum One-Half Hour
2. Building numbers (each entrance)	<del>\$96.72</del> <u>111.23</u> NEW ADDRESSES <del>\$195.30</del> <u>224.60</u> CHANGE OF EXISTING ADDRESS OR LOT NUMBER
3. Extension of time: application cancellation and permit expiration:	
Each application extension (in plan review)	<del>\$148.80</del> <u>171.12</u> plus 20% of All Plan Review Fees
Each permit extension	<del>\$148.80</del> <u>171.12</u> plus 10% of All Permit Issuance Fees
4. Product approvals:	
General approval - initial or reinstatement	Standard Hourly Plan Review Rate - Minimum Three Hours
General approval - modification or revision	Standard Hourly Plan Review Rate - Minimum Three Hours
General approval - biannual renewal	Standard Hourly Plan Review Rate - Minimum Three Hours
5. 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
6. Vacant building - Initial and annual registration fee	Standard Inspection Hourly Rate - Minimum Four and One-Half Hours

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

1. Abatement Appeals Board hearing, filing fee	<del>\$158.10</del> <u>181.82</u> per case
2. Board of Examiners filing fees:	
Each appeal for variance from interpretation of code requirements	Standard Hourly Plan Review Rate - Minimum Two Hours
Each appeal for approval of substitute materials or methods of construction	Standard Hourly Plan Review Rate - Minimum Four Hours
3. Building Official's abatement order hearing	Standard Hourly Plan Review Rate - Minimum Two Hours
4. Emergency order	Standard Hourly Plan Review Rate - Minimum Two Hours
5. Exceeding the scope of the approved permit	2 times the issuance fee
6. Access Appeals Commission:	
Filing fee	Standard Hourly Plan Review Rate - Minimum Two Hours per appeal
Request for a rehearing	Standard Hourly Plan Review Rate - Minimum Two Hours
7. Lien recordation charges	<del>\$173.91</del> <u>200.00</u> or 10 percent of the amount of the unpaid balance, including interest, whichever is greater
8. Work without permit: investigation fee:	
Building, Electrical, Plumbing or Mechanical Code violations	9 times the Permit Issuance Fee plus the original permit fee

1	9. Building Inspection Commission hearing	
2	fees:	
3	Notice of appeal	Standard Hourly Plan Review Rate - Minimum Four Hours
4		
5	Request for jurisdiction	Standard Hourly Plan Review Rate - Minimum Four Hours
6		
7	Request for rehearing	Standard Hourly Plan Review Rate - Minimum Two Hours
8		
9	10. Additional hearings required by Code	Standard Hourly Plan Review Rate - Minimum Four Hours
10		
11	11. Violation monitoring fee (in-house)	Standard Administration Hourly Rate - Minimum One-Half Hour Monthly
12		
13	12. Failure to register vacant commercial	
14	storefront	4 times the registration fee

**TABLE 1A-L – PUBLIC INFORMATION**

15		
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17		
18	1. Public notification and record keeping	
19	fees:	
20	Structural addition notice	Standard Administration Hourly Rate - Minimum One-Half Hour
21		
22	Affidavit record maintenance	\$15.00
23		
24	Posting of notices (change of use)	Standard Administration Hourly Rate - Minimum One-Half Hour
25		



1	Requesting notice of permit issuance (each address) per year	Standard Administration Hourly Rate - Minimum One-Half Hour
2		
3	30-inch by 30-inch (762 mm by 762 mm) sign	\$15.00
4		
5	2. Demolition:	
6	Notice of application and permit issuance by area/interested parties:	
7		
8	1 area (1 area = 2 blocks)	<del>\$96.72</del> <u>111.23</u> <i>per annum per yearly fee for each</i> area
9		

\* \* \* \*

**TABLE 1A-M – BOILER FEES**

12	Permit to install or replace	See Table 1A-C - Category 8
13	Permit to operate (certificate issued)	Standard Administration Hourly Rate - Minimum One-Half Hour
14		
15	Renew permit to operate (certificate issued)	Standard Administration Hourly Rate - Minimum One-Half Hour
16		
17	Replacement of issued permit to operate	Standard Administration Hourly Rate - Minimum One-Half Hour
18		
19	Connection to utility company provided steam (includes permit to operate)	Standard Administration Hourly Rate - Minimum One-Half Hour
20		
21	Boiler Maintenance Program	<del>\$48.36</del> <u>55.61</u>

\* \* \* \*

**TABLE 1A-N – ENERGY CONSERVATION**

24		<b>INITIAL INSPECTION</b>	<b>COMPLIANCE</b>
25			<b>INSPECTION</b>

1	Single-family dwellings and	<del>\$158.10</del> <u>181.82</u>	<del>\$79.05</del> <u>90.91</u>
2	two-family dwellings		
3	Apartment houses and		
4	residential hotels:		
5	Up to 20 rooms	<del>\$237.15</del> <u>272.72</u>	<del>\$118.58</del> <u>136.37</u>
6	Each additional 10 rooms	<del>\$79.05</del> <u>90.91</u>	<del>\$48.36</del> <u>55.61</u>
7	or portion thereof		
8	Energy reports and		<del>\$48.36</del> <u>55.61</u>
9	certificates:		
10	Filing fee for appeals:		<del>\$96.72</del> <u>111.23</u>
11	Certification of qualified		<del>\$186.00</del> <u>213.90</u>
12	energy inspector:		

13

14 **TABLE 1A-O – RESERVED**

15

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

17	1. One- and Two-family dwelling unit fees:	<del>\$52.00</del> <u>60.00</u> per rental unit
18	2. Apartment house license fees:	
19	Apartment houses of 3 to 12 units	<del>\$326.00</del> <u>375.00</u> per annum
20	Apartment houses of 13 to 30 units	<del>\$488.00</del> <u>561.00</u> per annum
21	Apartment houses of more than 30 units	<del>\$488.00</del> <u>561.00</u> and <del>\$55.00</del> <u>63.00</u> for each additional 10 units or portion thereof
22	3. Hotel license fees:	
23	Hotels of 6 to 29 rooms	<del>\$256.00</del> <u>294.00</u> per annum
24		
25		

Hotels of 30 to 59 rooms	<del>\$470.00</del> <u>541.00</u> per annum
Hotels of 60 to 149 rooms	<del>\$584.00</del> <u>672.00</u> per annum
Hotels of 150 to 200 rooms	<del>\$660.00</del> <u>759.00</u> per annum
Hotels of more than 200 rooms	<del>\$660.00</del> <u>759.00</u> and <del>\$55.00</del> <u>63.00</u> for each additional 25 rooms or portion thereof

**TABLE 1A-Q – HOTEL CONVERSION ORDINANCE FEES**

Annual unit usage report	<del>\$96.72</del> <u>113.23</u>
1. Appeal of initial or annual status determination:	Standard Inspection Hourly Rate pursuant to Section 110A of this code shall apply for Department Inspector’s work on such request plus fees for Hearing Officer
2. Challenge to claims of exemption:	
Usage report	<del>\$48.36</del> <u>55.61</u>
Claim of exemption based on low-income housing	<del>\$316.20</del> <u>363.63</u>
Claim of exemption based on partially completed conversion	<del>\$474.30</del> <u>545.45</u>
3. Complaint of unlawful conversion	<del>\$48.36</del> <u>55.61</u>
Determination by Department of Real Estate and cost of independent appraisals	Actual costs
4. Initial unit usage report	<del>\$316.20</del> <u>363.63</u>
5. Permit to convert	<del>\$474.30</del> <u>545.54</u>

1	6. Request for hearing to exceed 25% tourist season rental limit:	
2		
3	Inspection staff review - standard hourly inspection fee	Standard Inspection Hourly Rate
4		
5	Statement of exemption - Hearing Officer fee	<del>\$316.20</del> <u>363.63</u>
6	7. Unsuccessful challenge:	
7	Usage report:	
8	Inspection staff review - standard hourly inspection fee	Standard Inspection Hourly Rate
9		
10	Statement of exemption - Hearing Officer fee	<del>\$316.20</del> <u>363.63</u>
11		
12	8. Request for winter rental:	
13	Standard hourly inspection fee	Standard Inspection Hourly Rate

14

15 **TABLE 1A-R – REFUNDS**

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

19	1. Application or Permit Issuance Fee:	
20		
21	Building, plumbing, electrical or mechanical permit issuance fee	Amount paid less <del>\$160.00</del> <u>184.00</u> or actual costs, whichever is greater. No refunds given after work started.
22		
23	Plan Review Fees (each)	Amount determined by the Building Official less <del>\$160.00</del> <u>184.00</u>
24		
25		

	No Refund due after application deemed acceptable for Department of Building Inspection Plan Review
2. Miscellaneous Fees:	Amount paid less <del>\$52.00</del> <u>59.80</u> No refunds less than <del>\$52.00</del> <u>59.80</u>

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

APPROVED AS TO FORM:  
DAVID CHIU, City Attorney

By: /s/ Robb Kapla  
ROBB KAPLA  
Deputy City Attorney

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## LEGISLATIVE DIGEST

[Building Code - Fees]

**Ordinance amending the Building Code to increase fees charged by the Department of Building Inspection by fifteen percent; and affirming the Planning Department's determination under the California Environmental Quality Act.**

### Existing Law

Building Code Section 110A establishes the fees for permits and services provided by the Department of Building Inspection in Tables 1A-A through 1A-S.

### Amendments to Current Law

The fee tables in Section 110A are being amended to increase all fees by 15 percent.

### Background Information

The fee tables were last increased in 2009. In 2015, the fees were reduced across the board, with minor exceptions, by seven percent from the 2009 values. The Proposed Legislation would increase fees by roughly eight percent over the 2009 values and 15 percent over the reduced fees set in 2015. The proposed fee increase is necessary to offset the City's costs to provide services, which have increased 32 percent since 2015. This legislation is part of the Mayor's budget presentation.

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OFFICE OF THE MAYOR  
SAN FRANCISCO



RECEIVED  
LONDON N. BREED  
SAN FRANCISCO MAYOR  
2023 MAY 32 9:05 AM  
PH 2:31  
BY *[Signature]*

To: Angela Calvillo, Clerk of the Board of Supervisors  
From: Anna Duning, Mayor's Budget Director  
Date: June 1, 2023  
Re: Mayor's FY 2023-24 and FY 2024-25 Budget Submission

---

Madam Clerk,

In accordance with City and County of San Francisco Charter, Article IX, Section 9.100, the Mayor's Office hereby submits the Mayor's proposed budget by June 1<sup>st</sup>, corresponding legislation, and related materials for Fiscal Year (FY) 2023-24 and FY 2024-25.

In addition to the Mayor's Proposed FY 2023-24 and FY 2024-25 Budget Book, the following items are included in the Mayor's submission:

- The Annual Appropriation Ordinance and Annual Salary Ordinance, along with Administrative Provisions
- The proposed budget for the Office of Community Investment and Infrastructure for FY 2023-24
- The Airport Annual Salary Ordinance Supplemental for FY 2023-24
- The Port of San Francisco Annual Salary Ordinance Supplemental for FY 2023-24 and Annual Appropriation Ordinance Supplemental for FY 2023-24
- The Public Utilities Commission Capital Budget for FY 2023-24 and Annual Appropriation Ordinance Supplemental for FY 2023-24
- **34 separate pieces of trailing legislation (see list attached)**
- A Transfer of Function letter detailing the transfer of positions from one City department to another
- An Interim Exception letter
- A letter addressing funding levels for nonprofit corporations or public entities for the coming two fiscal years
- Memo to the Board President requesting for 30-day rule waivers on ordinances

Please note the following:

- Technical adjustments to the June 1 budget are being prepared, but are not submitted with this set of materials.

Sincerely,

*[Signature]*  
Anna Duning  
Mayor's Budget Director

cc: Members of the Board of Supervisors  
Budget & Legislative Analyst's Office  
Controller

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BOARD OF SUPERVISORS  
SAN FRANCISCO  
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<b>DEPT</b>	<b>Item</b>	<b>Description</b>	<b>Type of Legislation</b>	<b>File #</b>
ADM	Code Amendment	Amending the Administrative Code to eliminate the Annual Joint Fundraising Drive	Ordinance	230648
ADM	Code Amendment	Amending the Administrative and Environment Codes to reduce reporting burdens, so as to update insurance manuals when requested or necessary, instead of on an annual basis, and eliminating some scheduled reports	Ordinance	230647
ADM	Code Amendment	Amending the Administrative Code relating to Technology Commodities and Services Procurements, to eliminate the Tech Marketplace fee	Ordinance	230649
ADM	Continuing Prop J	City Administrator's Office convention facility management services, Real Estate custodial services, and Fleet and Real Estate security services	Resolution	230672
BOS	Continuing Prop J	Board of Supervisors Budget and Legislative Analyst Services for FY 2023-24	Resolution	230672
CON	Access Line Tax (ALT) Tax Rates	Sets Access Line Tax in line with 2023 Consumer Price Index. Revenues assumed in budget.	Ordinance	230676
CON	Neighborhood Beautification Fund	Neighborhood Beautification and Graffiti Clean-Up Fund Option (now known as the Community Challenge Grant Program)	Ordinance	230668
DBI	Department of Building Inspection Fee Changes	Changing the fee structure for DBI fees that are charged for permitting and inspection	Ordinance	230658
DEC	Early Care and Education Commercial Rents Tax Baseline	Amending the baseline funding requirements for early care and education programs to enable the City to use Early Care and Education Commercial Rents Tax revenues for those programs	Ordinance	230661
DEC	Early Care and Education, Commercial Rents Tax Deductions	Amending the Business and Tax Regulations Code relating to the Early Care and Education Commercial Rents Tax Sublessor Deduction	Ordinance	230660
DEM	EMSA Fee Changes	Updating medical services fees due to annual adjustments for the purposes of funding trauma and pediatric centers. Fees also required for certain additional services.	Ordinance	230659



# Ordinance on DBI Fees

Building Inspection Commission – Agenda Item #6

June 21, 2023

# File No. 230658

*Discussion and possible action regarding Board of Supervisors Ordinance (File No. 230658) amending the Building Code to increase fees charged by the Department of Building Inspection by 15 percent.*

# Background

- Building Code Section 110A establishes the fees for permits and services provided by DBI in Tables 1A-A through 1A-S
- Fees were last increased in 2009
- In 2015, fees were reduced seven percent across the board from 2009 levels

# Proposed Building Code amendments

- The ordinance would increase all DBI fees across the board by 15 percent over current amounts
- The fee increase is assumed in DBI's FY 23-24 budget, which Mayor Breed submitted to the Board of Supervisors on June 1

# Code Advisory Committee Recommendation

The Code Advisory Committee recommended approval of the fee increase ordinance.

The Code Advisory Committee also recommended that DBI adjust its fees annually.



**THANK YOU**